



DuPage Housing Authority

IL101

FY 2026-2027

Annual PHA Plan

DRAFT

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HUD Form 50075

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>



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Attachment A.1

Public Availability of Information

1. Paper clipping verbiage
2. Board agenda
3. Adopted resolution



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Attachment B.1(b)

1. Statement of Housing Needs and Strategy for Addressing Housing Needs
2. Deconcentration and Policies Governing Eligibility, Selection, and Admissions
3. Financial Resources
4. Homeownership Programs

Waiting List Review

DuPage Housing Authority (IL101)
 DHA Housing Choice Voucher (HCV) Program

Waiting List Code: wl_dha	Date/Time Last Generated: February 10, 2026 11:33 AM
Property: Wait List Property	List Open: Yes
Property Code: wait	Date Open: May 14, 2024
Waiting List Type: Tenant Based	Date Closed: May 17, 2024
Max Refusals: 2	

List Ordering

Sort Order 1: Scoring
Sort Order 2: Preferences
Sort Order 3: Single Sort Lottery
Sort Order 4:
Sort Order 5:

Waiting List Statistics

Total Selected: 1536
Total Rejected: 2

Total Housed: 564
Total In Process: 970

Use Single Preference Rule: No

% Lease up: 99.6%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
							0		

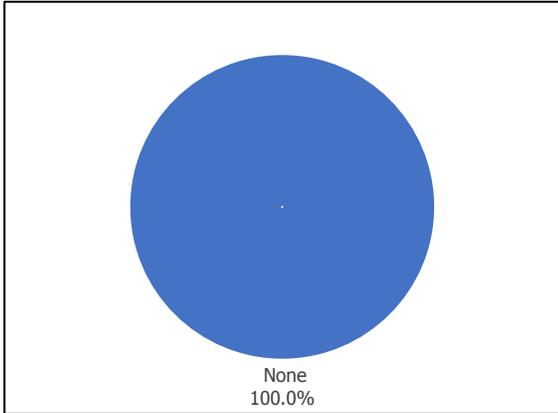
Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members								
				1	2	3	4	5	6	7	8	

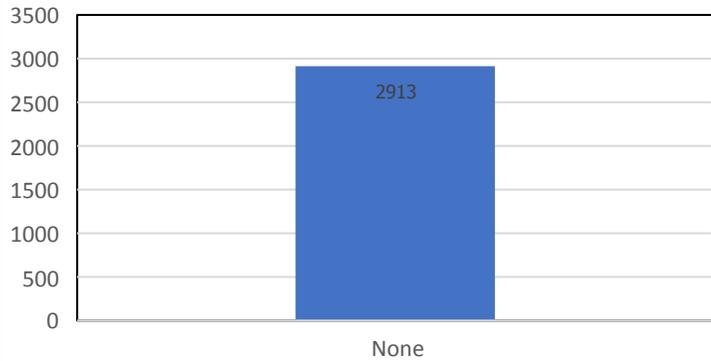
Current Waiting List Households by Selection Status and Income Limit

	None	Total
NotSelected		
Number	2913	2913
Avg Position	1457	1457
Min Position	1	1
Max Position	2913	2913
Total Number	2913	2913
Total Avg Position	1457	1457
Total Min Position	1	1
Total Max Position	2913	2913

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points/ Weight	Rank
dhafamly	DHA Family General Preference	1	0
dhafss	DHA FSS Demonstration Gen Pref	1	0
dhahcv19	DHA HCV 2019 Remaining Applicants	10	0
dhahmlss	DHA Homeless General Preference	1	0
dhainvds	DHA Involuntary Displacement Gen Pref	1	0
dhareswk	DHA Resident-Working	1	0
dhavawa	DHA Domestic/Dating Violence, Sexual Assault and Stalkin	1	0
dhaveter	DHA Veteran General Preference	1	0

Number of Households with Preferences

	Count
DHA Family General Preference	1645
DHA FSS Demonstration Gen Pref	144
DHA HCV 2019 Remaining Applicants	277
DHA Homeless General Preference	346
DHA Involuntary Displacement Gen Pref	27
DHA Resident-Working	471
DHA Domestic/Dating Violence, Sexual Assa	273
DHA Veteran General Preference	20

Waiting List Targeted Funding

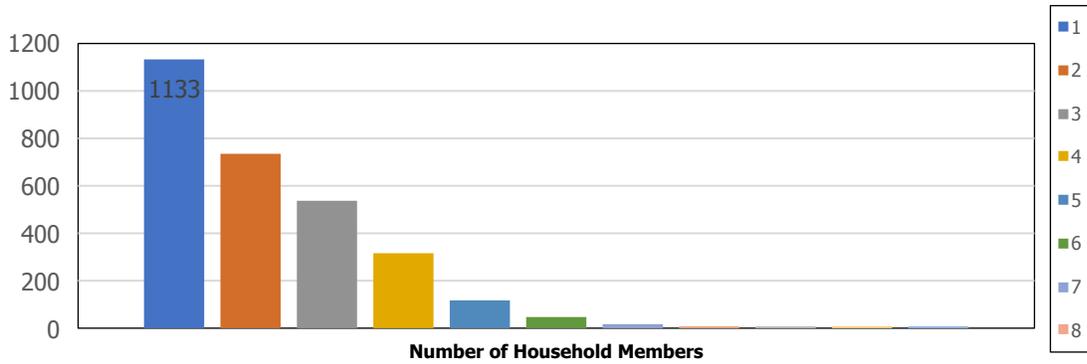
Code	Preference Description	Points/Weight	Rank
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Waiting List Summary Information

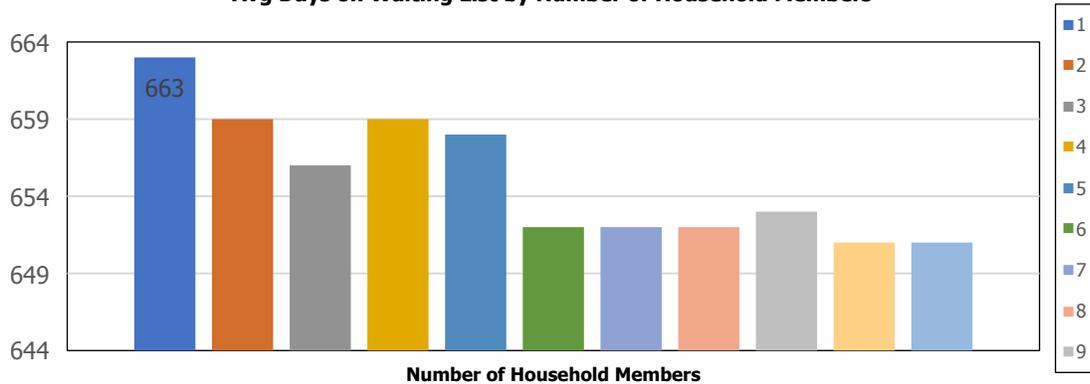
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	10	11	Grand Total
NotSelected												
# Families	1133	735	537	316	117	47	17	7	2	1	1	2913
Avg Days	663	659	656	659	658	652	652	652	653	651	651	655
Min Days	155	650	280	650	650	650	651	651	653	651	651	155
Max Days	1388	1492	1388	1388	1388	653	653	653	653	651	651	1492
Total # Families	1133	735	537	316	117	47	17	7	2	1	1	2913
Total Avg Days	663	659	656	659	658	652	652	652	653	651	651	655
Total Min Days	155	650	280	650	650	650	651	651	653	651	651	155
Total Max Days	1388	1492	1388	1388	1388	653	653	653	653	651	651	1492

Number of Households on Waiting List by Number of Members



Avg Days on Waiting List by Number of Household Members





Statement of Housing Needs and Strategy for Addressing Housing Needs

The DuPage Housing Authority (DHA) continues to identify a strong demand for affordable housing throughout DuPage County. This demand includes housing for elderly households, persons with disabilities, supportive housing participants, and low-income families.

To address these needs, DHA maintains multiple waiting lists for both tenant-based and project-based assistance. Under the Project-Based Voucher (PBV) Program, DHA maintains site-based waiting lists for the following developments:

- Addison Horizon
- Arbor Place
- Finley Supportive Housing
- Marian Park
- Mayslake PBV
- Naperville Elderly Homes
- Woodridge Horizon
- Trinity Turtle Cove
- Trinity Alton Court
- Trinity Landings

In addition to these site-based waiting lists, DHA maintains one Housing Choice Voucher (HCV) waiting list and one Mainstream Voucher waiting list to support broader tenant-based assistance needs.

DHA's housing strategy includes maintaining site-based PBV waiting lists to meet specific community needs, including elderly-designated housing, supportive housing units, and general occupancy units. The HCV and Mainstream waiting lists support countywide demand by providing flexible tenant-based assistance.

DHA recently added the Addison Horizon PBV waiting list to reflect the addition of the agency's newest PBV development.

Deconcentration and Policies Governing Eligibility, Selection, and Admissions

DHA has revised its voucher size standards to clarify bedroom assignment policies. Previously voucher size was determined based on the Head of Household receiving one bedroom, and all other household members assigned bedrooms based on two heartbeats per room. Under the updated standard, DHA will assign one bedroom for every two household members, consistent with program requirements and occupancy standards.

Homeownership Program

DHA has updated this plan element to reflect the exploration of a Housing Choice Voucher (HCV) Homeownership Option. This option would allow DHA to provide monthly homeownership assistance payments to eligible families who purchase and reside in a home owned by one or more family members. Eligible participants may include newly admitted families as well as current HCV participants.

DHA is not currently operating a Homeownership Program; however, the agency is evaluating the feasibility of implementing this option in the future.



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Attachment B.2(b)

New Activities

Project Based Vouchers



Project-Based Vouchers

- The DuPage Housing Authority (DHA) has committed 26 Project-Based Vouchers (PBVs) to Taft and Exmoor, a three-story integrated permanent supportive housing development located in Glen Ellyn, Illinois. The development will include 42 units designed to serve families and persons with disabilities on a site located along an amenity-rich commercial corridor.

Taft and Exmoor will offer a mix of studio, one-bedroom, and two-bedroom units and will include amenities such as on-site laundry, a fitness room or library space, business center, resident lounge, on-site management, and supportive services. Units will incorporate universal design features and the development is expected to achieve Enterprise Green Communities certification. DHA's PBV commitment includes 26 units, seven of which will overlap with State Referral Network (SRN) designated units.

Supportive services will be led by the Association for Individual Development (AID), in partnership with Full Circle Communities. Services will include case management, health and wellness support, employment readiness and asset-building programs, and community integration activities.

- DHA has signed a letter of commitment with Bluestem Housing and their parent company Envision Unlimited on February 13, 2025 for 20 Project Based Vouchers to City View on Yale located in Villa Park, IL, to meet the demand for affordable accessible housing in DuPage County.
- DHA in conjunction with Congressperson Ramirez's office and Habitat for Humanity has been awarded a \$2,000,000, which will facilitate the pre-development of a 12-unit single-family townhome community, at a moment when the demand for housing is critically high. This support will allow us to move this housing initiative forward in West Chicago, expanding access and opportunity to the families we serve.



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Attachment B.3

Progress Report



Progress notes from DHA 2025 – 2029 Five Year Plan

GOAL 1: Preserve and expand the supply of additional affordable housing units in DuPage County, IL.

Objective One: Establish and launch Property Rental Assistance Program. Invite residential property owners and developers to apply through a competitive RFP process for the allocation of vouchers in a Housing Assistance Payments (HAP) contract.

Objective Two: Increase marketing outreach by launching a marketing campaign to attract more landlords and property management firms to market their available units through physical property listings, social media, local publications, headquarters new digital lobby board, etc.

Initiated regular Landlord Forums with existing landlords to maintain open communication and greater understanding of the program. This objective is still ongoing, including DHA's initiative to expand the RHSP program to attract more landlords.

Objective Three: Establish an affordable housing real estate development pipeline through external DuPage County municipal departments.

This initiative is still ongoing. DHA has partnered with DuPage County and Full Circle Development on the Taft & Exmoor project, and DHA has partnered with Congressperson Ramirez to develop affordable housing in West Chicago, IL.

Objective Four: Seek Moving-to-Work (MTW) authority regionalization to support opportunities for landlord/owner involvement in the affordable housing expansion goal in DuPage County, IL.

DHA has revised this objective as DHA is not eligible for MTW status. DHA will seek other available opportunities to achieve goals of family self sufficiency, as described in goal #2.

GOAL 2: Create Opportunities for Individuals, Families, and Children to Thrive

Objective One: Implementation of DHA FSS Program to further support individuals, family and children.

DHA is exploring the option to bring the FSS program in-house. It is currently run in hybrid with DuPage County. This will allow us to streamline the program, help families meet their goals, and give more thorough oversight over the program.

Objective Two: Increase client briefing information on various program offering for



FSS, homeownership, financial literacy, apprenticeships, etc.

This objective is ongoing. DHA intends to build a larger network of partners including local financial institutions, non-profits, municipal partners, private partnerships with local businesses, universities, and workforce development centers, and partnerships with the local YMCA and Boys and Girls Club.

Objective Three: Implement marketing engagement activities to increase resident involvement.(i.e. back to school drive, food pantry events, hosting local informational sessions in DuPage County, etc.)

This objective is ongoing. DHA seeks to pursue grants that will assist in developing greater partnerships to achieve this objective.

GOAL 3: Build and Expand External Partnerships to Pool Resources and Maximize Impact for DHA's Program Participants.

See Goal 2, Objectives 2 and 3.

Objective One: Expand external partnerships in **for-profit sectors** to bring more resources or funding to better assist individuals and families in need.

This objective is ongoing.

Objective Two: Expand external partnerships in **nonprofit sectors** to bring more resources or funding to better assist individuals and families in need.

This objective is ongoing.

Objective Three: Expand external relationships within **DuPage County government** local municipalities in planning/economic development to further increase opportunities for affordable housing and program resources to better assist individuals and families in need.

This objective is ongoing.



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Attachment B.5

Most Recent Fiscal Year Audit

(Pending)



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Attachment C.2

Certification by State or Local Officials

(Pending)



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Attachment C.3

Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan

(Pending)



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Attachment C.4

Challenged Elements

(Pending)