

# PEORIA HOUSING AUTHORITY

Peoria, Illinois

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## SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2025/2026 ANNUAL PUBLIC HOUSING ANNUAL PLAN

### **Section 18 Demolition and/or Disposition Application**

*Harrison Homes South – Peoria, Illinois*

## ANNUAL PLAN SIGNIFICANT AMENDMENT – REQUIRED NARRATIVE ELEMENTS

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In accordance with 24 CFR § 903.7(h) and HUD's Annual Plan requirements, the following narrative elements are incorporated into PHA's Annual Plan as amended by this Significant Amendment. These elements supplement and amend the corresponding sections of PHA's previously submitted FY 2025/2026 Annual Plan.

### **1.1 Amendment to Section 5 – Housing Needs Statement**

PHA's Annual Plan Section 1.1 (Housing Needs) is hereby amended to reflect that the de-population and proposed disposition of Harrison Homes South will result in a temporary reduction in PHA's total public housing unit inventory. PHA acknowledges the continued high demand for affordable housing in the Peoria community and affirms its commitment to serving eligible households through the issuance of Resident Protection Vouchers to displaced Harrison Homes South residents, as well as through its ongoing management and improvement of its remaining public housing portfolio.

PHA's housing needs assessment confirms that the households affected by the Harrison Homes South disposition will be able to access safe, decent, and affordable housing through the issuance of vouchers or relocation to other PHA developments. PHA does not project that this action will result in a net reduction in the number of households served, as vouchers provide equivalent or superior housing assistance to the affected households.

### **1.2 Amendment to Section 6 – Eligibility, Selection, and Admissions Policy**

PHA's Annual Plan Section 1.2 is hereby amended to reflect the following changes arising from the Harrison Homes South Section 18 action:

- Displaced Harrison Homes South residents who accept Resident Protection Vouchers will be given priority placement on PHA's HCV waiting list, consistent with 42 U.S.C. § 1437p(d)(2).
- Displaced Harrison Homes South residents who prefer to remain in PHA's public housing program will be given first priority for placement at any available PHA public housing unit of appropriate size and accessibility.
- PHA will maintain a Harrison Homes South Displaced Household Registry to track the housing outcomes of all displaced families for a minimum of two years following their relocation.

### **1.3 Amendment to Section 7 – Financial Resources**

PHA's Annual Plan Section 1.3 (Financial Resources) is hereby amended to reflect the following financial considerations associated with the Harrison Homes South Section 18 action:

- **Capital Fund Program:** PHA's Capital Fund allocation will no longer be obligated to fund capital improvements at Harrison Homes South following approval of the Section 18 application. These resources will be redirected to capital improvement projects at PHA's remaining viable developments, including Sterling Towers and other portfolio properties.
- **Operating Subsidy:** Elimination of Harrison Homes South units from PHA's ACC will result in a reduction in operating subsidy received from HUD. PHA has evaluated the net financial impact and determined that the reduction in operating costs will exceed the reduction in subsidy, resulting in a net improvement to PHA's operating position.
- **Disposition Proceeds:** Any proceeds from the possible disposition of Harrison Homes South will be used exclusively for public housing purposes in accordance with 24 CFR § 970.19(b). PHA will provide HUD with a detailed use-of-proceeds plan as part of the Section 18 application.
- **Relocation Costs:** PHA has budgeted for relocation assistance and administrative costs associated with the Section 18 process. These costs will be funded from PHA operating reserves and, where eligible, from Capital Fund Program resources.

### **1.4 Amendment to Section 8 – Capital Improvements**

PHA's Annual Plan Section 1.4 (Capital Improvements) is hereby amended to remove Harrison Homes South from PHA's Capital Improvement Program. No new Capital Fund expenditures will be obligated to Harrison Homes South following the adoption of this Significant Amendment. PHA's 5-Year Capital Fund Plan will be revised to reflect the reallocation of Harrison Homes South capital funds to other priority capital improvement projects across PHA's portfolio, as described in the Capital Fund Program Annual Statement submitted to HUD.

### **1.5 Amendment to Section 9 – Demolition and Disposition**

PHA's Annual Plan Section 1.5 (Demolition and Disposition) is hereby amended, and the following information is formally incorporated into the Annual Plan for purposes of 24 CFR § 903.7(h):

- **Development Name:** Harrison Homes South
- **HUD Development Number:** IL003 AMP 02
- **Number of Units Proposed for Demolition/Disposition:** 151 units, all of AMP 02
- **Rationale:** Physical obsolescence, infeasibility of cost-effective rehabilitation, sustained low occupancy, and excessive per-unit operating and capital costs, as fully described in Part III of this Significant Amendment.
- **Proposed Disposition Method:** Demolition and/or sale/transfer, subject to HUD approval.
- **Status:** Section 18 application to be submitted to HUD Chicago Field Office concurrent with or immediately following this Significant Amendment.

**PART II: REGULATORY AND STATUTORY FRAMEWORK**

The following table summarizes the primary statutory and regulatory authorities governing this Significant Amendment and the accompanying Section 18 application. PHA certifies that this amendment and the associated application have been prepared in compliance with all applicable requirements.

<b>Citation</b>	<b>Description / Applicability</b>
<b>42 U.S.C. § 1437p</b>	Section 18 of the U.S. Housing Act of 1937 – Authorizes demolition and disposition of public housing with HUD approval; establishes resident protection requirements.
<b>24 CFR Part 970</b>	HUD regulations governing the demolition and disposition of public housing developments; sets application requirements, resident consultation standards, and approval criteria.
<b>PIH Notice 2018-04 (as amended)</b>	HUD guidance on Section 18 demolition/disposition application procedures, including streamlined disposition for distressed properties; supersedes prior PIH notices on this subject.
<b>24 CFR § 903.7(h)</b>	Annual Plan requirement to describe plans for demolition and disposition, including specific developments and planned actions.
<b>24 CFR § 903.21</b>	Significant amendment and substantial deviation requirements; triggers public notice and comment obligations.
<b>42 U.S.C. § 1437p(d)</b>	Resident protection provisions, including right-to-return and replacement housing requirements for displaced residents.
<b>42 U.S.C. § 4601 et seq. (URA)</b>	Uniform Relocation Assistance Act – Governs relocation assistance for any residents displaced by federally assisted projects.
<b>24 CFR § 5.603</b>	Definition of eligible families and tenant rights in the context of relocation from public housing.
<b>PIH Notice 2016-20 (RAD)</b>	Rental Assistance Demonstration – Referenced as a potential alternative disposition path if PHA elects RAD conversion instead of outright demolition/disposition.
<b>PHA Administrative Plan &amp; ACOP</b>	PHA's internal governing documents that establish resident rights, grievance procedures, and relocation priorities.

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**PART III: SIGNIFICANT AMENDMENT AND SECTION 18 PROCEDURAL TIMELINE**


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The following table presents the anticipated timeline for adoption, submission, and completion of this Significant Amendment and the associated Section 18 application. All dates are estimates subject to Board authorization and HUD review timelines.

#	Milestone	Target / Notes
1	<b>Significant Amendment Adopted &amp; Resident Notice Issued</b>	Within 45 days of Board authorization
2	<b>45-Day Public Comment Period Opens</b>	Immediately upon notice posting
3	<b>Resident Meeting / Public Hearing (Harrison Homes South)</b>	During public comment period – at least 5 days' notice required
4	<b>Public Comment Period Closes</b>	Day 45 from notice date
5	<b>Board of Commissioners Formal Approval</b>	Next scheduled Board meeting following comment period close
6	<b>Annual Plan Significant Amendment Submitted to HUD Field Office</b>	Within 75 days of Board approval
7	<b>Section 18 Application Package Submitted to HUD PIH</b>	Concurrent with or immediately following Annual Plan submission
8	<b>HUD Review Period (Section 18)</b>	90 days from HUD receipt (HUD may extend)
9	<b>HUD Disposition/Demolition Approval Received</b>	Upon HUD written approval
10	<b>Resident Relocation / Voucher Issuance</b>	Per HUD-approved Relocation Plan
11	<b>Demolition or Disposition Completion</b>	Per HUD-approved timeline post-approval

## **PART IV: PUBLIC NOTICE, COMMENT, AND RESIDENT ADVISORY BOARD PROCESS**

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### **8.1 Public Notice Requirements**

In accordance with 24 CFR § 903.21(b) and PHA's Board-approved definition of a Significant Amendment, this amendment is subject to the following public notice requirements:

- PHA will publish a public notice in the Peoria Journal Star (or equivalent newspaper of general circulation) announcing the proposed Significant Amendment and the 45-day comment period.
- PHA will post the full text of this Significant Amendment on the PHA website during the entirety of the public comment period.
- PHA will post physical copies of the notice and amendment at PHA's main administrative office and at Harrison Homes South (or the nearest accessible PHA location if the development is no longer occupied).
- PHA will send written notice of the proposed amendment directly to all households currently or recently residing at Harrison Homes South.
- PHA will send written notice to any Resident Advisory Board (RAB), all recognized resident organizations, any resident council operating at Harrison Homes South, and all residents of Harrison Home South.

### **8.2 Public Hearing**

PHA will conduct at least one public hearing prior to the close of the 45-day comment period. The hearing will provide residents, community members, and other interested parties with an opportunity to provide oral comments on the proposed Significant Amendment and Section 18 application. PHA will provide at least five (5) business days' advance written notice of the public hearing date, time, and location.

The public hearing will be held at a location that is accessible to Harrison Homes South residents and handicapped-accessible in compliance with Section 504 of the Rehabilitation Act of 1973. PHA will provide translation assistance as needed for non-English-speaking residents upon advance request.

### **8.3 Comment Period and Response**

PHA will accept written comments on this Significant Amendment during the 45-day public comment period. All comments will be reviewed by PHA staff and summarized in a Comment and Response document that will be incorporated into the final Annual Plan Significant Amendment submission to HUD. PHA is not required to modify this amendment based on comments received, but must acknowledge all comments and provide a written response.

## **PART V: PHA CERTIFICATIONS**

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By adopting this Significant Amendment, the Peoria Housing Authority, acting through its duly authorized Executive Director and Board of Commissioners, certifies as follows:

- The PHA certifies that this Significant Amendment has been developed in accordance with the requirements of 24 CFR Part 903 and HUD's Annual Plan guidance.
- The PHA certifies that a 45-day public notice and comment period has been or will be provided, and that the public hearing requirement will be satisfied prior to final Board adoption.
- The PHA certifies that any active Resident Advisory Boards (RAB) have been or will be provided with a copy of this amendment for review and comment prior to submission to HUD.
- The PHA certifies that it will comply with all applicable resident protection requirements under 42 U.S.C. § 1437p(d), including the provision of Resident Protection Vouchers, comparable replacement housing, and relocation assistance to all eligible households affected by this action.
- The PHA certifies that no resident of Harrison Homes South will be required to vacate without receiving at least 90 days' written notice and without being offered relocation assistance and housing options consistent with federal requirements.
- The PHA certifies that the information provided in this Significant Amendment is true, accurate, and complete to the best of PHA's knowledge and that any material misrepresentation may result in sanctions under federal law.
- The PHA certifies that this Significant Amendment and the Section 18 application have been prepared in compliance with the fair housing and civil rights requirements of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act (42 U.S.C. § 3601 et seq.), and Executive Order 11063.
- The PHA certifies that the proposed demolition and/or disposition of Harrison Homes South is in the best interest of the residents and the Authority, and that all reasonable alternatives have been evaluated and found to be infeasible.

<i>Submitted by:</i>	<i>Adopted by:</i>
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <b>Interim Executive Director</b> Peoria Housing Authority Date:	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <b>Chair, Board of Commissioners</b> Peoria Housing Authority Date:

<i>Prepared by:</i>	<i>Board Resolution No.:</i>
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <b>Resolution No.</b> _____ Meeting Date: