

Peoria Housing Authority

Moving Families Forward

FISCAL YEAR 2025

ANNUAL

PUBLIC HOUSING AGENCY PLAN

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Peoria Housing Authority 2025 Annual PHA Plan

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Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment A.1(a)

PHA Information

HUD 50075-ST

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, and informs 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- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, 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, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Peoria Housing Authority</u> PHA Code: <u>IL003</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>659</u> Number of Housing Choice Vouchers (HCVs) <u>2107</u></p> <p>Total Combined Units/Vouchers <u>2766</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The PHA's Annual Plan is located in the lobby of the Administrative Office and on the PHA's website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs In the upcoming fiscal year, and over the next 5 years, Peoria Housing Authority, (PHA) will continue to align it's strategy to address housing needs, with the City of Peoria's Consolidated plan and it's strategies surrounding housing needs. PHA continue to explore and implement a variety of strategies and objectives that includes: maximizing affordable housing opportunities through continuous program improvements and management efficiencies including upgrading technology and streamlining business operations; leveraging additional repositioning resources to replace and/or reposition public housing units, implementing mixed-finance and mixed-income redevelopment; and generating new housing opportunities by applying for additional vouchers should they become available including special purpose vouchers for targeted groups such as the elderly, disabled, veterans, foster youth, homeless, etc. Additionally, PHA will employ a strategic approach to meet the housing needs within our communities, by improving service delivery, and operational efficiencies as we take steps to expand access to quality housing and supportive services necessary to dramatically improve residents' quality of life.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Policies on Special Admissions, Preferences, and Selections are proposed in the 2025 Admin Plan.</p> <p>Financial Resources. PHA was awarded \$1.6M for the Jobs Plus Initiative. PHA will for FUP vouchers and increase its FYI vouchers from 10 to 25, as noted in the original application. HCV proposes to use funding sources for Involuntarily displaced Public Housing as a discretionary Special Admission preference. Additionally, Public Housing and HCV programs propose to us funding sources for the discretionary placement of a select number of applicants referred by the Continuum of Care Consortia, under an MOU. Revise earned income disallowance policy per the Housing Opportunities Through Modernization Act (HOTMA) requirements and interim reporting requirements to align with HOTMA requirements. PHA will anticipates increasing the number of PBVs awarded to new construction or MOD rehab, in an effort to expand and preserve housing in the Peoria Area. Use HCV Admin Fees to create landlord incentives and a damage reimbursement fund. Public Housing proposes a policy that will reimburse residents up to a said amount and under specific criteria, for personal property damages directly caused by the PHA.</p> <p>Financial Resources: Housing Choice Voucher Administrative Fees: \$1,725,125 Housing Assistance Payments: \$13,866,945 Operating Subsidy Funding (LIPH Program), \$3,388,315 Tenant Rents Charged: \$1,298,276 Capital Fund: \$2,219,191 Other Grant Awards Funding Source Family Self Sufficiency, \$209,078 Resident Opportunity and Self Sufficiency, \$239,250 YouthBuild, USA \$1,500,000 Choice Neighborhood Initiative Planning Grant \$500,000 Hazard Grant, \$1,249,571 Jobs Plus, Initiative Grant \$1,600,000</p> <p>Rent Determination. 1. LIPH Program Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact applicants and/or households assisted under the Program, adopted by the PHA Board prior to the submission of the Annual Plan. In accordance with Notice PIH-2023-03(HA), PHA will update its ACOP to implement language on HOTMA Sections 102,103 and 104 surrounding Over-income in Public Housing, New Definition of Income and Net Family Assets, Income Reviews, and Asset Limitations. The implementation of the regulations will impact New Admissions, Interim Reexaminations, and Annual Reexaminations. 2. Voucher Program Current payment standards are at 120% FMR under a streamlined waiver that expires 12/31/2024. 2025 Proposed payment standards are at 110% FMR. The new income and asset regulations (implementing sections HOTMA 102 and 104) of HOTMA will transition to HOTMA rules for all affected areas of operations, including policies surrounding the new definition of Income and Net Family Assets, Income Reviews, and Asset Limitations. The implementation of the regulations will impact New Admissions, Interim Reexaminations, and Annual Reexaminations.</p> <p>Operation and Management. See attachment document ID#126788 To improve the PHAS, PHA will add the positions of Maintenance Manager and Portfolio Manager, to Streamline site-based operations and enhance the effectiveness of PHA operations, including better turn-around time for units. Implement a call center for operations with new contractor support to reduce wait times and improve overall customer service PHA will finalize the emergency procurement of BDO, to assist Accounting Functions and Accounts Payables, due to the lack of an accounting team, while PHA seeks to hire and train a new team. PHA will explore the implementation of YARDI-Voyageur software to further enhance operations. Staff Reorganization - Complete the change management and staff reorganization of critical positions and departments within PHA. Increase staffing in high-need areas and create alternatives in hard-to-fill positions by temporarily outsourcing, if necessary. Update its policies and procedures for Finance and Accounting, Procurement, IT Management Improvements, Record Retention, and Employee handbooks. PHA will improve audit findings by implementing recommendations: Training for the HCV department including but not limited to training on SEMAP/VMS procedures. Cross-train additional employees to assist with FSS and Homeownership Programs. Rent Calculation, EIV and 504 Certification training for all Housing Authority staff. Industry-led program operations and professional development training. Increase employee policy and knowledge of HUD-required lead-based paint regulations and procedure Provide in-house training for all employees on agency software applications. Provide training to all staff on PHA-required Reasonable Accommodations/Reasonable Modifications 504 and Fair Housing policies and procedures Create Policies and procedures for Special Grants Management, to oversee the compliance of the grant funding sources (CNI, YouthBuild, Jobs Plus). Continue to explore opportunities to increase available units up to the Faircloth limits. PHA intends to enter into a partnership with DRE, Inc to preserve a local 92-unit development, with 80 HUD-Multifamily units/layered with LIHTC and 12 PBV units, awarded by the PHA. PHA will enter into a Bargain sale/acquisition, and lease the land back to the partnership, of which PHA and its instrumentality will have an interest. In 2024 PHA will spend \$1.64M to modernize Sterling Towers, Harrison Redevelopment, and Harrison Redevelopment III.</p> <p>Community Service and Self-Sufficiency Programs. See Document ID# 126788 Also, PHA will apply for new FSS funding and add a 3rd FSS Coordinator.</p> <p>Safety and Crime Prevention. Description of Resident and Community Concerns: Description of the need: High incidence of violent and/or drug-related crime in some of all of the PHA's developments High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children • Observed lower-level crime, vandalism and/or graffiti People of waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime Upgrade environmental design (landscaping) at Riverwest, Harrison Homes, AMPs 2, 11 and 6. Upgrade lighting, Cameras and Surveillance Systems portfolio-wide, and Upgrade Intercom Systems at Senior Buildings (Harrison Redevelopment and Sterling Towers). Reclassify units as police units for residency, at Sterling Towers, All Riverwest developments, AMP 7, 8 and 9 Harrison Redevelopment III and Harrison South. Install access control and identification card system Harrison Redevelopment Senior Building Procure w</p>

	<p>button alarms and service for maintenance and managers. Replace the Security Door at Harrison Redevelopment. Upgrade Fob systems for Senior building). Upgrade Fire Safety Equipment Upgrades at the Senior Building are needed. PHA will also implement evacuation and active shooter procedures and drills. Activities targeted to at-risk youth, adults, or seniors Volunteer Resident Patrol/Block Watchers Programs (Safety Captain Program - which involves a monthly stipend)</p> <p>Asset Management. The Housing Authority will undertake a comprehensive stock/inventory assessment and reconcile this ongoing audit finding by the end of FY 2025.</p> <p>Significant Amendment/Modification Peoria Housing Authority defines the actions outlined in Document ID 126952, as significant amendments or modifications.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. The Deconcentration Policy is attached.;</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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</p> <p>Mixed Finance Modernization or Development. See Document Number 126976 for New Activities Demolition and/or Disposition. See Document Number 126976 for New Activities Designated Housing for Elderly and/or Disabled Families. See Document Number 126976 for New Activities. The designated Housing Plan for Sterling Towers, AMP IL00300005, and will be updated in 2025. PHA is seeking to revise the plan to include near-elderly. Conversion of Public Housing to Tenant-Based Assistance. See Document Number 126976 for New Activities Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See Document Number 126976 for New Activities Occupancy by Police Officers. See Document Number 126976 for New Activities Project-Based Vouchers. See Document Number 126976 for New Activities Units with Approved Vacancies for Modernization. See Document Number 126976 for New Activities. PHA will continue to reclassify units in accordance with PIH Notice 2021-35. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). See Document Number 126976 for New Activities PHA was awarded the Hazard Grand and services are expected to commence in 2025.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See the attached Progress Report.</p>
B.4	<p>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. See the attached document, which is the most recent HUD-approved 5-Year Action Plan for CFP Years 2024-2028, that was approved in EPIC on January 2, 2024.</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe: Yes. There were five (5) findings in the FY2023 Annual Audit, and the correction action plan is attached for review.</p>

C.	Other Document and/or Certification Requirements.			
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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. See attached. Most of the comments were centered around upgrades needed within the developments, amenities, safety, and security. Recommendations were also provided by residents and considered by PHA.			
C.2	Certification by State or Local Officials. <i>Form HUD-50077-SL, 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.			
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, 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.			
C.4	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. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.			
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/> (b) If yes, please describe:			
D.	Affirmatively Furthering Fair Housing (AFFH).			
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.			
	<table border="1"> <tr> <td> Fair Housing Goal: Fair Housing Trainings for Landlords, Residents and Employees <u>Describe fair housing strategies and actions to achieve the goal</u> Collaborate with local Realtor Association and Prairie State Legal to host Fair Housing Forums to provide updates on Fair Housing and Civil Rights Laws. </td> </tr> <tr> <td> Fair Housing Goal: New Employee Orientation Fair Housing Training <u>Describe fair housing strategies and actions to achieve the goal</u> All new employees must take and pass fair housing training through HTVN during the first two days of onboarding. </td> </tr> <tr> <td> Fair Housing Goal: Annual Fair Housing Training for Employees <u>Describe fair housing strategies and actions to achieve the goal</u> All Employees must take annual fair housing training, sponsored by the PHA. </td> </tr> </table>	Fair Housing Goal: Fair Housing Trainings for Landlords, Residents and Employees <u>Describe fair housing strategies and actions to achieve the goal</u> Collaborate with local Realtor Association and Prairie State Legal to host Fair Housing Forums to provide updates on Fair Housing and Civil Rights Laws.	Fair Housing Goal: New Employee Orientation Fair Housing Training <u>Describe fair housing strategies and actions to achieve the goal</u> All new employees must take and pass fair housing training through HTVN during the first two days of onboarding.	Fair Housing Goal: Annual Fair Housing Training for Employees <u>Describe fair housing strategies and actions to achieve the goal</u> All Employees must take annual fair housing training, sponsored by the PHA.
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Fair Housing Goal: Annual Fair Housing Training for Employees <u>Describe fair housing strategies and actions to achieve the goal</u> All Employees must take annual fair housing training, sponsored by the PHA.				

Fair Housing Goal: Affirmative marketing, targeted at promoting equal access, including Landlord outreach to expand the location of participating voucher properties.

Describe fair housing strategies and actions to achieve the goal

In 2025, PHA will create brochures on fair housing, ADA, and reasonable accommodations, in multiple languages, to provide to residents and applicants during outreach.

Form identification: IL003-Peoria Housing Authority Form HUD-50075-ST (Form ID - 2215) printed by Armeca Crawford in HUD Secure Systems/Public Housing Portal at 10/23/2024 01:56PM EST

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment A.1(b)

Public Hearing Notices

RESIDENT NOTICE

August 28, 2024

PHA Residents:

It is time for our annual plan meeting. What does this consist of?

The Housing Authority Management Team will be discussing what has taken place in the past year, what we are looking forward to achieving in the upcoming year. We will discuss the financial status of the agency, and future tasks within the agency. The Modernization Department will discuss what some of the past projects were and what some of the future projects are being looked into.

We want to hear what you would like to see completed in the coming years.

The meetings will be held on Wednesday, August 30, 2024 please review the following schedule to see when your location is scheduled

Sterling Towers = 2605 W. Reservoir Blvd., 9:00am – 10:00am

Harrison Homes = 2610 W. Krause, 10:30am – 11:30 a.m.

Scattered Sites, RiverWest, & RiverWest South PH Families, 312 S. Merriman Rd, Peoria, IL 61605, 12:00p – 1:00 p.m.

Respectfully,

Peoria Housing Management Team



2025 PHA ANNUAL PLAN SUBMISSION PUBLIC NOTICE

As required by HUD, there will be a 45-day public comment period starting
Friday, August 30 through Monday, October 14, 2024.

Copies of the plan for public review can be obtained
at the following locations:

PHA MAIN OFFICE – 100 S. Richard Pryor Place
PHA WEBSITE – www.peoriahousing.org

A Public Hearing will be held on Tuesday, October 15, 2024 to
gather public input at the Peoria Housing Authority Administrative
Office, 100 S. Richard Pryor Place, Peoria, IL 61605

Comments prior to the public hearing may be mailed to:
PEORIA HOUSING AUTHORITY
ATTN: Annual Plan Comments
100 S. Richard Pryor Place, Peoria, IL 61605
Or comments@peoriahousing.org

Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the public housing agency five (5) year and annual plan requirement. The five-year plan describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period, and their approach to managing programs and providing services for the upcoming year. THE PHA Plan also serves as the annual application for grants to support improvements to public housing buildings (Capital Fund Program) and safety in public housing (Public Housing Drug Elimination Program).

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment A.1(c)

Public Hearing Agenda

Peoria Housing Authority

Moving Families Forward

RAB Meeting Agenda August 30, 2024

- I. Welcome/Opening Comments
- II. Executive Overview of PHA's Proposed Annual Plan & Strategies to Addressing Operations & Housing Needs
- III. Departmental Progress Report, Significant Policy Changes and 2025 Operational Strategies
 - a. PHA Financial Health, 2024 Technology Implementations, and 2025 Technology Plans
 - b. Property Operations
 - c. Housing Choice Voucher Program
 - d. Modernization Upgrades & Development Activities
 - e. Resident Services & Community Initiatives and Special Grants
 - i. YouthBuild
 - ii. Jobs Plus
 - iii. Family Self Sufficiency (FSS)
 - iv. Resident Opportunity & Self Sufficiency (ROSS)
 - v. Choice Neighborhood Initiative (CNI)
 - vi. Literacy PHA
 - vii. Fresh Produce Initiative
- IV. Resident Advisory Board (RAB) Comments



Peoria Housing Authority

Moving Families Forward

Board of Commissioners:

Office	Name	Appointed	Expires
Chairman	Robert Culp	07/01/2024	06/30/2027
Vice Chair	Carl Cannon	07/01/2024	06/30/2027
Treasurer	Kadar Heffner	07/01/2024	06/30/2027
Secretary	Helen King	06/27/2017	06/30/2026
Resident Commissioner	John Ray Jones	04/11/2023	06/30/2026
Commissioner	Larry Ivory	06/01/2024	06/30/2027
Commissioner	(Vacant)		

PEORIA HOUSING AUTHORITY - BOARD OF COMMISSIONERS PUBLIC HEARING ON THE 2025 PUBLIC HOUSING AGENCY PLAN

Tuesday, October 15, 2024, 4:30 P.M.
Peoria Housing Authority Administration Building
100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/83710864303?pwd=V3FRSGVITGxLMW5RNXRaSEN2Rk9oQT09>

Meeting ID: 837 1086 4303

Passcode: 183501

Dial by Location: 312-626-6799 US (Chicago)

The public is welcome to attend in-person or electronically via
Zoom.

**PEORIA HOUSING AUTHORITY - BOARD OF
COMMISSIONERS PUBLIC HEARING:
2025 PUBLIC HOUSING AGENCY PLAN**
Tuesday, October 15, 2024 @ 4:30 P.M.

AGENDA

- I. OPENING OF THE PHA BOARD OF COMMISSIONERS PUBLIC HEARING
FOR THE 2025 PUBLIC HOUSING AGENCY PLAN**
- II. ROLL CALL**
- III. COMMUNITY COMMENTS**
- IV. NEW BUSINESS**
 - A. 2025 Public Housing Agency (PHA) Plan Presentation**
 - 1. Overview of the PHA Plan
 - 2. Financials
 - 3. 5-Year Capital Fund Plan and Development Initiatives
 - 4. Public Housing
 - 5. Housing Choice Vouchers
 - 6. Resident Services and Community Initiatives
 - B. Public Comments**
 - C. Board Comments**
- V. ADJOURNMENT OF THE PUBLIC HEARING**

Peoria Housing Authority

Moving Families Forward

Board of Commissioners:

Office	Name	Appointed	Expires
Chairman	Robert Culp	07/01/2024	06/30/2027
Vice Chair	Carl Cannon	07/01/2024	06/30/2027
Treasurer	Kadar Heffner	07/01/2024	06/30/2027
Secretary	Helen King	06/27/2017	06/30/2026
Commissioner	Larry Ivory	06/01/2024	06/30/2027
Resident Commissioner	John Ray Jones	04/11/2023	06/30/2026

SPECIAL BOARD OF COMMISSIONERS MEETING

Tuesday, October 15, 2024 at 5:30 P.M.
Or immediately following the Public Hearing for the Annual Plan

Peoria Housing Authority Administration Building
100 S. Richard Pryor Place, Peoria, IL 61605

<https://us02web.zoom.us/j/82069714223?pwd=KytqZUgzTHBZeU1md05CZkZmRDZNdz09>

Meeting ID: 820 6971 4223

Passcode: 365105

Dial by Location: 312-626-6799 US (Chicago)

The public is welcome to attend in-person or electronically via Zoom.

Peoria Housing Authority

Moving Families Forward

BOARD OF COMMISSIONERS

SPECIAL MONTHLY MEETING

Tuesday, October 15, 2024 @ 5:30 P.M.

Or immediately following the Public Hearing for the Annual Plan

AGENDA

- I. OPENING OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
- II. ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. COMMUNITY COMMENTS
- IV. NEW EMPLOYEE INTRODUCTION
- V. FSS GRADUATES
- VI. APPROVAL OF THE MINUTES (**ACTION ITEMS**)
 - A. Review and approval of regular meeting minutes dated September 18, 2024, will be submitted during the regular scheduled Board Meeting
- VII. CHIEF EXECUTIVE OFFICER'S REPORT
- VIII. REPORTS, ORDINANCES, AND RESOLUTIONS
 - A. REPORTS (Consent Agenda)
 - I. Finance
Review of Annual Audit Report from Rector Reeder & Lofton, PC
 - II. Property Operations, Capital Funds and Development
 - III. Housing Choice Voucher Program
 - IV. Resident Engagement and Special Grants Management
(FSS/ROSS/Resident Services/YouthBuild/Jobs Plus/CNI Planning)
 - V. Human Resources
 - VI. Security Report

B. RESOLUTIONS

- I. **RESOLUTION 102424-01** – TO REQUEST APPROVAL OF THE FY2025 ANNUAL AGENCY PLAN
- II. **RESOLUTION NO. 101524-02** – TO REQUEST BOARD APPROVAL OF THE DRAFTED CONTRACTUAL AGREEMENT BETWEEN THE PEORIA HOUSING AUTHORITY AND THE CEO
- III. RESOLUTION NO. 101524-03 (ORIGINAL 091824-01) - APPROVAL TO ADOPT THE AFSCME COLLECTIVE BARGAINING AGREEMENT AS RATIFIED BY PHA MEMBERS OF COUNCIL 31 LOCAL 3464
- IV. **RESOLUTION # 102424-04** TO REQUEST APPROVAL TO AWARD 12 PROJECT BASED VOUCHERS FOR THE PROPOSED LINCOLN TERRACE AT 2825 W ANN ST, PEORIA AND ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE HOUSING ASSISTANCE PAYMENTS (AHAP) CONTRACT WITH THE PROJECT OWNER
- V. **RESOLUTION # 101524-05** TO REQUEST APPROVAL TO AWARD UP TO FIFTY-FIVE (55) PROJECT BASED VOUCHERS FOR THE PROPOSED PHOENIX MANOR LOCATED AT 415 NE ST. MARKS COURT, PEORIA AND ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE HOUSING ASSISTANCE PAYMENTS (AHAP) CONTRACT WITH THE PROJECT OWNER
- VI. **RESOLUTION # 101524-06** – TO REQUEST APPROVAL TO AWARD PIVOTAL OF WEST CHESTER, OH AND PEORIA OPPORTUNITIES FOUNDATION OF PEORIA, IL UP TO THIRTEEN (13) PROJECT-BASED VOUCHERS (PBV) FOR THE PROPOSED CHURCHVIEW GARDEN HOMES, A NEW CONSTRUCTION DEVELOPMENT WITH 47 UNITS OF LOCATED IN PEORIA
- VII. **RESOLUTION NO. 101524-07** - TO REQUEST APPROVAL TO NEGOTIATE AND ENTER INTO A CONTRACT WITH HD SUPPLY TO RENOVATE AND MODERNIZE 17 UNITS AT HARRISON HOMES REDEVELOPMENT I AND HARRISON HOMES REDEVELOPMENT PHASE III

IX. OLD BUSINESS

X. NEW BUSINESS

XI. BOARD COMMENTS

- A. Audit & Finance Committee
- B. Personnel Committee
- C. Resident & Safety Committee
- D. Board Member Comments

XII. CLOSED SESSION

- A. 5 ILCS 120/2(c)(1) - the appointment, employment, compensation, discipline, performance or dismissal of specific employees.
- B. 5 ILCS 120/2(c)(2) - collective negotiating matters.
- C. 5 ILCS 120/2(c)(5-6) - the purchase or lease of real estate or the settling of a price for sale or lease of real estate.**
- D. 5 ILCS 120/2(c)(11) - litigation.
- E. 5 ILCS 120/2(c)(21)- Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

XIII. ADJOURNMENT OF THE CLOSED MEETING

XIV. ADJOURNMENT OF THE SPECIAL MEETING

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.1(a)

Statement of Housing Needs and Strategy for Addressing Housing Needs

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1493		566
Extremely low income <=30% AMI	1391	93.17%	
Very low income (>30% but <=50% AMI)	78	5.22%	
Low income (>50% but <80% AMI)	15	1.00%	
Families with children	847	56.73%	
Elderly families	51	3.42%	
Families with Disabilities	153	10.25%	
Race/ethnicity W	182	12.19%	
Race/ethnicity B	1,224	81.98%	
Race/ethnicity A	4	0.27%	
Race/ethnicity Other	83	5.56%	

Is the waiting list closed (select one)? ☐ No ☒ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ☐ No ☒ Yes*

*Special Vouchers: Veterans Affairs Supportive Housing (VASH), Non-Elderly Disabled (NED), Project Based (PBV)/ Rental Assistance Demonstration (RAD), Foster Youth to Independence (FYI), Mainstream

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Harrison Homes South – AMP2**

Harrison Homes South AMP 2	# of families	% of total families	Annual Turnover
Waiting list total	295		75
Extremely low income <=30% AMI	283	95.93%	
Very low income (>30% but <=50% AMI)	9	3.05%	
Low income (>50% but <80% AMI)	3	1.02%	
Families with children	86	29.15%	
Elderly families	9	3.05%	
Families with Disabilities	68	23.05%	
Race/ethnicity W	44	14.92%	
Race/ethnicity B	237	80.34%	
Race/ethnicity A	1	0.34%	
Race/ethnicity Other	13	4.41%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	196	66.44%	36
2BR	53	17.97%	25
3BR	33	11.19%	9
4BR	13	4.41%	5
5BR	0	0.00%	0
5+BR	0	0.00%	0

Is the waiting list closed (select one)? _____XNo___Yes

Does the PHA expect to reopen the list in the PHA Plan year? ___No___Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ___No___XYes

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Scattered Sites– AMP 3**

Scattered Sites AMP 3	# of families	% of total families	Annual Turnover
Waiting list total	210		47
Extremely low income <=30% AMI	194	92.38%	
Very low income (>30% but <=50% AMI)	8	3.81%	
Low income (>50% but <80% AMI)	7	3.33%	
Families with children	158	75.24%	
Elderly families	2	0.95%	
Families with Disabilities	28	13.33%	
Race/ethnicity W	21	10.00%	
Race/ethnicity B	175	83.33%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	14	6.67%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	0
2BR	0	0.00%	0
3BR	182	86.67%	41
4BR	28	13.33%	6
5BR	0	0.00%	0
5+BR	0	0.00%	0

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ☐ No ☒ Yes

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Sterling Towers – AMP 5**

Sterling Towers AMP 5	# of families	% of total families	Annual Turnover
Waiting list total	15		75
Extremely low income <=30% AMI	15	100.00%	
Very low income (>30% but <=50% AMI)	0	0.00%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with children	0	0.00%	
Elderly families	6	40.00%	
Families with Disabilities	8	53.33%	
Race/ethnicity W	5	33.33%	
Race/ethnicity B	8	53.33%	
Race/ethnicity A	1	6.67%	
Race/ethnicity Other	1	6.67%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	15	100.00%	75
2BR	0	0.00%	0
3BR	0	0.00%	0
4BR	0	0.00%	0
5BR	0	0.00%	0
5+BR	0	0.00%	0

Is the waiting list closed (select one)? _____XNo__Yes

Does the PHA expect to reopen the list in the PHA Plan year? ____No __Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ____No __x__Yes

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Harrison Homes Redevelopment – AMP 6**

Harrison Homes Redevelopment AMP 6	# of families	% of total families	Annual Turnover
Waiting list total	210		68
Extremely low income <=30% AMI	191	90.95%	
Very low income (>30% but <=50% AMI)	14	6.67%	
Low income (>50% but <80% AMI)	4	1.90%	
Families with children	62	29.52%	
Elderly families	14	6.67%	
Families with Disabilities	67	31.90%	
Race/ethnicity W	32	15.24%	
Race/ethnicity B	166	79.05%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	12	5.72%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	144	68.57%	35
2BR	36	17.14%	21
3BR	16	7.62%	10
4BR	12	5.71%	2
5BR	2	0.95%	0
5+BR	0	0.00%	0

Is the waiting list closed (select one)? _____No X Yes

Does the PHA expect to reopen the list in the PHA Plan year? ___No X Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ___No x Yes

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Riverwest Homeownership Phase I – AMP 8**

Riverwest Homeownership Phase I AMP 8	# of families	% of total families	Annual Turnover
Waiting list total	271		0
Extremely low income <=30% AMI	254	93.73%	
Very low income (>30% but <=50% AMI)	9	3.32%	
Low income (>50% but <80% AMI)	7	2.58%	
Families with children	186	68.63%	
Elderly families	4	1.48%	
Families with Disabilities	48	17.71%	
Race/ethnicity W	31	11.44%	
Race/ethnicity B	225	83.03%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	15	5.54%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	0
2BR	170	62.73%	0
3BR	76	28.04%	0
4BR	25	9.23%	0
5BR	0	0.00%	0
5+BR	0	0.00%	0

Is the waiting list closed (select one)? _____XNo___Yes

Does the PHA expect to reopen the list in the PHA Plan year? ___No__Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ___No__xYes

Housing Needs of Families on the Waiting List

- ☐ Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **Harrison Homes Redevelopment III– AMP 11**

Harrison Homes Redevelopment III AMP 11	# of families	% of total families	Annual Turnover
Waiting list total	285		51
Extremely low income <=30% AMI	266	93.33%	
Very low income (>30% but <=50% AMI)	15	5.26%	
Low income (>50% but <80% AMI)	3	1.05%	
Families with children	111	38.95%	
Elderly families	12	4.21%	
Families with Disabilities	84	29.47%	
Race/ethnicity W	34	11.93%	
Race/ethnicity B	237	83.16%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	14	4.91%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	157	55.09%	18
2BR	70	24.56%	19
3BR	36	12.63%	10
4BR	20	7.02%	3
5BR	2	0.70%	1
5+BR	0	0.00%	0

Is the waiting list closed (select one)? ☒ No ☐ Yes

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ☐ No ☒ Yes

PEORIA HOUSING AUTHORITY - PHA IL003
2025 PHA Plan
Strategies for Addressing Housing Needs

In the upcoming fiscal year, and over the next 5 years, Peoria Housing Authority, (PHA) will continue to align it's strategy to address housing needs, with the City of Peoria's Consolidated plan and it's strategies surrounding housing needs. PHA continue to explore and implement a variety of strategies and objectives that includes: maximizing affordable housing opportunities through continuous program improvements and management efficiencies including upgrading technology and streamlining business operations; leveraging additional repositioning resources to replace and/or reposition public housing units, implementing mixed-finance and mixed- income redevelopment; and generating new housing opportunities by applying for additional vouchers should they become available – including special purpose vouchers for targeted groups such as the elderly, disabled, veterans, foster youth, homeless, etc. Additionally, PHA will employ the following methods to meet the housing needs within our communities, by improving service delivery, and operational efficiencies as we take steps to expand access to quality housing and supportive services necessary to dramatically improve residents' quality of life:

1. **PHA will continue to PHA will implement operational processes and procedures to identify and address opportunities to improve management standards and efficiencies in the following programs, LIPH, Voucher Management, Capital Fund, Resident Services, and Accounting/Finance.**
 - a. . PHA's Financial Services Department remains under partial-oversight of a third-party consultant, to reconcile and minimize audit errors associated with FDS reporting, and establish updated accounts payables processes and procedures; Also, PHA will hire new full-time CFO aid help promote stability within the department.
 - b. PHA will explore and streamline business operations to create operational efficiencies, effectiveness, reduce cost, implement cost savings across all programs
 - c. PHA will hire a maintenance and construction manager to aid with the implementation of operational processes and training.
 - d. PHA will evaluate, and reconcile its procurement policies and procedures, this may entail retooling key positions in order to promote compliance of with the workflow process between contract management, procurement, and payables. PHA has procured a third-party consultant to complete this task.

2. Expand access to long-term affordable housing

- a. Continue to prioritize repositioning strategies for underperforming properties and agency-wide, including AMPs 002, 003, 005, 006, 007, 008, 009 and 011.
- b. Plan for the redevelopment of scattered sites, current public housing inventory and other vacant parcels, reposition AMPs 007, 008 and 009. In partnership with community and municipal stakeholders in an effort to develop a neighborhood-centric approach, PHA will continue the Choice Neighborhood Initiative in partnership with The City of Peoria.
- c. PHA Seeks to acquire vacant land from the County or Landbank, that is in close proximity to other PHA properties, and develop duplexes and flats.
- d. Explore opportunities for partnership development and self-development, leveraging resources to build new housing and modernize existing housing, while seeking funding to implement clean energy and sustainability measures throughout the portfolio.
- e. Increase occupancy by reducing the time that it takes to select families from the public housing waitlist
- f. PHA explores collaboration with the City, County, and community leaders as we determine the approach for the expansion of housing, in tandem with the City's Consolidated and Strategic Plans.
- g. The PHA was approved for the disposition of properties outlined in DDA 0011735. However, PHA may decide to rehab and lease the properties or sell to our NFP instrumentality for the use of affordable housing or homeownership, due to the shortage of housing in the Peoria Area.
- h. Update ACOP an Admin Plan to allow more collaboration with the local Continuum of Care and other partners seeking to develop, preserve and house families
- i. See significant deviations, amendments, and modifications, in attachment B.1(c).

3. Customer Relations Training, Outreach and Technology Improvements to Upgrade PHA's Operational and Service Delivery

□

- a. Create a new visual identity using social media and other platforms (website, Facebook, Instagram), and maintain a media kit to facilitate communication with press outlets.
- b. Procure a digital app to help increase ongoing outreach to Public Housing residents providing notification of planned work activities, community initiatives, association and board meetings, general updates, conditions that may affect their use of the property, etc.
- c. Expand current software to provide service through, landlord, and applicant portals, in areas such as waitlist applications, recertifications, and electronic rent payments. The portals will help reduce transaction times for clients, landlords, and other business partners.
- d. Distribute quarterly customer satisfaction surveys to obtain feedback from internal and external customers.

- e. Provide ongoing staff training in customer relations and interpersonal skill building.

4. Increase PHA's Resident Services and Community Outreach Initiatives Department to improve communications between management and residents.

- a. Establish a Resident Council at each AMP in partnership with the local League of Women's Voters.
- b. Establish a 'Resident Ambassador and/or Floor/Building Captain' program designated for PHA residents to help ensure health and safety for all our families.
- c. Use dedicated 'resident services' space at each property to increase a presence with the residents. Each space will be used to provide individual supportive services as needed and/or to host group resident engagement activities. (Parent's Groups, Health/Wellness Services, Community Presentations, Literacy Classes, etc.)
- d. Increase Local Partnerships and Collaborations through new partnerships and establish mutual agreements (MOUs) with local organizations to provide wraparound services and resources for all members of a household.
- e. Continue Choice Neighborhoods Planning and community outreach and engagement efforts in collaboration with community stakeholders/partners such as the City of Peoria, to engage the Harrison Homes residents and surrounding neighbors in the area on grant activities such as needs assessments, visioning workshops,
- f. Increase Participation with Self-Sufficiency and Workforce Development Programs opportunities and funding
- g. Engage 100% of all new move-ins to explain our workforce and self-sufficiency programs, to increase participation and access to the services offered.
- h. Enforce non-smoking policy and establish or continue to coordinate with Resident Advisory Board (RAB) and community programs for smoking cessation.
- i. Hire dedicated staff for site specific resident activities, Homeownership Program and become a HUD-certified housing counselor to be able to increase participation in our Homeownership Program.

5. Maintain High-Performer status in the Housing Choice Voucher Program and Improve PHAS in the Public Housing Program, to attract partners, applicants and landlords

- a. Review and Update policies and procedures department wide
- b. Improve the Agency's performance under the Public Housing Assessment System (PHAS).
- c. Achieve high performer status under the Section 8 Management Assessment Program (SEMAP).
- d. Improve proper utilization and the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report).
- e. Establish and Implement a Regulatory and Operations Compliance Team, and a Quality Assurance Plan for both programs, to ensure ongoing compliance monitoring and tracking of PHAS, SEMAP and other LIPH and HCV performance metrics. PHA will implement roles or outsource the service, to cover duties of the Hearing Officer and 504 Coordinator.
- f. PHA will continue to work with its third-party consultants to further evaluate

and assist with the reconciliation of PHA's HCV program and regulatory requirements, tenant records and HAP accounting.

- g. Increase leasing activity for both programs.
 - Consider policies for down-payment assistance for homeowners and security deposit assistance using a use a portion of the admin fee.
 - Continue growing the PBV Voucher program as an incentivizing tool for new housing development.
 - Establish viable and accurate waitlist: Close, purge/audit, and re-open waitlists over the next 12 months, for both programs.
 - Implement a 2-step application process to include a preliminary and final application, until PHA launches the new portals.
- h. The LIPH Program will increase its marketing efforts to build a healthy waitlist of applicants for the AMPs with struggling occupancy and LTVs. Design and distribute extensive marketing materials regarding properties, services and programs, to potential applicants, landlords, and stakeholders, particularly in those areas outside of the minority and poverty concentrations.
- i. The LIPH program will promote awareness of tenant-repayment agreements and partner with local Social Services and Outreach Agencies to aid in assisting families in jeopardy of eviction, due to delinquent rent.

6. Increase Capital Program (Modernization) Activities to Preserve Public Housing and address LIPH's long-term Physical Needs and Maintenance Needs:

- a. Vacancy reduction and modernization of long-term vacant (LTV) units by reconciling the LTV public housing inventory through PIH Notice 2021-35, PHA will apply for Section 18 demolition and/or disposition approval under section 18 of the 1937 Act of AMP 002, Harrison Homes South
- b. Renovate or modernize public housing units by (1) amending and implementing the Capital Fund Program 5-Year Action Plan in accordance with available funding, and (2) utilizing contractors for projects presented in the CFP 5-Year Action Plan.
- c. Implement public housing security improvements, such as increasing lighting, video surveillance, tenant participation with Resident Associations, and crime prevention,
- d. Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking. while pending rehab or repositioning.
- e. PHA will seek to remediate other living conditions at its properties to meet compliance standards regarding environmental safety, elevators, fire-safety systems, and pest management, PHA seeks to establish a dedicated position for a Vermin Specialist and dedicate a PHA unit for Environmental Operations. PHA seeks to purchase a bedbug heat machine and materials necessary to treat units with vermin and pest infestations.
- f. Expand outreach to engage more Section 3/ MWBEs to promote DEI within our vendor partners, in an effort to increase the number of vendors interested in bidding on unit rehab and capital fund projects.
- g. Partner with workforce development agencies to train and hire maintenance technicians, necessary to address unit rehabs and LTVs.
- h. Complete environmental reviews in order to properly gauge the immediate needs of the properties.
- i. Set aside capital funding for the land improvements such as playgrounds,029

- parks, urban gardening, etc. for throughout the portfolio, and acquire properties for rehab to use as a resource center for scattered sites
- j. Implement Maintenance Operations policies to include, but not limited to, preventative maintenance, integrated pest management plan, and improved unit-turn time.
- k. PHA will seek to address security concerns by: reclassifying units PIH 2021-35, to allow units for police officers to live on-site, hire third-party Safety and Security Officers, procuring upgrade surveillance systems throughout Sterling Towers, Harrison Homes and Riverwest, that will feed into the police departments monitoring system, and consider implementing a community ambassador/safety captain program at all our properties.

7. PHA will increase self-sufficiency program awareness, engagement and enrollment among our participants.

- a. PHA will establish sustainable self-sufficiency programs that create economic mobility, workforce development, and economic empowerment.
- b. PHA has been awarded 1.5M for YouthBuild, for 36 months and a Literacy Grant. PHA will continue to aggressively recruit and establish visible case management and job development programs, and will reapply for additional grant years and funds. Additionally, PHA was awarded \$1.6M for Jobs pulse. Our goal is to increase self-sufficiency and job readiness.
- c. Increase homeownership opportunities for PHA clients, the goal is to reach 2.5% of the HCV program in 5 years.
- d. Increase client participation in the Family Self-Sufficiency (FSS) Program annually to minimally sustain, 50 participants in LIPH and 140 in HCV, currently LIPH has 26 participants without a waitlist and HCV has 72 participants, with a robust waitlist.
- e. Expand the list of partners and events under PHA's ROSS Program.
- f. Expand opportunities for client employment and/or entrepreneurship including participation in Section 3 programs.
- g. Implement programs, form collaborations with community partners and pursue grant opportunities that will allow an opportunity for PHA participants to achieve their High School Diploma or Equivalency, or as well as attainment of college level. Although the goal is to offer this agency-wide, 61605 remains a focus as it is severely underserved.
- h. Improve deconcentration activities in low-poverty neighborhoods through our rebranding and AFFHM awareness.
- i. Build partnerships with other governmental agencies and municipalities to address regional issues.

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.1(b)

Significant Deviation/Amendment/Modification

Significant Amendment/Modification 2025 Annual PHA Plan

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, PHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, PHA will submit for HUD's approval, a revised plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

Significant Amendment or Modification" to the 5-Year and Annual PHA Plans:

1. LIPH Program

Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact applicants and/or households assisted under the Program, adopted by the PHA Board prior to the submission of the Annual Plan.

- a. On March 13, 2023, HUD published Notice PIH-2023-03(HA) providing guidance to PHAs for the implementation of over-income provisions (HOTMA Section 103). All PHAs should have taken all necessary steps by June 14, 2023, to implement an OI policy in their Admissions and Continued Occupancy Policies (ACOP) of the public housing program, including updating their PHA Plan, if the implementation of these provisions required a significant amendment.
- b. The new income and asset regulations (implementing sections HOTMA 102 and 104) of HOTMA take effect on January 1, 2024. a PHA will transition to HOTMA rules for all affected areas of operations, including implementing policies surrounding Over-income in Public Housing, New Definition of Income and Net Family Assets, Income Reviews, and Asset Limitations. The implementation of the regulations will impact New Admissions, Interim Reexaminations, and Annual Reexaminations.
- c. Revision of local preferences in the ACOP to include language on forming an MOU with local Continuum of Care or Consortia to allow [Special \(non-waitlist\) Admissions include the following](#)
 - i. Families involuntary displaced by planned redevelopment efforts or emergency remodel activities for a period of 6 months or greater, initiated by the PHA, Federal State or Local government
 - ii. Families who are involuntarily displaced due to Federally⁰³²

declared disaster (earthquake, tornado, hurricane, flood, fire, etcetera) or by the federal government; or, Federal, state, or local code enforcement actions related to public health concerns

- iii. Up to 25 annual admissions for “Rapid Rehousing Program participants” who have been referred by a Peoria Housing Authority approved entity (an entity with an active MOU/MOA with PHA) and who have successfully remained housed in the Rapid Rehousing Program for at least six (6) months prior to the referral.
- iv. Up to 25 admissions for eligible formerly homeless Permanent Supportive Housing families who have graduated from a Peoria County Continuum PHA will be closing and purging the LIPH waitlist with the intention of updating the application and recertification processes to a digital process.

2. Voucher Program

Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will impact applicants and/or households assisted under the Program.

- a. The new income and asset regulations (implementing sections HOTMA 102 and 104) of HOTMA take effect on January 1, 2024. a PHA will transition to HOTMA rules for all affected areas of operations, including implementation of policies surrounding: New Definition of Income and Net Family Assets, Income Reviews, and Asset Limitations. The implementation of the regulations will impact New Admissions, Interim Reexaminations, and Annual Reexaminations. PHA will take the necessary steps to update the Admin Plan and implement policies surrounding HOMTA Sections 102 and 104, which are required by law.
- b. Project-basing Vouchers support redevelopment and revitalization efforts. PHA’s Administrative Plan allows for PHA to consider applications for PBV assistance using both the competitive and non-competitive methods as appropriate and allowable under regulations. PHA will also select properties for PBV subsidy as part of new construction, redevelopment, RAD, and other development initiatives, such as the Choice Neighborhood Initiative Grant (CNI).
- c. Revise selection criteria and funding sources within the Admin Plan and ACOP, as outlined in special admissions , 24CFR 982.203; targeted funding, as outlined in 24 CFR 982.204(e) and local preferences, as outlined in 24CFR 982.20, and other selection criteria regarding supporting. ([See the proposed Admin Plan Updates](#))
- d. Revise preferences, preference priority and selection method to include families transitioning out of Rapid Rehousing, Permanent Supportive Housing , Foster Youth and Involuntary displacement

- e. Revise waitlist, selection and admission policies to include language that engages the continuum of care other partner agencies and clarify language on Special Admissions [24 CFR 982.203] and targeting

3. Capital Fund Program

Substantial changes including demolition, disposition, designated housing, homeownership, or conversion activities proposed by PHA for the current HUD- approved Annual or 5-Year Plans.

- a. PHA proposes agency-wide, the demolition, disposition, homeownership, Capital Fund financing, development, or recapitalization of developments, utilization of Faircloth units, and use of any repositioning tools and funding available, will be considered significant amendments to the CFP 5-Year and Annual Action Plan.
- b. PHA proposes decoupling some of its scattered sites multi-plex and apartment buildings from the scattered sites single family homes and duplexes, to allow alternative repositioning strategies, including the adjacent vacant land to the scattered sites multi-plex and apartment buildings.
- c. PHA proposes the disposition of multiple single-family homes and duplexes and assigning interest to its instrumentality, to help expand the availability of housing needed for voucher participants, based on the shortage of affordable housing and participating HCV landlords throughout the county.
- d. PHA or its not-for-profit, proposes the acquisition of several lots, land, or homes for sale by the City's Landbank, which are located near other properties and land owned by the PHA.
- e. PHA proposes repositioning of AMP 2 and/or possibly consolidating Harrison Homes Redevelopments AMPs 6 & 11, and possibly combining AMPs 2, 6, and 11, as one AMP at the time of repositioning.
- f. Upgrade the maintenance vehicles for the purpose of improving service delivery to units and buildings.
- g. Recapitalization of AMPs 7, 8, and 9, either individually or consolidating the AMPs during redevelopment.
- h. Explore opportunities for self-development by PHA and its instrumentalities, and partner with other developers to increase housing across the region.
- i. PHA also proposed the demolition and disposition of AMP 002 under Section 18.

4. Other Policies

- a. LIPH will revise its ACOP to incorporate the 2-step application process, to include a preliminary and final application. The language will incorporate language on how to submit digital applications and

outline processes for reasonable accommodations to remove obstacles for applicants with disabilities. PHA will update its policy to include digital applications, landlord portals, resident portals, payment portals.

**Peoria Housing Authority
2025 Proposed Policy Updates
Administrative Plan**

(Proposed changes/additions are listed in BLUE)

POLICIES GOVERNING ADMISSIONS

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA. The PHA must include Form HUD-92006, Supplement to Application for Federally Assisted Housing, as part of the PHA's application.

PHA Policy

Any family that wishes to receive HCV assistance must apply for admission to the program through a two-step process that includes the submission of a preliminary application and the completion of a final application, once selected from waitlist. At the preliminary application process, families may obtain application forms from the PHA's office during normal business hours. Families may also request – by telephone or by mail – that an application be mailed to them via first class mail. Completed applications must be submitted in person during specified hours, the family must provide all of the information necessary to establish family eligibility and level of assistance. Applications must be complete in order to be accepted by the PHA for processing. If an application is incomplete, the PHA will not accept the application. If applicants apply through PHA's applicant portal, once active, all required documents must be provided. All applications require the following: Picture Identification for all household members 18 years of age and older, Social Security Cards, certified Birth Certificates for all household members and documentation that support the preferences to be received.

Proposed Preliminary application is enclosed.

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically-named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit such families whether or not they are on the waiting list, and, if they are on the waiting list, without considering the family's position on the waiting list. These families are considered non-waiting list selections. The PHA must maintain records showing that such families were admitted with special program funding.

Targeted Funding [24 CFR 982.204(e)] HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the

targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section

4-III.C.

PHA Policy

The PHA administers the following types of Targeting and Special Admissions:

1. Non-Elderly Disabled Vouchers (NED)
2. Veterans Affairs Supportive Housing Program (VASH), Admissions are accepted at 80% of Area Median Income (Low Income) limit
3. Mainstream Vouchers Program
4. **The Foster Youth to Independence (FYI)**
5. Family Unification Program Vouches, when awarded to the PHA, with referral from partnering agencies.

Special (non-waitlist) Admissions include the following:

1. In-Place households for newly authorized PBV projects
2. Public Housing residents displaced due to:
 - a. Planned redevelopment efforts or emergency remodel activities for a period of 6 months or greater, initiated by the PHA, Federal State or Local government
 - b. Families who are involuntarily displaced due to Federally declared disaster (earthquake, tornado, hurricane, flood, fire, etcetera) or by the federal government; or, Federal, state, or local code enforcement actions related to public health concerns
 - c. Families being determined as over or under-housed within the Public Housing Program and the PHA doesn't have an appropriate sized unit available to offer the family.
 - d. Families with a verified reasonable accommodation need the PHA is incapable of meeting and the PHA has determined issuing a voucher may be the best option to achieve such accommodation.
3. Up to 25 designated Vouchers for "Rapid Rehousing Program participants" who have been referred by a Peoria Housing Authority approved entity (an entity with an active MOU/MOA with PHA) and who have successfully remained housed in the Rapid Rehousing Program for at least six (6) months prior to the referral.
4. Up to 25 designated Vouchers for eligible formerly homeless Permanent Supportive Housing families who have graduated from a Peoria County Continuum of Care (COC) funded permanent supportive housing program, or another homeless housing program participating in the COC Coordinated Entry system, that partners with PHA

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data ⁰³⁶

sources.

PHA Policy

The PHA's **local preferences** and as follows:

1. Targeted Funding, (insofar as target funds are available)
~~Local Resident: Resident who have resided in Peoria County for twelve (12) consecutive months, at the time of application~~ Remove.
2. Special (non-waitlist) Admissions
3. Employed or Self-sufficiency program for six (6) consecutive months at the time of application and waitlist selection
4. Disabled Head of Household
5. Veteran-Head of Household or Spouse
6. Foster Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days,
5. "Rapid Rehousing Program" preference is for up to twenty-five (25) participants" who have been referred by a Peoria Housing Authority approved entity (an entity with an active MOU/MOA with the PHA) and who have successfully remained housed in the Rapid Rehousing Program for at least six (6) months prior to the referral.
6. **Permanent Supportive Housing Graduation** preference is for up to twenty-five (25) formerly homeless families who have graduated from a Peoria County Continuum of Care (COC) funded permanent supportive housing program, or another homeless housing program participating in the COC Coordinated Entry system, that partners with PHA such as the Continuum of Care Home for All Program. A referral from the Coordinated Entry Program Partner is required to be eligible for this preference.

PHA will provide eligible families of each program, Rapid Rehousing and Permanent Supportive Housing Graduation, who are homeless and that meet the local preference criteria defined in the Memorandum of Understanding (MOU) by and between PHA and its partner agency(s). PHA may, at its discretion, modify the total number of vouchers available for these local preferences based on funding availability, the performance of social service agency partners, or other factors.

To serve these clients, PHA's Consortia of partner(s) will refer clients to the PHA that meet certain eligibility criteria for the local preference as defined in the Memoranda of Understanding (MOU) with each organization. PHA may, at its discretion, enter into MOUs with additional agencies serving this population in the future. The partner agency must agree to provide housing search assistance and case management support so that the clients can find housing and remain stably housed. PHA will not accept any referrals from partner agencies once the allotment for this local preference has been met. Thereafter, applicants referred by partner agencies will be added to the waiting list when there are vouchers available for this local preference. Applicants who are already on PHA's waiting list may be pulled to the top of the Waiting List if they meet the eligibility requirements for the preference and are referred by the partner agencies.

Eligibility for this local preference is limited to families who are formerly homeless as defined in the MOU between PHA and the partner agency. Additionally,

applicants who qualify for the local preference must meet all of PHA's specific screening and eligibility requirements.

~~Student (full-time student status)~~ Remove Preference

~~Economic Self-Sufficiency Program Participant~~ — remove preference

(Mainstream Vouchers Only): Applicant households in which a member of the household (head, spouse or sole member) is non-elderly with a disability and transitioning out of institutional or other segregated setting, or at serious risk of institutionalization, or homeless or at risk of homelessness or [rapid rehousing](#). The PHA will accept [and maintain a waitlist of up to](#) 100 applications each year [for the purpose of](#) awarding this preference for available Mainstream Vouchers

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application or by a random selection process (lottery) [24 CFR 982.207(c)]. If a PHA does not have enough funding to assist the family at the top of the waiting list, it is not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

PHA Policy

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with the PHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA. Documentation will be maintained by the PHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the PHA does not have to ask higher placed families each time targeted selections are made.

Apart from exceptions allowed under Special Admissions or Income Targeting, families will be selected from the waiting list as follows:

1st Priority: given to all applicant households eligible for Targeted Funding (insofar as target funds are available)

2nd Priority: Special Admissions and Involuntary displacement

3rd Priority: Employed/Self-Efficiency, Disabled HOH, Veterans or Spouse, Foster Youth

17-VI.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)]

The PHA may establish a separate waiting list for PBV units or it may use the same waiting list for both tenant-based and PBV assistance. The PHA may also merge the PBV waiting list with a waiting list for other assisted housing programs offered by the PHA. If the PHA chooses to offer a separate waiting list for PBV assistance, the PHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance. If a PHA decides to establish a separate PBV waiting list, the PHA may use a single waiting list for the PHA's whole PBV program, or it may establish separate waiting lists for PBV units in particular projects or buildings or for sets of such units.

PHA Policy

The PHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. The PHA currently has waiting lists for the following PBV projects: River West South and New Hope Apartments. [\(Add a chart that consists of bedroom sizes and the number of PBV units for each development\)](#)

17-VI.D. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from the PHA's [site-based waiting list for the property for which the applicant applied](#). The PHA shall establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list.

Continuum of Care Assisted Units

[In addition to site-based waiting lists for each PBV Property, PHA shall maintain a separate waitlist for units designated for assistance through the Continuum of Care's Coordinated Entry System \(CES\). These units are required to be used to house homeless families that are in the CES for housing assistance referral. When vacancies occur at the PBV property, in these designated units, the owner shall request a suitable referral from the Coordinated Entry System. Once the owner reviews the application and accepts the referral for housing assistance, the owner shall refer the family to PHA's HCV Department. The Family will be placed on the waitlist and immediately processed for intake, eligibility, determination and leasing process. If the PHA does not receive a referral from the owner of CES within five \(5\) business days of the unit becoming vacant, as referenced in section 17-VI.F.](#)

[OWNER SELECTION OF TENANTS, PHA may select eligible applicants from its site-based waitlist.](#)

[This waiting list will not have a preference designation since all additions to the list will immediately be designated for specific units within the PBV portfolio. The only qualifier will be the date and time of the applicant's addition to the CES wait list.](#)

[Units eligible for CES assistance and priority are as follows: \(Add a grid of all CES units under the PBV program\)](#)

[Income Targeting \[24 CFR 983.251\(c\)\(6\)\]](#)

[At least 75 percent of the families admitted to the PHA's tenant-based and project-based voucher programs during the PHA fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.](#)

Units with Accessibility Features [24 CFR 983.251(c)(7)]

[When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features to the owner.](#)

[Units with Accessibility Features \[24 CFR 983.251\(c\)\(7\)\] When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features to the owner. Preferences \[24 CFR 983.251\(d\), FR Notice 11/24/08\]](#)

[The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B. above.](#)

[Although the PHA is prohibited from granting preferences to persons with a specific disability, the PHA may give preference to disabled families who need services offered at a particular project or site if the preference is limited to families \(including individuals\):](#)

- [With disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;](#)
- [Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and](#)
- [For whom such services cannot be provided in a non-segregated setting.](#)

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with more than 25 percent of the units receiving project-based assistance because those projects include “excepted units” (units specifically made available for elderly or disabled families, or families receiving supportive services), the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b)].

PHA Policy

The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, qualifying families for “excepted units,” mobility impaired persons for accessible units). The PHA does not offer any additional preferences for the

PBV program or for particular PBV projects or units. [In the event an owner is obligated to house specific populations in conformance with Federal, State or Local funding regulatory agreements, the PHA shall review the preferences for the designated site-based wait list and determine on a case-by-case basis whether a modification is required and consider adopting the preferences in this administrative plan.](#)

Peoria Housing Authority

Moving Families Forward

HOUSING CHOICE VOUCHER PRELIMINARY APPLICATION FOR ADMISSION

PEORIA HOUSING AUTHORITY (PHA)

100 S. Richard Pryor Place, Peoria, IL 61605

Telephone (309) 676-8736 TTD/TTY services (309) 674-0849

NOTE: Please complete all sections of the application. If a particular question or section of the application is not applicable for the household, please write "N/A"

HEAD OF HOUSEHOLD INFORMATION (PLEASE PRINT CLEARLY)

First Name: _____

Phone Number: () _____

Middle Initial: _____

Alternate Number: () _____

Last Name: _____

Social Security # _____

Mailing Address: _____

Date of Birth: _____

City/State/Zip: _____

Marital Status:

Email Address: _____

☐ Single ☐ Married ☐ Separated ☐ Divorced

☐ Widowed

Co-Head of Household Information (if applicable)

First Name: _____

Social Security # _____

Last Name: _____

Address: _____

Date Of Birth: _____

How would you prefer to be contacted?

☐ Phone ☐ Mail ☐ E-mail

FOR STATISTICAL PURPOSES ONLY

RACE (select all which apply)

ETHNICITY OF HEAD OF HOUSEHOLD

- ☐ White/Caucasian
- ☐ African American/Black
- ☐ Native American/Alaskan Native
- ☐ Asian
- ☐ Native Hawaiian/Other Pacific Islander
- ☐ Other

- ☐ Hispanic/Latino
- ☐ Non-Hispanic/ Non-Latino

FAMILY COMPOSITION (List All Persons Who Will Reside in the Household):

	Family Member Name	Relationship to HOH	Social Security Number	Date of Birth	Age	Sex	Country of Birth
1		Head of Household (HOH)				M/F	
2						M/F	
3						M/F	
4						M/F	
5						M/F	
6						M/F	
7						M/F	

- Does anyone need an accommodation in order to reside in PHA property? ☐ YES ☐ NO
If yes, please specify:

Local Preference Questions

The Peoria Housing Authority (PHA) uses local preferences. Local preferences do not guarantee an offer of housing, nor admission into the PHA Housing Choice Voucher Program.

Do you believe you qualify for any of the following local preferences:

- **Local Resident-must be a resident of Peoria County for twelve (12) consecutive months** ☐ YES ☐ NO
- **Employed for six (6) consecutive months** ☐ YES ☐ NO
- **Disabled Head of Household** ☐ YES ☐ NO
- **Student (full-time student status)** ☐ YES ☐ NO
- **Economic Self Sufficiency Program Participant** ☐ YES ☐ NO
- **Veteran-Head of Household or Spouse** ☐ YES ☐ NO
- **Homeless (Mainstream Vouchers Only)** ☐ YES ☐ NO

Please note the sources of income for persons on the application:

Person receiving income	Income Source Type	Amount Received	How often received?
			<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-Weekly <input type="checkbox"/> Monthly
			<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-Weekly <input type="checkbox"/> Monthly
			<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Bi-Weekly <input type="checkbox"/> Monthly

Current landlord’s name, address, phone number and email address

Previous landlords name, address, phone number and email address

If you or anyone in your family is a person with disabilities and you require accommodation, please contact the Peoria Housing Authority at (309) 676-8736.

Statement: I/we certify that the information on this application is true and correct to the best of my/our knowledge and belief, I/we understand that information on this application is subject to verification. I understand that all adults will be asked to give consent for PHA to conduct a criminal and sex offender background check along a with landlord verification/reference check. I/we authorize the release of information to PHA by my/our employer(s), the Department of Health and Human Services, the Social Security Administration, and/or other business or government agencies. The request to release information is solely for the determination of your eligibility for admission. I/we understand that any false statement made on this application will cause me/us to be ineligible for admission.

SIGNATURES:

<div>Head of Household Signature</div>	<div>Date</div>
<div>Spouse/Co-Head Signature</div>	<div>Date</div>
<div>Other Adult Signature</div>	<div>Date</div>
<div>Other Adult Signature</div>	<div>Date</div>

FOR OFFICE USE ONLY

PHA TIME/DATE STAMP

PHA Representative Signature



Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.1(c)

Deconcentration and Other Policies that Govern Eligibility, Selection, and
Admissions

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan (24 CFR 903.7(b)).

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement (24 CFR 903.2(c)(5)).

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds (24 CFR 903.2(b)).

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHAPolicy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHAPolicy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

Procedure for Corrective Action When Required

The Deconcentration Rule requires admission policy procedures to correct imbalances within sites that do not meet the Established Income Range. The procedures are as follows;

- 1) When a development is determined to be outside of the Established Income Range, the Director of Housing and Chief Executive Officer will evaluate the degree to which the identified development is outside of the Established Income Range. A determination will be made as to why the situation developed, i.e. is there an identifiable reason that caused the situation to occur? When the determination is made, then a corrective plan of action will be developed. For example, capital improvements may be needed to make the site more desirable and such improvements may be included in the capital budget.

2) Depending on the reason for the situation, there may be a need to skip a family on the waiting list in an effort to further the goals of deconcentration. HUD has established that "skipping" for the purposes of deconcentration does not constitute an adverse action.

3) The Peoria Housing Authority may choose to justify to HUD the reason that the complex is outside of the Established Income Range.

4) The Peoria Housing Authority may choose to provide incentives, including an affirmative marketing plan, rent incentives or adding additional amenities to the site.

The chosen admission activities shall occur until the development is within the Established Income Range.

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.2

New Activities

**Peoria Housing Authority –
IL003 2025 Annual Plan
New Activities, Goals and Objectives**

Expand efforts to ensure equal opportunity in housing.

1. Demolition and/or Disposition: Choice Neighborhood Initiative Planning Grant was submitted and awarded in September 2023 for AMP 2, Harrison South, with the City of Peoria as a co-applicant. PHA is As a part of this process, there is consideration for the demolition and/or disposition of Harrison South AMP 2. We anticipate the application to be completed by the end of 2024.
2. Mixed Finance Development
 - a. PHA, along with its development instrumentality, will continue with the development of repositioning plans of, Scattered Sites Multiplexes and apartment buildings, Riverwest, 07, 08, and 09; and Harrison AMP 2, with possible repositioning of Harrisons AMPs 6 & 11. The Housing Authority intends to apply for Low-Income Housing Tax Credits (LIHTC)/Mixed Finance, and other financing opportunities, to recapitalize developments that make up the Riverwest Communities, AMPs 7, 8, and 9. PHA will consider outsourcing management of component units.
 - b. PHA intends to partner with private developers to enter into partnerships to acquire land through bargain sales while entering into partnership agreements for the land improvement (development), The first deal with this agreement partnership is scheduled to close in October 2024. Projected Project Based Vouchers based on award letters issued in 2023-2024 and scheduled to close in 2024:
 - Phoenix Communities: 55 PBV
 - Pivot Housing Partners / Peoria Opportunities Foundation: 16 PBV
 - Lincoln Terrace 12 PBVs
 - PHA continues to offer and award of PBV's and expand efforts to ensure equal opportunity in housing.
 - c. Exploring Community Land trust and other alternatives to preserving housing
3. 1031 Shelley Street (Scattered Sites) was approved for disposition, however, PHA may consider submitting a DDA Application to include demolition.
4. PHA will update the expired designated housing plan for Sterling Towers.
5. Operational Efficiency:
 - a. 100% file audit by third-party consultant for both LIPH and HCV Programs
 - b. Implementation of Quality Assurance Department to help streamline Program Compliance
 - c. PHA will ramp-up recruiting and hiring to fill vacant positions
 - d. BDO will assist with reconciling payables, to improve vendor relations
 - e. Continue education of Fair Housing Laws

Capital Improvements

PHA's existing public housing portfolio requires continuous investment, and there is a backlog of unfunded capital needs, so in addition to exploring repositioning strategies and preservation of the current housing stock, PHA seeks to do the following:

- a. Procure cost to replace fire safety systems at Sterling and Harrison
- b. PHA has been awarded the hazard grant and work will commence in 2025
- c. Install smart burners in Harrison Senior Building
- d. Continue and maintain vacancy reduction activities across the portfolio
- e. Set aside CFP Funds to design and build community parks and outdoor activity parks within PHA developments and on PHA's properties located near other scattered sites
- f. Increase safety with interior and exterior lighting upgrades and landscaping designs.
- g. Explore redevelopment and RAD conversion activities portfolio-wide to ensure the long-term preservation of affordable housing
- h. Explore all available HUD Capital Grant program funding opportunities

Improve Operational Performance

6. Mitigate open FDS and annual audit deficiencies, see the audit corrective action plan outlined in the external YE audit.
7. Enhanced call center operations by procuring contractor support to reduce wait times and improve overall customer service
8. Provide services to residents, including youth, families, and seniors living in public housing and senior developments to enhance their quality of life.
9. Increase interdepartmental collaboration and communication through training, team building, and agency-wide professional development.
10. Increase PHA's technology and paperless footprint

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.3

Progress Report

PEORIA HOUSING AUTHORITY - PHA IL003 2025 PHA Plan
Progress Report

Project 1: Expand and Preserve the Supply of Assisted Housing

Achieve Public Housing average occupancy rate of 99%

The LIPH Program and Capital Program (Modernization) will address Peoria Housing Authority's unit vacancies through vacancy reduction, and the reconciliation of long-term vacant (LTV) units by reconciling the LTV public housing inventory through PIH Notice 2021-35, throughout PHA's public housing portfolio. Expand affordable Housing in LIPH and HCV Programs.

Status:

PHA has reclassified its long-term vacant units, as outlined in PIH notice 2021-35, and has procured a contractor to renovate Sterling Towers LTV and upgrades, while PHA considers the long-term repositioning strategies. This progress is ongoing. PHA was awarded a hazard grant to mitigate environmental risk at Amp2, AMP 4 and AMP 5. This work is scheduled to begin in early 2025 PHA assumed LP interest in River West New South Town, AMP 7, as of May 2024. PHA is seeking to partner with a developer to recapitalize the property, as well as consider 3rd Party Management. PHA is also partnering with Private developers to acquire interest in local partnerships, in increase the footprint of local investors in multi-family on the southside. PHA is exploring two additional partnerships with Private investors to partner, in an effort to expand housing and maintain local interest in multifamily properties on the southside PHA installed 180 sets of smart burners at Sterling Towers, the senior community with these highest occurrences of fire alarms from cooking fires. The number of fire alarms has reduced immensely since the installation PHA awarded 3 letters of commitment totaling nearly 75 vouchers PHA has improved its communication with DCFS, CoC and VA in order to increase voucher utilization in our special programs, including mainstream HCV has achieved high-performer.

Project 2: Improve the Quality of Assisted Housing

Status

- a. PHAS scores for the Public Housing program were maintained. PHA will continue to work towards achieving "high performer" status for its Public Housing program so that the Agency may qualify for "Move to Work" status.

- b. FY 2023 SEMAP – Agency maintained “high performer” status for the Housing Choice Voucher program.
- c. Continued progress repositioning Public Housing units at Harrison 2 with the redevelopment of Riverwest Homes. Sterling Towers and Harrison Senior
 - a. The Agency’s effort to implement an extensive Fire and Emergency Plan and emergency evacuation drills for Harrison Senior and Sterling Towers is ongoing. However, the PHA installed approximately 185S mart Burners in each unit, at Sterling Towers, in partnership with the Peoria Fire Department. Sterling Towers had the highest number of fire occurrences from cooking fires, in the entire city.
 - b. Curb appeal improvements to Sterling Towers were made and are ongoing.
 - c. PHA implemented numerous “in-house” programs at Sterling Towers and Harrison Senior, including ongoing food distribution from and onsite
- d. PHA Will submit the Demo/Dispo application for Harrison Homes by the end of 2024. Section 9 operating subsidy to a project-based section eight subsidy will allow the housing authority to address many capital items and routine maintenance repairs in many of its housing developments
- e. PHA completed the transfer of assignment of Riverwest back to PHADC, and entered into a developer partnership with DRE, Inc to revitalize Lincoln Terrace, preserving 92 affordable housing units.
- f. Taft 4 and 9 developments were completed and leased in 2024, and an open house is planned for Q4 2024
- g. Choice Neighborhood Planning of Harrison South is underway, in partnership with the City of Peoria.

Project 3: Increased Assisted Housing Choices Status

- a. The LIPH Program continues to implement effective maintenance and management policies to improve unit turn time and leasing efforts. This is an ongoing process, as PHA has struggles with LTVs. Due to turnover with maintenance employees, the hasn’t been much progress with policy and procedure development. However, PHA has procured HD Supplies to aid with vacancy reduction and upgrades, while maintenance tech focused on day-to-day deficiencies and resident emergencies. This has improved the quality of the units.
- b. The Agency has considered the implementation of the required, Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. PHA has released its proposed 2025 FMRs , and anticipates converting to SAFMRs in 2026, to offer higher opportunity and lower poverty in specific areas.
- c. The use of SAFMRs is central to PHA’s de-concentration goals as the Agency is always looking for ways to integrate subsidized housing with the City of Alexandria’s “affluent” market rate residential areas.

Project 3:

The LIPH Program will increase its marketing efforts to build a healthy waitlist of applicants for the AMPs with struggling occupancy and LTVs.

Status:

PHA's goal is to close, purge and reopen the waitlist, and create brochures and advertisements of the open waitlist. PHA will form a rebranding campaign as we re-tool and aim to provide better service delivery, including curb appeal, building maintenance, unit maintenance, and accessibility of the management team. PHA will offer more resident-friendly community engagement and solicit customer service surveys, to measure our service to residents and the community. These plans are still active and ongoing.

Project 4:

The LIPH program will partner with local Social Services and Outreach Agencies to aid in assisting families in jeopardy of eviction, due to TARs.

Status:

PHA fall short of achieving this goal. Over the next 12 months, PHA will collaborate with community partners and place greater emphasis and resources toward meeting this goal. PHA will host various resource workshops to aid families in jeopardy of eviction. PHA will also create more awareness of voluntary TPAs.

Project 5: Reinstate Resident Councils, Advisory Boards and Community Meetings**Status:**

- a. PHA conducted several community meetings to discuss the implications of Choice Neighborhood Initiative in the Harrison Homes area. Community member turnout has been decent. Sterling Towers has re-instated its Resident Council and Harrison Homes' Resident Council is anticipated to be reinstated in 2025, along with a Resident Advisory Board.

PHA also met several times a year with each housing development's community. Topics discussed include; building and unit maintenance, community safety, problematic behavior(s) of Residents, and new rules and regulations affecting the Agency and the Residents. During these and all PHA lead community meetings, Tenants are encouraged to speak, suggest improvements, and ask questions.

react to any issues that have occurred as well as be increasingly preventative when it comes to building, common space maintenance, and overall upkeep of the property.

PHA continues to be a major contributing partner in many community events. With the City of Peoria, and numerous local organizations. PHA holds an annual National Night Out on Crime, Juneteenth Celebrations and Strong Families Community Events. Local organizations provide booths that offer an array of fun and creative activities. PHA also partners with the and local organizations to provide its annual Toys for Tots Program, which provides to PHA's children gifts. PHA also hosted it's second annual coat drive and winter festival, vaccine drives and block parties.

b. Promotion of Self-Sufficiency

PHA continues to make efforts to change the low-income level of many Public Housing and Housing Choice Voucher families. PHA works towards increasing resident's job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs. These programs not only offer case management of family needs and goals but they provide trainings on topics that include, Self-Development, Financial Literacy, Credit Repair, Obtaining Employment, etc. These training sessions are open to all PHA residents (and PHA staff). PHA was also the grant recipient of Job Plus Initiative and Minnesota Literacy.

The FSS Program has graduated several Housing Choice Voucher and Public Housing participants this year, all graduates accrued escrow. PHA will Implement Community Engagement and Resident Support Services departments.

Other:

Resident Service has made the following progress over the last year:

- Partnered with Prairie State Legal to assist PHA resident on a referral basis
- YouthBuild Students and Maintenance Techs earned their EPA certifications.
- Increased the number of ROSS participants to 127
- Enrolled 26 students into YouthBuild.
- Hired AmeriCorps Vista to run the Literacy Minnesota Program
- Partnered with local stakeholder for produce distribution and garden club at Harrison.
- Partnering with Solvera Health for on-site Flu vaccines at Harrison Homes and Sterling,
- Hosted first annual reverse trick-o-treat event.
- Hosted Night Out Against Crime event in collaboration with our City, Police, and Neighborhood Association partners in executing events in the national campaign that deter and reduce violence, while improving community relationships between citizens and the law enforcement.

- Held our annual Strong Families Event! This year was carnival-style and included a community resource fair with partners such as, Busey Bank, Illinois Central College, and Aetna Healthcare
- Started a partnership with local healthcare agencies to conduct resident needs/health assessments, provide nutrition education programing, and conduct vaccine clinics when needed.
 - Vacancy reduction and moderation initiative at Sterling towers, has yielded 68 upgraded units with new flooring and lighting throughout
 - Pursuing housing resources other than public housing or HCV tenant-based assistance.
 - Adopt rent policies to support and encourage work to target families at or below 30% of the AMI and to families at/below 50% of AMI.
 - Entering into intergovernmental agreements with neighboring Peoria County jurisdictions.
 - Create partnerships and policies that will help combat homelessness
 - Update and implement Administrative Plan Policy and FSS Action Plan

Project 6 – Team Development and Training

PHA's staff continues to attend job/position specific trainings year-round. Tax Credit, Rent Calculation, HOTMA, Maintenance, Management, and budget management are but a few of the trainings attended, including several Property Management and HCV staff members attended a two-day HCV and Public Housing training which was held onsite.

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.4

Capital Improvements

IL003 CFP Annual Plan FY 2024-2028 Approved Jan 1, 2024

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 01/02/2024

Approved By: DIPIETRO, STEVEN

Part I: Summary						
PHA Name : Peoria Housing Authority		Locality (City/County & State)				
PHA Number: IL003		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$771,104.00	\$771,104.00	\$771,104.00	\$771,104.00	\$771,104.00
	HARRISON HOMES SOUTH (IL003000002)	\$430,000.00	\$509,000.00	\$437,000.00	\$437,000.00	\$437,000.00
	SCATTERED SITES (IL003000003)	\$363,000.00	\$355,000.00	\$300,000.00	\$305,000.00	\$305,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III	\$67,500.00	\$29,885.00	\$67,500.00	\$67,500.00	\$67,500.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)	\$97,885.00	\$78,000.00	\$123,885.00	\$123,885.00	\$123,885.00
	STERLING TOWERS EAST & WEST (IL003000005)	\$445,072.00	\$421,572.00	\$430,072.00	\$440,072.00	\$440,072.00
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I	\$62,456.00	\$72,456.00	\$107,456.00	\$92,456.00	\$92,456.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID0741	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E for Design and Construction, Consulting, Survey, Audit, Appraisal, Sundry, Construction Supervision/Inspections, Audit Costs		\$50,000.00
ID0742	Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID0743	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID0744	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, Security Improvements		\$50,000.00
	HARRISON HOMES SOUTH (IL003000002)			\$430,000.00
ID0746	Asphalt Road Repairs(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat)	Repair to road and parking lot including striping		\$50,000.00

Capital Fund Program - Five-Year Action Plan

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Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0747	Concrete Repairs(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk Replacement, Stoops and Rails		\$50,000.00
ID0748	Erosion Control and Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Tree trimming and removal, erosion control, mulch		\$10,000.00
ID0749	Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$10,000.00
ID0750	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground improvements		\$10,000.00
ID0751	Kitchen Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$10,000.00
ID0752	Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tubs, shower heads, valves and controls, commodes, medicine cabinets, exhaust fans and flooring		\$20,000.00
ID0753	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, smoke detectors, cameras		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0754	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement		\$5,000.00
ID0755	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$30,000.00
ID0756	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint unit interiors - 2-3 units		\$5,000.00
ID0757	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck pointing, fencing, etc as needed Repair laundry poles		\$46,000.00
ID0758	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc. as needed		\$81,000.00
ID0759	Acquisition(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$5,000.00
ID0760	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$28,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1052	Exterior Metal Access Grates(Dwelling Unit-Exterior (1480)-Other)	Access point for crawl space		\$10,000.00
ID1255	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	New unit construction		\$25,000.00
ID1256	Demolition(Dwelling Unit - Demolition (1480))	Demolition of existing row house buildings		\$25,000.00
	SCATTERED SITES (IL003000003)			\$363,000.00
ID0762	Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalks, stoop and rails		\$7,500.00
ID0763	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID0764	Exterior Unit Renovation(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Tuck pointing, fencing, storm doors, garage door replacement, etc. as needed		\$102,500.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0765	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Vacant and occupied unit upgrades; painting, flooring, carpentry, electrical, blinds, misc plumbing, etc; as needed		\$102,500.00
ID0767	Kitchen Renovation(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID0768	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement, asphalt shingles		\$63,000.00
ID0769	Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	gutters, fascia and soffits - 2 buildings		\$5,000.00
ID0770	Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID0771	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$20,000.00
ID0808	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1053	Security Cages for A/C's(Dwelling Unit-Exterior (1480)-Other)	To secure air conditioners		\$5,000.00
ID1166	Development(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Pre-development, soft costs, relocation, partnership, other related expenses		\$5,000.00
ID1257	Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Water heater replacements in units		\$10,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$67,500.00
ID0785	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$5,000.00
ID0786	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrade: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$2,500.00
ID0787	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Lighting, cameras		\$5,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0791	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$5,000.00
ID1057	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$30,000.00
ID1058	HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace HVAC		\$20,000.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$97,885.00
ID0788	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Replace smoke and carbon monoxide detectors and exterior lighting		\$23,000.00
ID0789	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades, painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$30,000.00
ID0790	HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace HVAC		\$15,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1054	Windows(Dwelling Unit-Exterior (1480)-Windows)	Window replacement		\$10,000.00
ID1055	Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Interior and exterior doors including hardware		\$19,885.00
	STERLING TOWERS EAST & WEST (IL003000005)			\$445,072.00
ID0792	Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$3,000.00
ID0793	Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk replacement, stoops and rails		\$14,268.00
ID0794	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID0795	Asphalt Road Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair to road and parking lots including striping		\$14,268.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0796	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Unit Painting - 5 units		\$30,000.00
ID0797	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$23,536.00
ID0798	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace apartment entry doors - 5		\$5,000.00
ID0799	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace electric water heaters, ranges, refrigerators		\$15,000.00
ID0800	Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$20,000.00
ID0801	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Cameras, lighting, emergency lighting, fixtures, alarm system, new FOB system		\$25,000.00
ID0802	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$20,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0803	Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$40,000.00
ID0804	Hallways and Common Area Renovations(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Furniture, Carpet, flooring, lighting, painting, new bathroom, etc.		\$62,000.00
ID0805	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Vacant unit upgrades; painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$51,500.00
ID0806	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fencing)	Tuck pointing, fencing, etc. as needed		\$51,500.00
ID0807	Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$25,000.00
ID1258	Air Conditioners(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	A/C replacements in units		\$10,000.00
ID1259	Air Handler(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Air handler replacement		\$15,000.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$62,456.00
ID1173	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$15,000.00
ID1174	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$20,456.00
ID1175	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Cameras, exterior lighting, smoke detectors, carbon monoxide detectors		\$12,000.00
ID1176	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace windows, roofs, siding, exterior doors		\$15,000.00
	Subtotal of Estimated Cost			\$2,237,017.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID0861	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E for Design and Construction, Consulting, Survey, Audit, Appraisal, Sundry, Construction Supervision/Inspections, Audit Costs		\$50,000.00
ID0862	Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID0863	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID0864	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, Security Improvements		\$50,000.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$78,000.00
ID0865	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace smoke and carbon monoxide detectors		\$8,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0866	Interior Unit Renovations (Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$40,000.00
ID0867	HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace HVAC		\$15,000.00
ID0868	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$29,885.00
ID0869	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$10,000.00
ID0870	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$2,500.00
ID0871	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Other)	Lighting, cameras		\$5,000.00

Form HUD-50075.2⁰⁷²(4/2008)

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0877	Kitchen Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID0878	Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tubs, shower heads, valves and controls, commodes, medicine cabinets, exhaust fans and flooring		\$20,000.00
ID0879	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, smoke detectors, cameras		\$10,000.00
ID0880	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement		\$20,000.00
ID0881	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$5,000.00
ID0882	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint unit interiors - 2-3 units		\$100,000.00
ID0883	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck pointing, fencing, etc as needed		\$81,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0895	Exterior Unit Renovation(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Tuck pointing, fencing, etc. as needed		\$102,500.00
ID0896	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Vacant unit upgrades; painting, flooring, carpentry, electrical, etc; as needed		\$102,500.00
ID0897	Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID0898	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement, asphalt shingles		\$50,000.00
ID0899	Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits)	gutters, fascia and soffits - 2 buildings		\$10,000.00
ID0900	Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID0901	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$20,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0910	Kitchen Renovations(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$33,536.00
ID0911	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace apartment entry doors - 5		\$5,000.00
ID0912	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace electric water heaters, ranges, refrigerators		\$15,000.00
ID0913	Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$5,000.00
ID0914	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Cameras, lighting, emergency lighting, fixtures, alarm system		\$10,000.00
ID0915	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$5,000.00
ID0916	Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$15,000.00

Form HUD-50075.2⁰⁷⁹(4/2008)

Work Statement for Year 3

General Description of Major Work Categories

Estimated Cost

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1011	Kitchen Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$30,000.00
ID1012	Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tubs, shower heads, valves and controls, commodes, medicine cabinets, exhaust fans and flooring		\$30,000.00
ID1013	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, smoke detectors, cameras		\$10,000.00
ID1014	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement		\$29,000.00
ID1015	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$5,000.00
ID1016	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck pointing, fencing, etc as needed		\$81,000.00
ID1017	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc. as needed		\$107,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1096	Acquisition(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$5,000.00
ID1097	Parking Lot(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Addition to parking lot		\$20,000.00
	SCATTERED SITES (IL003000003)			\$300,000.00
ID1026	Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalks, stoop and rails		\$7,500.00
ID1027	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID1028	Exterior Unit Renovation(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Tuck pointing, fencing, etc. as needed		\$102,500.00
ID1029	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc; as needed		\$92,500.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1030	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00
ID1031	Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID1032	Roofs & Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roof replacement, asphalt shingles; gutters, fascia, downspouts, gutter guards, soffits		\$20,000.00
ID1093	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$25,000.00
ID1094	Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID1095	Mailboxes(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Replace large mailboxes		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$771,104.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1041	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A&E for Design and Construction, Consulting, Survey, Audit, Appraisal, Sundry, Construction Supervision/Inspections, Audit Costs		\$50,000.00
ID1042	Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID1043	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID1044	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, Security Improvements		\$50,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$67,500.00
ID1066	Appliances(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Dwelling Unit-Interior (1480)-Appliances)	Replace ranges, refrigerators, water heaters		\$10,000.00
ID1067	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$2,500.00

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Work Statement for Year 3

General Description of Major Work Categories

Estimated Cost

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General Description of Major Work Categories

Estimated Cost

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1182	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$12,500.00
ID1183	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$20,456.00
ID1184	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Cameras, exterior lighting, smoke detectors, carbon monoxide detectors		\$12,000.00
ID1185	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Door and window replacements		\$30,000.00
ID1186	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor replacements and interior lighting upgrades		\$32,500.00
	Subtotal of Estimated Cost			\$2,237,017.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES SOUTH (IL003000002)			\$437,000.00
ID1098	Asphalt Road Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair to road and parking lot including striping		\$30,000.00
ID1099	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$28,000.00
ID1100	Concrete Repairs(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk Replacement, Stoops and Rails		\$30,000.00
ID1101	Copy of Erosion Control and Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID1102	Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$2,000.00
ID1103	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground improvements		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1104	Kitchen Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$30,000.00
ID1105	Bathroom Renovations(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Tubs, shower heads, valves and controls, commodes, medicine cabinets, exhaust fans and flooring		\$30,000.00
ID1106	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, smoke detectors, cameras		\$10,000.00
ID1107	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement		\$29,000.00
ID1108	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$5,000.00
ID1109	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck pointing, fencing, etc as needed		\$81,000.00
ID1110	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc. as needed		\$107,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1159	Acquisition(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$5,000.00
ID1161	Parking Lot(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Addition to parking lot		\$20,000.00
	SCATTERED SITES (IL003000003)			\$305,000.00
ID1111	Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalks, stoop and rails		\$7,500.00
ID1112	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID1114	Exterior Unit Renovation(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Tuck pointing, fencing, etc. as needed		\$102,500.00
ID1115	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc; as needed		\$92,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1116	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00
ID1117	Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID1118	Roofs & Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roof replacement, asphalt shingles; gutters, fascia, downspouts, gutter guards, soffits		\$20,000.00
ID1156	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$25,000.00
ID1157	Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID1158	Mailboxes(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Replace large mailboxes		\$10,000.00
ID1170	Development(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Pre-development, soft costs, relocation, partnership, other related expenses		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID1119	Fees and Costs(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit,Contract Administration (1480)-Relocation)	A&E for Design and Construction, Consulting, Survey, Audit, Appraisal, Sundry, Construction Supervision/Inspections, Audit Costs		\$50,000.00
ID1120	Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID1121	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID1122	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, Security Improvements		\$50,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$67,500.00
ID1128	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1130	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$2,500.00
ID1131	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Lighting)	Lighting, cameras		\$5,000.00
ID1132	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$20,000.00
ID1133	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace natural gas furnaces, air conditioners		\$30,000.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$123,885.00
ID1134	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace smoke and carbon monoxide detectors		\$8,000.00
ID1135	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$40,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1136	HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace HVAC		\$15,000.00
ID1137	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
ID1138	Concrete(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk replacement, stoops and rails		\$30,000.00
ID1139	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	windows, doors including hardware		\$15,885.00
	STERLING TOWERS EAST & WEST (IL003000005)			\$440,072.00
ID1140	Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$3,000.00
ID1141	Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk replacement, stoops and rails		\$14,268.00

Work Statement for Year 4

General Description of Major Work Categories

Estimated Cost

Form HUD-50075.2⁰⁹⁷(4/2008)

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1149	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Other)	Cameras, lighting, emergency lighting, fixtures, alarm system		\$10,000.00
ID1150	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$20,000.00
ID1151	Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$15,000.00
ID1152	Hallways and Common Area Renovations(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Furniture, Carpet, flooring, lighting, painting, etc.		\$72,000.00
ID1153	Unit Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Vacant unit upgrades; painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$51,500.00
ID1154	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fencing)	Tuck pointing, fencing, etc. as needed		\$51,500.00
ID1155	Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$25,000.00

Form HUD-50075.2¹⁰⁰(4/2008)

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES SOUTH (IL003000002)			\$437,000.00
ID1192	Copy of Asphalt Road Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair to road and parking lot including striping		\$30,000.00
ID1193	Copy of Relocation(Contract Administration (1480)-Relocation)	Relocation		\$28,000.00
ID1194	Copy of Concrete Repairs(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk Replacement, Stoops and Rails		\$30,000.00
ID1195	Copy of Copy of Erosion Control and Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID1196	Copy of Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$2,000.00
ID1197	Copy of Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground improvements		\$10,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1198	Copy of Kitchen Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$30,000.00
ID1199	Copy of Bathroom Renovations(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Tubs, shower heads, valves and controls, commodes, medicine cabinets, exhaust fans and flooring		\$30,000.00
ID1200	Copy of Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, smoke detectors, cameras		\$10,000.00
ID1201	Copy of Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement		\$29,000.00
ID1202	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$5,000.00
ID1203	Copy of Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuck pointing, fencing, etc as needed		\$81,000.00
ID1204	Copy of Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc. as needed		\$107,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1246	Copy of Acquisition(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$5,000.00
ID1247	Copy of Parking Lot(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Addition to parking lot		\$20,000.00
	SCATTERED SITES (IL003000003)			\$305,000.00
ID1205	Copy of Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalks, stoop and rails		\$7,500.00
ID1206	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID1207	Copy of Exterior Unit Renovation(Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Tuck pointing, fencing, etc. as needed		\$102,500.00
ID1208	Copy of Interior Unit Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	unit upgrades; painting, flooring, carpentry, electrical, etc; as needed		\$92,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1209	Copy of Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00
ID1210	Copy of Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$20,000.00
ID1211	Copy of Roofs & Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roof replacement, asphalt shingles; gutters, fascia, downspouts, gutter guards, soffits		\$20,000.00
ID1243	Copy of Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$25,000.00
ID1244	Copy of Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID1245	Copy of Mailboxes(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Replace large mailboxes		\$10,000.00
ID1248	Copy of Development(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Pre-development, soft costs, relocation, partnership, other related expenses		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID1212	Copy of Fees and Costs(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit,Contract Administration (1480)-Relocation)	A&E for Design and Construction, Consulting, Survey, Audit, Appraisal, Sundry, Construction Supervision/Inspections, Audit Costs		\$50,000.00
ID1213	Copy of Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID1214	Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID1215	Copy of Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, Security Improvements		\$50,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$67,500.00
ID1216	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1217	Copy of Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$2,500.00
ID1218	Copy of Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Lighting)	Lighting, cameras		\$5,000.00
ID1219	Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$20,000.00
ID1220	Copy of HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace natural gas furnaces, air conditioners		\$30,000.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$123,885.00
ID1221	Copy of Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Replace smoke and carbon monoxide detectors		\$8,000.00
ID1222	Copy of Interior Unit Renovations(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1223	Copy of HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace HVAC		\$15,000.00
ID1224	Copy of Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
ID1225	Copy of Concrete(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk replacement, stoops and rails		\$30,000.00
ID1226	Copy of Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	windows, doors including hardware		\$15,885.00
	STERLING TOWERS EAST & WEST (IL003000005)			\$440,072.00
ID1227	Copy of Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$3,000.00
ID1228	Copy of Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk replacement, stoops and rails		\$14,268.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1229	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID1230	Copy of Road Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair to road and parking lots including striping		\$14,268.00
ID1231	Copy of Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Unit Painting - 5 units		\$60,000.00
ID1232	Copy of Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Countertops, walls, base cabinets, sinks, faucets, range hoods and flooring		\$33,536.00
ID1233	Copy of Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace apartment entry doors - 5		\$5,000.00
ID1234	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace electric water heaters, ranges, refrigerators		\$15,000.00
ID1235	Copy of Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$20,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1236	Copy of Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Other)	Cameras, lighting, emergency lighting, fixtures, alarm system		\$10,000.00
ID1237	Copy of Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$20,000.00
ID1238	Copy of Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$15,000.00
ID1239	Copy of Hallways and Common Area Renovations(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Furniture, Carpet, flooring, lighting, painting, etc.		\$72,000.00
ID1240	Copy of Unit Renovations(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Vacant unit upgrades; painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$51,500.00
ID1241	Copy of Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fencing)	Tuck pointing, fencing, etc. as needed		\$51,500.00
ID1242	Copy of Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1249	Copy of Copy of Development(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Pre-development, soft costs, relocation, partnership		\$10,000.00
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$92,456.00
ID1250	Copy of HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$12,500.00
ID1251	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$20,456.00
ID1252	Copy of Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Cameras, exterior lighting, smoke detectors, carbon monoxide detectors		\$12,000.00
ID1253	Copy of Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Door and window replacements		\$30,000.00
ID1254	Copy of Interior Unit Renovations(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Floor replacements and interior lighting upgrades		\$17,500.00

Form HUD-50075.2¹¹¹(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$50,000.00
Operations(Operations (1406))	\$447,403.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$223,701.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Subtotal of Estimated Cost	\$771,104.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$50,000.00
Operations(Operations (1406))	\$447,403.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$223,701.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Subtotal of Estimated Cost	\$771,104.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$50,000.00
Operations(Operations (1406))	\$447,403.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$223,701.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Subtotal of Estimated Cost	\$771,104.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Fees and Costs(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit,Contract Administration (1480)-Relocation)	\$50,000.00
Operations(Operations (1406))	\$447,403.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$223,701.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	\$50,000.00
Subtotal of Estimated Cost	\$771,104.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Copy of Fees and Costs(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit,Contract Administration (1480)-Relocation)	\$50,000.00
Copy of Operations(Operations (1406))	\$447,403.00
Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$223,701.00
Copy of Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	\$50,000.00
Subtotal of Estimated Cost	\$771,104.00

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment B.5

FY2023 Audit Findings
and
Financial Corrective Action Plan

PEORIA HOUSING AUTHORITY
Peoria, Illinois

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2023

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont'd)

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

**Finding 2023-001 – Accounting Controls – Internal controls over Inventory
Significant Deficiency**

Criteria: Good internal controls allow for management to oversee the use of inventory and track the items from purchase to final use. The Housing Authority's Financial Management Policies states in Section 15.1.5 that full inventory counts will be accomplished annually. Inventory at year end should also be reconciled and accounted for on the general ledger to accurately report the financial statements.

Condition: We noted upon review of the year-end inventory that the balance reported on the balance sheet has not changed since Fiscal Year 2021. We inquired of management and discovered that a full year-end inventory count was not performed which is stated in local policy. We believe that the internal controls in this area are weak and allow for the possibility of a material misstatement or potential fraud.

Cause: The Authority did not perform a year-end inventory. The Authority should plan to do this at year end and adjust the general ledger accordingly.

Effect: Failure to account for changes in inventory can lead to potential misstatements on the general ledger. It can allow for potential fraud and waste of the materials stored.

Recommendation: Staff should review internal inventory policies and perform the approved duties. This includes a year-end count of inventory.

**Finding 2023-002 – Control Environment – Staffing Turnover and Related Internal Controls
Significant Deficiency**

Criteria: Regulations at 2 CFR Part 200, Uniform Administrative Requirements, outline the internal control requirements for recipients of federal grant funds. Non-Federal entities must demonstrate, "Effective control over, and accountability for, all funds, property, and other assets." A deficiency in internal control exists when the design or operation of a control does not allow management or its employees, in the normal course of operation, to detect or correct errors, fraud, or misstatements in a timely manner. The failure to properly implement internal control procedures can result in material misstatements of the account balances and noncompliance with grant oversight provisions.

Condition: We noted while we were onsite that the Authority has experienced severe staff turnover in various key departments of operation. These departments include Housing Choice Voucher (HCV), Finance, and Contract Procurement, due in part to restructuring of team and internal processes in these three departments, specifically, over the last year. These staffing shortages are described further below:

Housing Choice Voucher – There are two vacant positions in the HCV department, the Eligibility Specialist and the HCV Director. There was one revolving vacant leasing specialist position for 6 months, until the same specialist returned. However, as a part of restructuring, 1-2 additional leasing specialists will be added to the payroll in 2025, to lessen the case load for each leasing specialist. The HCV Director position is vacant, as a part of the planned restructuring. The HCV Manager's role was replaced by the new role of Sr. Voucher Management Specialist, which was assumed by the most tenured leasing specialist in the HCV department. In addition, a Quality Assurance Manager was added as a new role. Nan McKay Associates is supporting the department by conducting 100% file audit. This program is currently being overseen by Rachel Pollard who is the Senior Director of Operations & Management Standards with technical assistance from All Housing Consultants, who will also begin serve as the Interim HCV Director effective September 2024, while PHA continues its search for a full-time HCV Director.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont'd)

Section II – Financial Statement Findings (Cont'd)

Findings related to financial statements in accordance with GAGAS:

Finding 2023-002 – Control Environment – Staffing Turnover and Related Internal Controls (Cont'd)
Significant Deficiency

Finance – The Finance Department is currently being overseen by Shanda Green who is the Director of Finance and Human Resource Specialist. Under her is a new employee, Sue Leadley who is the Finance and Accounting Manager. As a part of the agency's restructuring plan, Bedrock Consultants assumed the role of Finance and Accounting oversight in March 2023 and performed most critical duties within the accounting department, except Accounts Payables and Accounts Receivables, with additional support for NCB Consultants, CPA firm. There is currently two vacant positions, Accounts Payables and Receivables, currently filled by a temporary employee, and a staff Accountant which will not be filled at this time. All positions in this department, except for Shanda, have turned over annually, and a new CFO is scheduled to begin in October 2024. BDO is scheduled to oversee payables as of October 2024, and Shanda will transition out of accounting.

Contract Procurement – This department also saw significant staff turnover at both the top and bottom levels, as the administration sought tighter internal controls and accountability for contract awards. Rachel Pollard is currently in charge of contract procurement and administration. Under her the positions for contract management and procurement are vacant at the time of writing. Due to restructuring this business component will be reorganized by Finance, in order to separate procurement activities from contracts administration and improve efficiency.

The Authority has taken steps to alleviate and mitigate some of the risks that come with the above staffing shortages. The Authority hired a consultant to do the year end close and reporting of the financials. The Authority also has hired a consultant to maintain and report the VMS data monthly. We also note numerous discussions in the board minutes relating to staffing turnovers and the search for candidates. We believe, however, that there is significant risk in the above staffing turnover in how that relates to the effective internal control environment going forward. Although the effects of these staffing deficiencies may not be immediately felt they have the potential to cascade over time into further staffing shortages from burnout, financial misstatements, or fraud/waste.

Cause: From staff discussions there appears to be a multitude of reasons for these staffing deficiencies. Some are related to retirement, some are related to staff finding better jobs, etc. We also note that some of this turnover is due to board efforts to restructure and improve efficiency.

We believe, however, that all of this at one time presents a high risk for internal control deficiencies.

Effect: Mass staff turnover can lead to deficiencies in the internal control environment where segregation of duties becomes difficult. The organizational chart also becomes difficult to navigate which blurs the lines of responsibility and oversight of tasks. Finally due to staff being spread thin there exists the possibility of material misstatement in the financials along with fraud and waste.

Recommendation: Management should continue to isolate the reasons for staff turnover and implement a plan to fully staff the departments.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont'd)

Section II – Financial Statement Findings (Cont'd)

Findings related to financial statements in accordance with GAGAS:

Finding 2023-003 – Internal Policies – Outdated Policies and Procedures
Significant Deficiency

Criteria: Board approved policies and procedures are instrumental in shaping the internal control environment and demonstrating safeguarding over assets. These policies outline tasks and protocol for how board oversight wishes management to effectively use resources to accomplish established goals. Non-Federal entities must demonstrate, "Effective control over, and accountability for, all funds, property, and other assets." These policies should be maintained and updated on a regular basis to reflect the will of oversight and actual ongoing operations.

Condition: We noted that several policies were out of date. The Procurement Policy was last updated in 2018. The Financial Management Policy was last updated in 2016. These policies should be updated to reflect actual ongoing duties and roles at the Housing Authority. If consultants are going to continue to be used by the finance department, then language pertaining to this should be incorporated into the Financial Management Policy.

We also noted that the current organizational chart was not maintained. While it is difficult to maintain this in relation to the staffing shortages it is an important internal control document for dictating role and chain of approval.

Cause: The board has not reviewed and approved policies recently which has led to them falling out of date.

Effect: Outdated policies can lead to current operations not following board approved controls. In addition to that outdated organizational charts complicate the chain of command and approval in how that relates to internal controls.

Recommendation: Management should have the board review and approve policies on a regular basis. Regular basis in this case should be at least every 3-5 years and shorter if there is a change in actual operations or regulatory guidance.

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2023-004 – Housing Choice Voucher Tenant Files – Rent Calculations
Noncompliance & Significant Deficiency – ALN 14.871

Criteria: Part 24 of the Code of Federal Regulations, Section 982, and the Housing Choice Voucher Guidebook give the requirements and guidance for maintaining the tenant files. HUD requires that certain information be obtained from each resident to properly support the rental calculations and prescribes acceptable methods of tenant income calculation. Additionally, the Agency's Administrative Plan provides guidance on the requirements of the tenant files and how they must be maintained.

Condition and Cause: We reviewed one hundred (100) Housing Choice Voucher tenant files and noted errors as described below:

- One instance of a 50058 form not in agreement with the HAP register
- One instance of an annual reexamination conducted late
- Two instances of unverified income
- Five instances of a miscalculation of a residents' income
- One instance of deductions in a tenant file being incorrect

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont'd)

Section III – Federal Award Findings and Questioned Costs (Cont'd)

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2023-004 – Housing Choice Voucher Tenant Files – Rent Calculations (Cont'd)
Noncompliance & Significant Deficiency – ALN 14.871

In total the above deficiencies aggregate to a 10% error rate with 8% of the errors being attributed to resident income calculations.

Effect: Improper calculation of tenant rental charges can result in misstatement of the financial statements, improper calculation of HAP subsidy, and noncompliance with Federal provisions governing the Housing Choice Voucher program.

Recommendation: We recommend that the Authority conduct a file audit of existing tenants to determine whether there are additional deficiencies. We also recommend that the Authority implement a quality control review to adequately monitor compliance with regulations pertaining to the maintenance of tenant files, which was underway with Nan McKay Associates, while the audit was taking place.

Finding 2023-005 – Procurement – Lack of Support for Procurement of Vendor
Noncompliance & Significant Deficiency – ALN 14.850 & 14.872

Criteria: Regulations at 2 CFR Part 200, Uniform Administrative Requirements, outline the procurement standards that are required for recipients of federal grant awards. The nonfederal entity must have and use documented procurement procedures, consistent with state, local, and tribal laws and regulations and the standards of this section. The nonfederal entity must create and adhere to its local Procurement Policy which has been approved by its board of directors.

Condition: We examined five (5) contracts for our tests of the internal controls related to the procurement of vendors. The Authority entered into the contract agreement 404-08-23-RFP with both Merit Construction and Hoagland Construction. We noted that the Authority conducted its procurement on the basis of evaluation in the form of an RFP and competitive proposal. We found a few deviations from expectations which are detailed below:

- The Authority was unable to produce evaluations and scoring for Merit Construction. The Authority was also unable to produce documentation on why Merit Construction was selected for the job.
- The Authority was unable to produce bid, performance, and payment bonding for Merit Construction

Cause: The Authority has experienced significant staff turnover within the past year. It is possible that those items mentioned above were performed and completed, but the Authority is unable to demonstrate them to us.

Effect: Noncompliance with local and federal procurement requirements can lead to findings and penalties related to funding.

Recommendation: We recommend that the Authority conducts a review of active contracts to ensure that all information related to the procurement of vendors is maintained effectively per the local procurement policy. We also recommend that going forward the Authority monitor this process to ensure that these supporting files are evidenced and maintained.

Peoria Housing Authority

Moving Families Forward

CORRECTIVE ACTION PLAN 2023 External Program Audit

U.S. Department of Housing and Urban Development

The Peoria Housing Authority (IL003) respectfully submits the following corrective action plan for the year ending December 31, 2023.

The findings from the schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

2023-001 Accounting Controls - Internal controls over Inventory – Significant Deficiency & Noncompliance – ALN 14.850

Action planned in response to finding:

The year-end inventory count was not completed as planned due to staffing turnover. We understand the critical importance of conducting a complete and accurate inventory count to ensure the integrity of our financial statements and internal controls.

In response to the identified deficiency, we are taking the following immediate steps to address the situation:

1. **Inventory Reconciliation:** We will begin reconciling inventory by December 31, 2024, and schedule a complete inventory count by June 30, 2025. This includes verifying inventory transactions and reviewing historical data.
2. **Interim Controls:** We will implement interim measures, such as increasing the frequency of inventory checks and reviews, to enhance inventory oversight and mitigate risks.
3. **Cross-training:** Implementing a cross-training program for key staff members to ensure multiple employees are proficient in inventory count procedures, reducing the impact of staff turnover.
4. **Documentation:** Enhancing documentation and standard operating procedures for year-end inventory counts to ensure consistency and clarity.

Planned completion date for the corrective action plan: December 31, 2025, and Ongoing

Person Responsible: Shawn Joy and Shanda Green

2023-002 Control Environment – Staffing Turnover and Related Internal Controls – Significant Deficiency

Action planned in response to finding:

The Peoria Housing Authority understands the critical importance of proper staffing to ensure we remain within the internal controls set forth by the agency.

Peoria Housing Authority

Moving Families Forward

We are committed to decreasing our vacant positions by hiring talented qualified individuals that align with Peoria Housing Authority's mission statement. Our action plan includes:

1. **Hire Talented Qualified Individuals:** Expand our recruiting to reach more qualified individuals; check references and ask potential co-workers to be part of the interview process.
2. **Reward and recognize employees:** Provide more recognition to our employees by hosting wellness days to show employees that we care about their health and lifestyle choices, promote peer recognition for employees to recognize each other for their efforts, and share positive feedback regarding employee achievements with the entire agency.
3. **Employee Engagement:** Create an employee engagement survey to receive feedback from the employees to help improve the overall employee morale, offer more employee events throughout the year.
4. **Standardize Performance Reviews:** Perform performance reviews for all employees by making them a collaborative and continuous process that works to improve the relationship between an employee and a manager.
5. **Training:** Continue with offering on-the-job training and certifications to enhance the skills of each employee.

Planned completion date for the corrective action plan: Ongoing, December 31, 2024

Person Responsible: Armeca Crawford and Shanda Green

2023-003 Internal Policies – Outdated Policies and Procedures – Significant Deficiency

Action planned in response to finding:

We understand the critical role that current and adequate internal controls play in ensuring the integrity and efficiency of our operations.

We are committed to updating our internal control policies to align with current best practices and regulatory requirements. Our action plan includes:

1. **Interim Controls:** Implemented interim measures to mitigate any risks associated with outdated policies while the review and update process is underway.
2. **Policy Review and Update:** We are engaging key personnel to update and revise the internal control policies. We are prioritizing policies that are most critical to our operations and compliance.
3. **Implementation Timeline:** We are developing a timeline for revising and implementing updated policies. We aim to complete this process by June 30, 2025.
4. **Training and Communication:** We will train staff on the revised policies and ensure all employees know the updated procedures and their roles in maintaining adequate controls.
5. **Ongoing Review:** To ensure that our updated policies remain relevant and practical, we will establish a regular review cycle for internal control policies to ensure they are consistently updated in line with evolving risks and regulatory requirements.

We are committed to strengthening our internal control environment and ensuring that our policies are up-to-date and effective.

Peoria Housing Authority

Moving Families Forward

Planned completion date for the corrective action plan: June 30, 2025, and Ongoing

Person Responsible: Rachel Pollard, Delta Hoffmeister, Shawn Joy and Shanda Green

2023-004 Housing Choice Voucher Tenant Files – Rent Calculations – ALN 14.871 – Noncompliance & Significant Deficiency

Action planned in response to finding:

The Peoria Housing Authority acknowledges the need to strengthen our controls over tenant file documentation and rent calculations to ensure both accuracy and compliance with HUD regulations and the Peoria Housing Authority's Administrative Plan. In response, we are implementing the following corrective actions:

1. Creation of a Compliance Team

The PHA will establish a Compliance Team responsible for developing and enforcing a robust quality assurance plan. This plan will include a 100% audit of all Housing Choice Voucher (HCV) participant files to ensure full compliance with HUD regulations. Any discrepancies identified will be corrected promptly, and corresponding actions will be documented.

2. Ongoing Quality Assurance Audits

The Quality Assurance team will perform monthly internal file audits, reviewing 10% of files undergoing recertification and 100% of new admissions to verify accurate rent calculations. The team will also ensure that all required documentation is present, accurate, and maintained in each participant's file.

3. Third-Party Audit

In addition to internal audits, the PHA will engage a third-party consultant (Nan McKay) to conduct a one-time comprehensive audit of all participant files. Following this, the consultant will review 10% of participant files monthly to ensure continued compliance with HUD standards.

4. Technical Support

Additionally, a third-party consultant (Nan McKay) will provide the HCV Team with technical support required to reconcile file deficiencies noted during the 100% file audit.

5. Staff Training

The HCV Department Team, except for our inspectors, will complete Rent Calculation Training and obtain the exam certification, with a minimum requisite passing score of 80%.

These measures will enhance the accuracy of rent calculations and ensure adherence to our PHA Administrative Plan and HUD's regulations and timelines.

Planned completion date for the corrective action plan: December 31, 2025, and Ongoing

Person Responsible: Rachel Pollard and Delta Hoffmeister

2023-005 Procurement – Lack of Support for Procurement of Vendor – ALN 14.850 & 14.872 – Noncompliance & Significant Deficiency

Peoria Housing Authority

Moving Families Forward

Action planned in response to finding:

To address the noncompliance and significant deficiency issues related to procurement of vendors, specifically focusing on vendor management, by improving procurement processes and ensuring adequate documentation.

1. **Assess Current Procurement Process:** Review and evaluate current procurement procedures, guidelines, and documentation requirements to identify areas of improvement and potential gaps.
2. **Develop Updated Procurement Policies and Procedures:** Establish clear and comprehensive procurement policies and procedures that align with regulatory requirements. Ensure they are well-documented and easily accessible to staff.
3. **Training and Communication:** Conduct training sessions for all relevant staff members on the updated procurement policies and procedures. Provide ongoing support and encourage open communication to address any concerns or questions.
4. **Implement a Monitoring System:** Establish a system to monitor and track the procurement process, ensuring adherence to policies and regulations. Regularly review and update the system as needed.
5. **Conduct Regular Audits and Reviews:** Schedule regular audits and reviews to assess compliance with procurement policies and procedures, as well as regulatory requirements. Identify any areas of noncompliance or deficiency and develop corrective action plans.
6. **Vendor Management:** Implement a vendor management system to ensure proper documentation and tracking of vendor performance. Regularly evaluate and assess vendor relationships to maintain alignment with organizational goals and objectives.
7. **Establish Accountability Measures:** Clearly define roles and responsibilities for procurement-related tasks and establish performance metrics to measure success and identify areas for improvement.

Timeline:

Peoria Housing Authority will begin assessing the current procurement process immediately and begin making the necessary updates to the procurement policies and procedures. At the end of each quarter, the COO and CFO will review contracts to be sure PHA remains in compliance. This process will be implemented by March 31, 2025.

In addition, quarterly progress reports will be submitted to the Executive Office to monitor the implementation of the action plan. Adjustments will be made as needed based on feedback and results from audits, reviews, and staff input.

Planned completion date for the corrective action plan: Ongoing, December 31, 2024

Person Responsible: Rachel Pollard and Shawn Joy

If the U.S. Department of Housing and Urban Development has questions regarding this plan, please contact Armeca Crawford, CEO at (309) 676-8736.

Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment C.1

RAB Comments

RAB Meeting Comments & PHA Response

Harrison Homes
Resident Advisory
Board Meeting August
30, 2024

Comments from Residents, following the agenda and presentation of
2025 Goals and Objectives:

AMP 2

1. What is the status of the New phase of Harrison Homes South? PHA is currently engaged in the Choice Neighborhood Planning Grant that also includes the City and the community, to determine what the next steps are for the redevelopment of Harrison Homes South
2. Grocery Stores and Laundromat are needed in the area. PHA has on-site laundry at the leasing office, and we distribute fresh produce and household staples e/o Friday. We will work with our RSCI Department to determine how we can help meet this need, in partnership with other community providers.
3. Mildew is in some of the units– PHA will investigate and mitigate the issue and/or relocate the family. PHA was also awarded a Hazard Grant to help improve the ventilation system at Harrison Homes South.
4. Is it possible to have a Satellite office for resident in Harrison South. The walk to the main office is quite far for some, especially when you have to walk back and forth for all services. Yes- it is possible and PHA will explore this suggestion.

AMP 2 and 6 - How to support residents of Harrison Homes South and Harrison Redevelopment as we look to create goals for the next year?

1. Too many empty units. There are many vacant units and buildings in Harrison, including the new Harrison. This is a safety issue. Vacancy Reduction – PHA has procured HD Supply for unit turns at New Harrison. Old Harrison's environment review is updated. While we await the review, management will determine the best strategy for each building in order to reduce the risk of crime and squatters in the unsecured units.
2. More security lights on the new side of Harrison Homes.

Residents are told that the cameras are out.

- a. The manager stated that the Antenna's will be updated next week
- b. Cameras Upgrades and exterior lighting will be added to the Capital plan
3. The manager would like support with mass cleanout of vacant units to remove personal belongings that were left, since she has been short-staffed. HD Supply has been contracted to assist with unit rehab, and the 2025 CFP plan will be amended to include additional unit upgrades, flooring, lighting, doors and possibly the installation of ring cameras for residents. Meanwhile, unit-turn time is an objective for 2025 annual plan, as PHA seeks to increase housing quality.
4. There was discussion to do away with satellite dishes. Do not allow new dishes, and BBQ grills are too close to the units. PHA will enforce the lease relative to grills, and create a designated area for grilling. PHA will also work with the manager and PHA Management to consider the impact to residents if we revise the lease to disallow cable satellites. We will explore alternatives after we check the lease.
5. Landscaping – Clean away dead trees please; PHA will first work with the site management team to address the immediate landscaping needs, curb appeal and inform residents of their obligation to maintain the property. Next, PHA will make certain that CFP funds are set aside to clean cutters, trim shrubs, remove dead trees, and upgrade landscaping to remove safety hazards.
6. We need routine q Pest Control Contract
AJ's Pest Control and Smithereen are contractors. We will have the department head to work closely with the manager to reconcile this issue, and determine why treatment has paused.
7. Expand laundry service time; it's important that we encourage a safe environment for residents after the office closes. PHA will work with it's RSCI department to determine how we can remove barrier for resident who are only available to do laundry after hours and on weekends.

AMP 2, 6 and 11 – Residents need things for to do, especially children. What about...

1. Pavilions. picnic areas, grills, updated park
2. Playground upgrade – health and safety
3. Basketball Courts

PHA will consider and add these items to the CFP plan The manager wants and update on the following

4. Pavement to Maintenance Shop
5. Gutter cleaning
6. Remove the pile of dirt on the grounds
7. Plumbing leaks are ongoing at AMP 2 with constant “no-heats” from

old boiler system PHA aims to create a quality living environment and seek further explore Pavilions with an area to grills on the property, updated parks and playgrounds. The repair expense for the pavement repairs near the maintenance shop will be added to the Capital Plan, along with the gutter cleaning and boiler replacement. We will have a contractor remove the pile of dirt that is on the property, and explore the best approach for boiler upgrades in AMP 2.

AMP 6 & 11

The current CFP plan lists the following upgrades, and PHA will revisit the priority to these needs and implement the plans over the next CFP years

1. Roofs
2. Appliances
3. HVAC, Water Heater
4. Gutters Cleaned
5. Plumbing leaks, no hot water

Comments following the RAB Agenda on the Annual PHA Plan

Residents Provided the following to be considered:

1. Urgently need Intercom System to buzz in and out PHA will explore these recommendations
 - a. Possible Key FOB system –
 - b. Amazon lockers
2. Did the Security Guard start? Yes – SPS and Sgt. Winkle finalized the schedule
3. Can existing resident move into the units with the upgrades – appliances. Yes. It will be on a first come, first served basis ; transfer to a new unit (60 units). Mr. Gary & Ms. Blake will be taking names approximately 15 transfers,
 - a. PHA will post a notice with instructions.
 - b. If the tenant wants to move back to the original until, it is allowed but, let me check the policy for the timeframe..
 - c. Yes, Paperwork will need to be completed.
4. We have had a physical needs assessment from professionals. What would you like to see? We can share other recommended upgrades
5. Comments about HD Supply workers: (CEO will address this with the Supervisor)
 - a. Left window open on 8th floor and water leaked in to the building
 - b. Left toilet running
 - c. Loud music
 - d. Pounding on doors before 8 AM
6. Will anything be in writing once the Annual Plan is approved?
 - a. PHA will Present and meet with the Resident Advisory Board Manager and Department Head to review the approved plan and objectives.
 - b. Information available within draft plan that will be available for review and further comments
7. Can the back doors be locked at night? After a certain time, everyone should come in the front door only. People are leaving rocks to prop open doors. Need to petition HUD for security, surveillance and cameras and upgrade the surveillance system. PHA will add this the CFP plan to upgrade cameras and the surveillance system to one that feeds into the PPD software. Meanwhile, Sgt. Winkle will be informed of these concerns.
8. Elevator Upgrades are a priority. Currently they are slow and will not open.
9. Automatic Door upgrades
10. Ground improvements like mulch and landscaping
 - a. Trim bushes
 - b. Public walkway becomes slippery.
11. Trash Chute

All of these items will be added to the CFP. However, we need to check the Cooperative agreement with the City, to determine if the sidewalks are maintained by PHA or the City.

12. Sign in location – where is it? Is it operational? Wooden Credenza – We will have management to look into this and follow-up.

13. Air Conditioner in 4th floor hallway of the east building. Vendor/maintenance reset last week and this week. We will have the CFP department to assess the system.
14. Mosquitos are horrible – Mr. Garry and Ms. Black will have someone come in to take care of the issue.
15. Resident Servies needs a Bus to transport residents to and from activities, grocery store, etc. We will have someone from Resident Services or the ROSS Manager to contact the RAB Board to see if there are local partners to assist.

Attachment C.2

HUD 50077-SL

Certification by State or Local Officials

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024


**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kathryn Murphy, the Grants and Budget Manager certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the IL003 - Peoria Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Peoria pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Peoria Housing Authority's Public Housing Plan is consistent with the City of Peoria's Consolidated Plan which identifies and implements strategies to address barriers to housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	Kathryn Murphy	Title:	Grants and Budget Manager
Signature:		Date:	<u>10/17/2024</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: IL003-Peoria Housing Authority form HUD-50077-SL (Form ID - 1875) printed by Armeca Crawford in HUD Secure Systems/Public Housing Portal at 10/17/2024 11:40AM EST

Peoria Housing Authority IL003

2025 Annual PHA Plan

Attachment C.3

HUD 50077-ST-HCV-HP

Civil Rights Certification

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Peoria Housing Authority

IL003


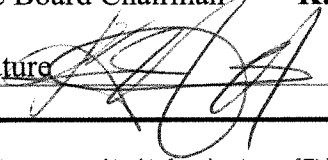
PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2025**

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MS Armeca Crawford		Name Board Chairman Kadar Heffner	
Signature 	Date 10/17/24	Signature 	Date 10/17/24

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Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment C.4

Challenged Elements & PHA response

Peoria Housing Authority

Moving Families Forward

October 15, 2024

No Challenged Elements of the Plan during the Public Hearing on October 15, 2024



Peoria Housing Authority IL003 2025 Annual PHA Plan

Attachment D.1

Affirmatively Furthering Fair Housing (AFFH)

AFFIRMATIVELY FURTHERING FAIR HOUSING

Peoria Housing Authority (PHA) is committed to Affirmatively Furthering Fair Housing. Our goal is to promote fair and equal housing opportunities for all persons throughout Peoria County, IL with low-and moderate income. PHA aims to provide housing and services without regard to race, color, ancestry, national origin, citizenship, immigration status, primary language, age, religion, disability (mental or physical), sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income and military or veteran status. To affirmatively further fair housing, PHA will continue to do the following:

1. Identify and acknowledge barriers to fair housing choice.
2. Take the necessary and appropriate actions to overcome the effects of the identified barriers.
3. Take purposeful actions that address the barriers and maintain records to reflect the actions and the analysis.
4. To promote fair housing, it requires a provision for freedom from the obstacle of discriminatory practices and other barriers to housing choice. As we continue to promote fair housing PHA will: Work to mitigate housing discrimination through training and education to families, employees, and stakeholders.; Provide information regarding fair housing rights and fair housing choice.; Develop and manage housing of choice that is safe, affordable, sustainable, and accessible to all persons.

PHA will work to promote & provide housing opportunities through development and partnerships that will enable families of Peoria County to experience social, educational, and economic growth.