

Peoria Housing Authority

Moving Families Forward

FISCAL YEAR 2026

ANNUAL

PUBLIC HOUSING AGENCY PLAN

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Peoria Housing Authority, IL-003

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Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment A.1(a)

HUD Form 50075-ST

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

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

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

B.2 New Activities.

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

Y N

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Choice Neighborhoods Grants. |
| <input type="checkbox"/> | <input type="checkbox"/> | Modernization or Development. |
| <input type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input type="checkbox"/> | <input type="checkbox"/> | Homeownership Program under Section 32, 9 or 8(Y) |
| <input type="checkbox"/> | <input type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input type="checkbox"/> | Non-Smoking Policies. |
| <input type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

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

B.3

Progress Report.

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

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:
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 N <input type="checkbox"/> <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.

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

C.5

Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

☐ ☐ ☐

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment A.1(b)

Resident Property Meetings Notice

Peoria Housing Authority

Moving Families Forward

PUBLIC HOUSING & HCV

RESIDENT ADVISORY COMMITTEE PLANNING MEETING

ALL TENANTS WELCOME TO ATTEND

**Sterling Towers
Tenants
Mon. Aug. 18th
3:00pm-4:30pm**

**Harrison
Homes Tenants
Tues. Aug. 19th
2:30pm-4pm**


**HCV Riverwest
Scattered Sites
Fri. Aug. 22nd
11am-12:30pm
@Frank
Campbell
Community
Center**


☒ 2026 PHA Annual Plan

☒ 5-Year Capital Plan

☒ 2025 Performance Review!

Join us and help us plan for the future!
YOUR FEEDBACK IS NEEDED!

 309-676-8736

 www.peoriahousing.org





PUBLIC NOTICE

2026 PUBLIC HOUSING ANNUAL PLAN SUBMISSION

As Required by HUD, there will be a 45-day comment period starting August 24, 2025, and expiring on October 8, 2025, at 5pm.

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

PHA Main Office 100 S. Richard Pryor Place

Sterling Towers, 2601 Reservoir Blvd, Peoria, IL 61616

Harrison Homes, 2610 Krause Street, Peoria, IL 61605

Riverwest/Frank Campbell Community Center, 312 S. Merriman, Peoria, IL 61605

Resident Meetings held prior to the 45-day Comment period to gather resident input at the following times and locations:

August 19, 2025 @ 2:30p.m. at Harrison Homes

August 18, 2025 @ 3 p.m. at Sterling Towers

August 22, 2025 @ 11 a.m. at Frank Campbell Community Center

The Resident Advisory Committee Meeting will be held on October 2, 2025 during the 45-day Comment period, starting at 11am, at the PHA Main Office.

The draft 2026 Annual Plan will be presented to the public and PHA Board of Commissioners during the **Board Meeting scheduled on October 9, 2025 at 4:30pm.**

The meeting location is: Providence Pointe 127 Green Street, Peoria, IL 61603

Comments may be e-mailed to:

comments@peoriahousing.org

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



Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment A.1(c)

PHA 2026 Plan Public Notice

Notice of Public Hearing and
Public Availability for the
Public Housing Annual Plan
for January 1, 2026- Decem-
ber 31, 2026

Peoria Housing Authority
Strong Families. Thriving.

Public notice is hereby given that the Public Housing Authority Draft Annual Plan (covering the period of January 1, 2026, through December 31, 2026) for the Peoria Housing Authority is now available for public inspection, review, and comment. The Public Housing Authority (PHA) Annual Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD). The public is invited to review and provide written comments on the proposed PHA Annual Plan. The comment period commences on August 24, 2025 and will expire at 5:00 p.m. on October 8, 2025. A copy of the proposed PHA Annual Plan will be available for a public inspection and review at the office of the Peoria Housing Authority, 100 Richard Pryor Drive during normal business hours, 9:00 a.m. to 4:00 p.m., Monday through Friday and on the Peoria Housing Authority's website at www.peoriahousing.org. A Public notice is also hereby given that the Peoria Housing Authority will hold a public hearing at on October 9, 2025, at Provident Pointe Community Center, located at 129 Green Street, Peoria IL, 61603. All written comments regarding the proposed Annual Plan that are received prior to 5:00 p.m. on October 8, 2025, will be considered and reviewed for possible inclusion in the final document that will be submitted to HUD.

Submit comments to:
comments@peoriahousing.org, Attn: 2026 Proposed Annual Plan
or, submit comments in-person the the PHA administrative office.
For more information, including reasonable accommodations, contact our office at 309-676-8736 x 14002 or TTY309-863-0479
Publication Dates
LILS0358637



Peoria Housing Authority IL003 2026 Annual PHA Plan

Attachment A.1(d)

PHA 2026 Plan Public Hearing Notice

Peoria Housing Authority

Moving Families Forward

Board of Commissioners:

Office	Name	Term	Expires
Chairman	Kadar Heffner	3 rd Term	07/01/24-06/30/27
Vice Chairman	Larry Ivory	1 st Term	04/23/23-06/30/27
Treasurer	Brigget Carter-Mechem	1 st Term	04/20/25-08/20/28
Secretary	Ciaron Graham	1 st Term	06/01/25-06/30/28
Commissioner	Carl Cannon	4 th Term	07/01/24-06/30/27
Commissioner	Robert Culp	2 nd Term	07/01/24-06/30/27
Resident Commissioner	John Ray Jones	1 st Term	04/11/24-06/30/26

PEORIA HOUSING AUTHORITY - BOARD OF COMMISSIONERS PUBLIC HEARING & SPECIAL BOARD MEETING ON THE FY2026 PUBLIC HOUSING AGENCY PLAN

Thursday, October 9, 2025, 4:30 P.M.
Peoria Housing Authority
Providence Pointe (Formerly Taft) Community Center
127 Green Street, 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.**



100 S. Richard Pryor Place, Peoria, Illinois 61605 * Phone (309)676-8736 www.peoriahousing.org TTY: (309) 863-0479



Peoria Housing Authority IL003 2026 Annual PHA Plan

Attachment A.1(e)

PHA 2026 Plan Public Hearing Agenda



**BOARD OF COMMISSIONERS PUBLIC HEARING:
2026 PUBLIC HOUSING AGENCY PLAN**
Thursday, October 9, 2024 @ 4:30 P.M.

AGENDA

- I. OPENING OF THE PHA BOARD OF COMMISSIONERS PUBLIC HEARING FOR THE 2026 PUBLIC HOUSING AGENCY PLAN
- II. ROLL CALL
- III. COMMUNITY COMMENTS
- IV. NEW BUSINESS
 - A. 2026 Public Housing Agency (PHA) Plan Presentation
 - i. Opening of the Public Hearing Session
 - ii. Executive Overview of PHA's Proposed Annual Plan & Strategies to Address Housing Needs
 - iii. 2025 Operations and Management Progress and 2026 Goals
 - iv. 2025 Progress Significant Policy Changes, New Activities, 2026 Goals and Objectives
 - v. PHA Financial Health, Technology Implementations and 2026 Goals
 - vi. Housing Choice Voucher 2025 Program Progress and 2026 Goals
 - vii. Resident Services Program & Self-Sufficiency Progress and 2026 Goals
 - viii. Asset Management, Capital & Property Operations 2025 Progress and 2026 Goals w/ emphasis on LTVs, Homeownership and Development
 - ix. 5-Yr Capital Improvements (Modernization) & Development Activities
 - B. Public Comments
 - C. Board Comments
- V. ADJOURNMENT OF THE PUBLIC HEARING



Peoria Housing Authority IL003 2026 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)? 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: **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)? ~~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: **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)? ☒ 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: **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)? 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

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 its strategy to address housing needs, with the City of Peoria's Consolidated plan and its 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

3. Initiative in partnership with The City of Peoria.

- a. 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.
- b. 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.
- c. Increase occupancy by reducing the time that it takes to select families from the public housing waitlist
- d. 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.
- e. 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.
- f. 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
- g. See significant deviations, amendments, and modifications, in attachment B.1(c).

4. 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.

Peoria Housing Authority IL003

2026 Annual PHA Plan

Attachment B.1(b)

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
2026 Annual PHA Plan

Attachment B.1(c)

Financial Resources

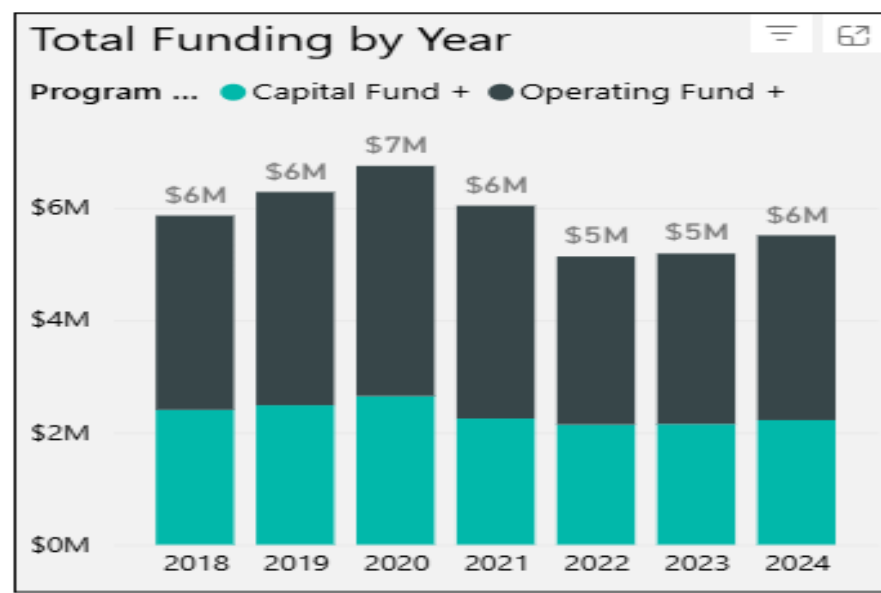
Financial Resources:

2026 Estimated Financial Resources \$			
Housing Choice Vouchers (Including PBVs, VASH, NED, FYI) HAP	\$14,010,798.55		
Mainstream Voucher HAP	\$362,733.00		
Family Unification Program	\$345,361.00		
Public Housing Operating	\$3,064,126.00		
Public Housing Resident Rents	\$1,409,452.94		
Hazzard Grant-CFP	\$2,312,102.00		
Family Self Sufficiency	\$326,160.00	01/01/2025-01/21/2025	FSS25IL6262-01-00
Youth Build	\$320,289.80	06/01/2023-	23A60YB000059-01-01
Choice Neighborhood	\$500,000.00	2023-12/2025	IL5A003CNP123
Jobs Plus	\$16,000,000.00	2023 - 48 months	IL003FJP5APH23
ROSS	\$239,235.00	06/01/23-05/31/26	ROSS231774-00

2025 Funding

LIPH Operating Fund \$2,974,880 Capital Fund \$2,244,759 Total \$5,219,639

Historical Funding



2025 HCV Budget Authority

2025 YTD Spending as a % of Annual BA

102.56%

HCV Total Reserves as of 12/31/24

\$4,254

Reserves as % of Budget Authority

0.03%

2025 Total Budget Authority for HCV Program

\$14,459,566

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment B.1(d)

Rent Determination

Rent Determination:

1. In FY2026, PHA will adopt a correction of payment standards to ensure:
 - a. Subsidy levels in the Housing Choice Voucher (HCV) program remain aligned with HUD guidelines
 - b. Standards reflect current local rental market conditions
 - c. Affordability for assisted households is preserved while maintaining compliance with HUD requirements
2. PHA updated the Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan in 2025, in accordance with HOTMA rent provisions, and will continue implementation and compliance in 2026 including:
 - a. Incorporation of HUD's updated definitions of income and net family assets
 - b. Establishment of new requirements for income reviews
 - c. Contract a third compliance agency for file reviews
 - d. Implementation of asset limitations as mandated by HUD
3. Expected outcomes of these updates:
 - a. Increase accuracy and few errors with Income and rent calculation
 - b. Ensure consistent and accurate rent determinations
 - c. Strengthen program integrity
 - d. Streamline administrative processes for staff
 - e. Provide residents with greater clarity and transparency in rent calculations
 - f. Safeguard affordability while directing resources to households with the greatest need

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment B.1(e)

Operation and Management

Current Portfolio

Housing Choice Vouchers

HCV Program, including FYI, NED & VASH	Mainstream Vouchers	Family Unification Vouchers	Foster Youth Vouchers	Non-Elderly Disabled Vouchers	VASH Vouchers	Total
2,042	65	39	10	100	42	2,146

LIPH Portfolio

Development	AMP#	Total Dwelling Units
Harrison Homes South	002	155
Sterling Towers	005	185
Scattered Sites	003	121
Harrison Homes Redevelopment	006	42
Harrison Homes Redevelopment III	011	35
Riverwest Homeownership	008	38

Mixed Finance Portfolio

Development	AMP	Total Units	Program
Riverwest Rental (New Southtown)	007	168 units	153 LIHTC with 61 Public Housing
Riverwest Least to Purchase	007	15	All LIPH
Riverwest South, LP Mixed Finance	009	26	26 LIHTC with 7 LIPH

Project-based Voucher and PBRA Portfolio

Development	Units	Unit Type
Access Peoria (Taft 1)	16	RAD-PBV
East Bluff Homes (Taft 2)	16	RAD- PBV
Providence Pointe (Taft 4 and Taft 9)	144	PBRA
East Bluff Homes	5	PBV
New Hope Apartments	30	PBV
Madison II Apartments	18	Mainstream PBVs
Lincoln Terrace II	12	PBVs
Riverwest South	6	PBVs

Operational and management improvements include:

1. Strengthening compliance with HUD requirements
 - a. Maintaining a 100% file audit completion rate, conducted by a third-party auditor, for both LIPH and HCV programs, contracting a third party, since the PHA has been unsuccessful in hiring and establishing a Quality Control Manager. We are training someone within the agency but it could take nearly one year to completely acclimate the potential manager and additional team, provided that employee retention increases
 - b. Integration of technology to assist with the reduction of calculation errors and the loss of paperwork. PHA will convert a portion of the recertification process to a digital format by the end of 2026, allowing residents to upload documents through the resident portal.
2. Staffing and financial initiatives:
 1. Actively recruiting to fill vacant positions and strengthen organizational capacity
 2. Engaging a third-party accounting firm to continue assisting with the implementation of accounting controls. to reconcile payables, improve vendor relationships, and ensure timely, accurate payments
3. Ongoing commitments:
 1. Continued education and compliance with fair housing laws
 2. Ensuring equal access to housing opportunities for all program participants
 3. Operating with best practices in equity, transparency, and accountability

The Housing Choice Voucher Program Administrative Plan, (Admin Plan) and Public Housing Program Admissions and Continued Occupancy Policies, (ACOP) are required by HUD and are valuable tools in explaining PHA's policies and procedures to the public and to Staff. These documents are organized, readily accessible, and easy to understand. Revisions are made periodically to help clarify these policies and procedures. Situations can arise that were not anticipated, and these revisions can help to clarify what was implied or understood by the PHA. Also, some administrative procedures are outlined in PHA's policies, and these can be modified to improve efficiencies.

The Admissions and Continued Occupancy Policy (ACOP) describes the policies the Housing Authority has adopted. Public Housing program regulations specify the policy areas that must be covered in the ACOP. Periodically, HUD amends these regulations and requires new ACOP requirements. PHA's ACOP cites and describes HUD regulations and other requirements in detail, as well as PHA's policies in those areas where the PHA has discretion to establish local policy. Effective 09/2025 PHA's adopted

the proposed revisions to the ACOP and Admin Plan to bring the documents into compliance with all recent HUD requirements and guidance. Revisions have also been made to ensure the content of the ACOP and Admin Plan are user-friendly. The Public Housing and Admin plan program policy changes are summarized as follows:

Proposed Changes to the Administrative Plan Effective 09/01/2025

A. 2-I.A. Page 2-3-5 – PHA Policy (Non-Discrimination)

Explanation: The PHA reaffirms compliance with HUD's Equal Access Rule and all federal civil rights protections. Policies were updated to clarify staff responsibility in identifying, preventing, and remedying potential discrimination in admissions or continued participation. Expanded language ensures consistency with Title VI, Section 504, and Fair Housing Act obligations.

Summary Note: Strengthens applicant and participant protections while reinforcing internal training and compliance monitoring.

B. 2-II.A. Page 2-7 – PHA Policy (Policies on People with Disabilities)

Explanation: Updated to reflect current HUD and ADA guidance, emphasizing reasonable accommodation and effective communication. The policy outlines when modifications, auxiliary aids, or program adjustments must be provided to ensure equal access for applicants and participants with disabilities.

Summary Note: Codifies accessibility obligations and expands guidance for staff decision-making.

C. 3-III.D. Page 3-28 – Criminal Activity / Assisted Housing

Explanation: Clarifies the PHA's standards for admission denials related to criminal activity. Policies require individualized assessments that consider the nature, severity, and recency of the offense, along with evidence of rehabilitation or mitigating circumstances.

Summary Note: Balances safety with HUD's fair housing directives on second chances.

D. 3-III.E. Page 3-31 – Screening for Eligibility

Explanation: Enhanced screening procedures now include strengthened verification through HUD's EIV system and coordination with local law enforcement databases. Applicants are guaranteed due process and the right to respond to adverse findings.

Summary Note: Improves accuracy of eligibility decisions while maintaining fairness and transparency.

E. 3-III.F. Page 3-33 – Consideration of Circumstances

Explanation: Applicants denied for adverse findings may submit evidence of rehabilitation, community service, or employment to support reconsideration. This aligns with HUD's guidance encouraging individualized review.

Summary Note: Promotes fairness and supports long-term housing stability.

F. 3-III.G. Page 3-36 – Notice of Eligibility or Denial

Explanation: Updated notice requirements specify that applicants must receive detailed written explanations when denied, including the right to dispute or provide additional evidence. Special emphasis was placed on the handling of criminal records.

Summary Note: Ensures transparency and protects due process.

G. 4-III.C. Page 4-15 – Selection Method (Wait List Information)

Explanation: The policy refines procedures for waitlist management, clarifying preferences and the order of selection. Language ensures compliance with fair housing standards and prevents administrative errors.

Summary Note: Improves clarity, equity, and operational efficiency in waitlist administration.

H. 5-I.B. Page 5-2 – PHA Policy (Briefing)

Explanation: Expands the scope of family briefings to include updated information on tenancy responsibilities, payment standards, and changes in HUD program requirements.

Summary Note: Strengthens participant knowledge and compliance.

I. 6-III.C. Page 6-58 – Changes in Payment Standards (Decreases)

Explanation: Details how decreases in payment standards are phased in to minimize impact on families, consistent with HUD regulations.

Summary Note: Provides predictability and protection for assisted households.

J. 6-III.C. Page 6-59 – Changes Effective (12/3/24 and Later)

Explanation: Establishes effective dates for implementation of new payment standards, ensuring clear alignment with HUD guidance and PHA funding allocations.

Summary Note: Promotes transparency and timely implementation.

K. 6-III.D. Page 6-61 – Applying Utility Allowances (PBV Developments)

Explanation: Clarifies how utility allowances are applied for project-based voucher (PBV) units, aligning with HUD's PBV rules and tenant protection standards.

Summary Note: Ensures accurate rent calculations for PBV developments.

L. 7-II.H. Page 7-24 & Page 7-30 – PHA Policy (Verification of Preference Status)

Explanation: Expanded requirements for verifying local preference claims (such as residency, employment, or displacement). Staff must document sources and maintain verification records for HUD audits.

Summary Note: Improves accuracy and accountability in applying preferences.

M. 8-II.B. Pages 8-15, 8-16, 8-18, 8-22, 8-23 – PHA Policy (NLT, Appliances, Life-Threatening, Reinspection)

Explanation: Updates inspection standards, including definitions of life-threatening deficiencies, requirements for appliances, and timeframes for reinspection. Aligns with HUD's NSPIRE implementation.

Summary Note: Enhances housing quality standards and enforcement consistency.

N. 8-II.G. Page 8-24 – PHA Policy (HAP Abatements)

Explanation: Clarifies conditions under which Housing Assistance Payments (HAP) will be abated due to landlord non-compliance.

Summary Note: Strengthens landlord accountability.

O. 8-III.B. Page 8-29 – LIHTC and HOME-Assisted Units

Explanation: Provides additional guidance for coordinating Housing Choice Voucher assistance with Low-Income Housing Tax Credit (LIHTC) and HOME-assisted properties.

Summary Note: Improves program alignment and compliance.

P. 8-III.D. Page 8-31 – PHA Policy (www.Ezrent.com)

Explanation: Directs families and owners to use HUD-compliant platforms, such as EzRent, for unit listings and rental searches.

Summary Note: Increases accessibility and efficiency in unit searches.

Q. 10-I.C. Page 10-5 – Restrictions on Moves (Insufficient Funding)

Explanation: Codifies HUD authority for restricting moves when funding is inadequate, ensuring stability of existing assisted families.

Summary Note: Protects program sustainability.

R. 11-I.D. Page 11-4 – PHA Policy (Sex Offender Registration)

Explanation: Reiterates federal requirements to deny admission to lifetime registered sex offenders, with updated verification procedures.

Summary Note: Enhances community safety.

S. 12-I.E. Pages 12-5 to 12-9 – PHA Policy (Illegal Drug Use, Violent Crime, Asset Limits, Insufficient Funding)

Explanation: Updates reflect HUD's stricter enforcement on illegal drug use and violent criminal activity, alongside new asset limitation rules for eligibility. Clarifies procedures for funding shortfalls.

Summary Note: Strengthens program integrity and compliance with federal law.

T. 17-V.B. Pages 17-57 to 17-58 – PHA Policy (HAP Contracts, Public Housing Offers, Relocation Assistance)

Explanation: Expands guidance on PBV HAP contracts, tenant relocation assistance, and offers of public housing units. Aligns with RAD conversion requirements.

Summary Note: Provides clarity in relocation and contract management.

U. 17-VI.C. Pages 17-65 to 17-66 – PHA Policy (Organization of Waiting List / Regulation)

Explanation: Clarifies regulatory requirements for structuring the waiting list, ensuring transparency and compliance with HUD oversight.

Summary Note: Improves fairness and record-keeping.

V. 17-VI.G. Page 17-75 – PHA Policy (Contract Units)

Explanation: Provides detailed rules for assigning PBV contract units within developments.

Summary Note: Ensures consistent application of HUD PBV rules.

W. 17-VIII.C. Page 17-91 – PHA Policy (OCAF)

Explanation: Updates rules for Operating Cost Adjustment Factor (OCAF) rent adjustments under PBV contracts.

Summary Note: Ensures owners receive accurate rent adjustments.

X. 18-I.B. Page 18-5 – Applicable Regulations (Notice PIH 2016-17)

Explanation: Incorporates HUD PIH Notice 2016-17 guidance on PBV program administration.

Summary Note: Strengthens compliance with federal policy.

Y. 18-V.D. Page 18-38 – PHA Policy (RAD PBV)

Explanation: Clarifies rules governing RAD conversions to PBV, including tenant protections and contract terms.

Summary Note: Ensures smooth transition of properties under RAD.

Z. 18-V.E. Page 18-39 – PHA Policy (Preferences)

Explanation: Updates local preferences to align with community needs and HUD oversight.

Summary Note: Improves targeting of assistance.

AA. 18-VII.B. Page 18-63 – PHA Policy (HAP Contract)

Explanation: Strengthens language governing the execution and enforcement of PBV HAP contracts.

Summary Note: Promotes accountability and compliance.

BB. 19-I.F. Page 19-18 – PHA Policy (Waiting List)

Explanation: Expands procedures for maintaining and purging the waiting list, ensuring accuracy and transparency in admissions.

Summary Note: Improves administrative efficiency and fair access.

Proposed Changes to the ACOP Effective 09/01/2025

The Public Housing Authority (PHA) has undertaken a comprehensive review and update of the Admissions and Continued Occupancy Policy (ACOP) to ensure compliance with federal regulations, promote equitable access, and align with operational best practices. The following significant changes are being incorporated into the ACOP, with page references noted:

Security Deposit and Terms of Occupancy:

1. Security deposits are clarified as equal to the first month's rent or \$200 (Page 3, 8-7).
2. Updates to Terms and Conditions include provisions on Earned Income Disallowance (Page 5).
3. Transfers clarified beyond occupancy standards transfers (Page 7).

Civil Rights, Fair Housing, and Reasonable Accommodation:

1. Policy sections revised to reinforce compliance with the Illinois Human Rights Act (Page 2-3) and FHEO standards (Page 2-5).
2. Expanded rights under the Violence Against Women Act (VAWA Complaint, Page 2-7; VAWA 2022 Termination Protections, Page 13-29; Violence Against Women Act Abuse, Pages 16-25–27).
3. Reasonable accommodation provisions updated: allowing families to change rent (Page 2-10), family reasonable accommodation (Page 2-11), needs-based provisions for people with disabilities (Page 2-14), and PHA relief from charges (Page 6-61).
4. Adoption of "Language Line" (Page 2-18) and recognition of groups with 50 or more persons for LEP access (Page 2-18).

Applications and Waiting List Administration:

1. Adoption of a one- and two-step application process (Page 4-3).
2. Clarifications on ineligibility for placement on the wait list (Page 4-5), site-based waiting lists (Page 4-8), reopening wait lists (Page 4-9), and preferred methods of contact (Page 4-13).
3. New language on failure to respond to wait list inquiries (Page 4-14).
4. Expanded policy for displaced families, housing voucher programs, and Continuum of Care (Pages 4-16–17).
5. Application interview and administrative process updated (Pages 4-26–28).
6. New provisions for single pregnant women (Page 5-2) and adopted children (Page 5-3).
7. Policy on number of offers clarified (Page 5-5).

Income and Rent Determinations:

1. Implementation of HOTMA requirements (Page 6-1).
2. Integration of Enterprise Income Verification (EIV) for annual income projection (Page 6-7) and self-certification (Page 7-15).
3. Clarifications on earned income and wages (Page 6-9), independent contractors (Page 6-12), and student financial assistance (Pages 6-14, 7-35).
4. Distinctions between periodic (Page 6-18), nonrecurring (Page 6-20), Medicaid payments (Page 6-21), civil rights settlements (Page 6-22), and lump-sum additions (Pages 6-30, 6-39).
5. Additional exclusions added (Pages 6-23, 6-24, 6-28).
6. Clarifications on ABLE accounts (Page 6-34), irrevocable trusts (Page 6-36), and IRS Publication 502 (Page 6-44).
7. Expanded treatment of personal property (Page 6-35), combined family income from savings/investments (Page 6-37), tax refunds (Page 6-42), net actual family assets (Page 6-45), and auxiliary apparatus (Pages 6-50–51).
8. Hardship exemptions for disability assistance and childcare (Pages 6-55–60).
9. Flat rent/EID clarifications (Page 6-66).

Verification and Reexaminations:

1. Annual reexaminations via HUD-9886-A (Page 7-2).
2. Verification requirements clarified (Pages 7-3–8).
3. Streamlined fixed income determinations (Pages 7-9–10).
4. Social Security number verification (Page 7-19).
5. Periodic payments in lieu of earnings – Social Security/SSI benefits (Page 7-28).
6. Procedures for zero-income families (Page 7-34).
7. New hire reporting (Page 7-11), zero-income reporting (Page 7-13), and deceased tenant reporting (Page 7-14).
8. Asset certification rules for families with assets under \$51,600 (Page 7-20).
9. Health and medical expense deduction (Page 7-42) and disability assistance expenses (Page 7-44).

Inspections, Repairs, and Utility Charges:

1. PHA-conducted inspections updated (Pages 8-13–17).
2. NSPIRE inspections and notice to residents (Page 8-18).
3. Emergency work order standards (Page 12-3).
4. Clarification of reasonable costs (Page 12-8) and handling of requests (Page 12-12).
5. Policies on inspections and repairs (Page 10-11).
6. Excess utility charges and late fees (Pages 8-9–10).

Lease Terminations and Grievances:

1. Failure to provide consent as grounds for termination (Page 13-5).
2. Policies for over-income families, including initial, second, and final notices (Pages 13-8–13).
3. Unauthorized termination reasons clarified, including firearms (Page 13-23).
4. Expanded protections under VAWA for termination due to domestic violence (Page 13-29).
5. Lease termination notice requirements – form, delivery, and content (Page 13-35).
6. Informal and remote grievance hearing processes (Pages 14-3–5, 14-18–20).
7. Expedited grievances (Page 14-12), informal settlements (Page 14-14), failure to appear (Page 14-22), and evidence (Page 14-23).

Other Program Revisions:

1. Assistance animal policies clarified (Pages 10-3–6).
2. Non-refundable nominal pet fees (Page 10-20).
3. Transfer list administration updated (Page 12-13).
4. Repayment policy clarified (Page 16-9).
5. Record retention requirements tied to EIV (Page 16-19).
6. Policies on de minimis errors in family income calculations (Page 15-10).
7. List of prohibited activities (Page 15-11).
8. Developments outside the EIR (Page 4-23).
9. Coordination with Continuum of Care (Page 4-17).

Part C — Revised LIPH LEASE See draft lease.

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III. Term

- (a) The initial term of this Lease shall be for one calendar year. Unless otherwise modified or terminated in accordance with Section XVIII of this Lease, this Lease shall automatically be renewed for successive terms of one calendar year [24 CFR 966.4 (a)(2)(i)].
- (b) The PHA may not renew the Lease if the family has violated the requirements of the PHA's Community Service and Self-Sufficiency Requirement (CSSR) program as outlined in 24 CFR 960, subpart F of the regulations [24 CFR 966.4 (a)(2)(ii)].

IV. Rent

- (a) The initial rent (prorated for partial month move-ins, if applicable) shall be \$ _____. (or, if applicable, the Resident shall receive the benefit of \$ _____ from the PHA for a Utility Reimbursement prorated for partial month move-ins, paid to the family beginning ____/____/____ and ending at midnight on ____/____/____).
- (b) Thereafter, rent in the amount of \$ _____.00 shall be due and payable in advance on the first day of the month. If the first falls on a weekend or holiday, the rent shall be due and payable on the first business day thereafter. If applicable, a Utility Reimbursement of \$ _____.00 per month shall be paid to the family by the PHA [24 CFR 966.4 (b)(1)].
- (c) While this amount is subject to change, the initial rent is:
 - ☐ Based on income and other information reported by the Resident; or
 - ☐ The flat rent for the unit
- (d) Rent may include utilities as described in Section VIII below and includes all maintenance due to normal wear and tear.
- (e) Rent shall remain in effect unless adjusted by the PHA in accordance with HUD regulations [24 CFR 966.4 (c)]. The amount of the Total Tenant Payment (TTP) and Tenant Rent shall be determined by the PHA in compliance with HUD regulations and requirements and in accordance with the PHA's Admissions and Continued Occupancy Policy (ACOP).
- (f) When the PHA makes any change in the amount of TTP or Tenant Rent, the PHA shall give written notice to the Resident which will become an attachment to the Lease. The notice shall state the new rent amount and the date from which the new rent amount is applicable. The notice shall also state that the Resident may ask for an explanation of how the amount was determined by the PHA and that if the Resident does not agree with the determination, the Resident shall have the right to request a hearing under the PHA Grievance Procedure. If the Resident asks for an explanation, the PHA shall respond in a reasonable time [24 CFR 966.4 (c)(4)].
- (g) The Resident is given the choice at admission and annually thereafter between paying an income-based rent or the unit's flat rent [24 CFR 960.253 (a)(1)].
- (h) Payments will be credited first to past due rent, and then applied to current rent.

V. Other Charges: In addition to rent, the Resident is responsible for the payment of certain other charges specified in this Lease. Other charges may include [24 CFR 966.4 (b)(2)]:

- (a) **Maintenance costs:** Maintenance costs include the costs of services or repairs due to intentional or negligent damage to the dwelling unit, common areas, or grounds beyond normal wear and tear, caused by the Resident, household members, guests, or by other persons under the Resident's control. When the PHA determines that needed maintenance is not caused by normal wear and tear, the Resident shall be charged for the cost of such service, either in accordance with the Schedule of Maintenance Charges posted by the PHA and incorporated by reference in this Lease or (for work not listed on the Schedule of Maintenance Charges) based on the actual cost to the PHA for the labor and materials needed to complete the work. If overtime work is required, overtime rates shall be charged [24 CFR 966.4 (b)(2)].

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- (b) **Returned Check:** When a check is returned for insufficient funds or is written on a closed account, the rent will be considered unpaid, and a \$25 returned check fee will be charged to the family. The fee will be due and payable 14 calendar days after billing. Residents who have submitted a check that is returned for insufficient funds shall be required to make all future payments by cashier's check, money order, or via the PHA's rent portal.
- (c) **Late Payment Penalties:** If the Resident fails to make payment by the end of office hours on the fifth calendar/business day of the month, a late fee of \$25.00 will be charged. Charges are due and payable 14 calendar days after billing [24 CFR 966.4 (b)(3)].
- (d) **Excess Utility Charges:** The PHA will charge for excess water usage at developments where the PHA pays for water. [24 CFR 966.4 (b)(2)]. The PHA will consider, on a case-by-case basis, reducing or waiving this charge if needed as a reasonable accommodation for a person with disabilities requiring the additional utility usage.
- (e) **Other Surcharges:** The PHA has established a surcharge for resident-installed air conditioners at Harrison South. The Schedule of Charges is posted in the PHA office.
- (f) **Pet Deposit:** Pet owners residing in the PHA's mixed population (elderly/disabled) developments are required to pay a refundable pet deposit of \$100.00. Pet owners residing in the PHA's generation population (family) developments are required to pay a refundable pet deposit of \$200.00. Pet must be registered by the PHA and pet deposits must be paid in full before the pet is brought on the premises. Refund of pet deposit will comply with state law and PHA policies.
 - 1. A nonrefundable nominal pet fee of \$10 monthly will be charged to pet owners residing in the PHA's general population (family) developments.

VI. Payment Location

- (a) Rent and other charges may be paid at the Main Office at 100 S. Richard Pryor Place, Peoria, IL 61605, at the Property Management office where the Resident resides, the drop box located at these locations, or via the PHA's rent portal. The PHA will not accept cash.

VII. Security Deposit

- (a) The Resident agrees to pay a security deposit equal to the first month's rent or \$200.00, whichever is greater, at the time of move-in and must be paid in full prior to occupancy. The PHA may allow for half of the required deposit to be paid at time of lease execution, and the remainder to be paid the following month [24 CFR 966.4 (b)(5)].
- (b) The PHA will use the security deposit at the termination of this Lease:
 - 1. To pay the cost of any rent or any other charges owed by the Resident at the termination of this Lease.
 - 2. To reimburse the cost of repairing any intentional or negligent damages to the dwelling unit caused by the Resident, household members, guests, or by other persons under the Resident's control.
- (c) The security deposit may not be used to pay rent or other charges while the Resident occupies the dwelling unit.
- (d) No refund of the security deposit will be made until the Resident has vacated the unit, and the PHA has inspected the dwelling unit.
- (e) The return of a security deposit shall occur within 30 days after the Resident moves out. The PHA agrees to return the security deposit, if any, to the Resident, less any deductions for any costs indicated above, so long as the Resident furnishes the PHA with a forwarding address. If any deductions are made, the PHA will furnish the Resident with a written statement of any such costs for damages and/or other charges deducted from the security deposit.

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VIII. Utilities and Appliances [24 CFR 966.4 (a)(1)(iv)]

- (a) The PHA/Resident supplies the following utilities to the unit [24 CFR 966.4 (a)(1)(iv)]:

Item	Paid by	
Heat & Hot Water	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Electricity	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Gas	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Water & Sewer	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Trash Collection	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Other	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Provided by		
Refrigerator	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Cooking Range	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Washing Machine and Dryer	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident
Air Conditioner	<input type="checkbox"/> PHA	<input type="checkbox"/> Resident

- (b) The PHA will not be liable for the failure to supply utility service for any cause whatsoever beyond its control.
- (c) **Utility Allowances:** If the Resident resides in a development where the PHA does not supply electricity, natural gas, heating fuel, water, or sewer service, an Allowance for Utilities shall be established, appropriate for the size and type of dwelling unit, for utilities the Resident pays directly to the utility supplier. The Total Tenant Payment less the Allowance for Utilities equals Tenant Rent. If the Allowance for Utilities exceeds the Total Tenant Payment, the PHA will pay a Utility Reimbursement to the Resident each month [24 CFR 5.632].
- (d) The established Flat Rent calculation incorporates the appropriate Allowance for Utilities [24 CFR 960.253 (b)(4)].
- (e) The PHA may change the Allowance for Utilities at any time during the term of the Lease and shall give the Resident 60 days advanced written notice of the revised Allowance along with any resultant changes in Tenant Rent or Utility Reimbursement [965.502 (c)].
- (f) The Resident may supply the following appliances in the unit, only if approved by the PHA in advance:

☐ Extra Freezer ☐ Home Security Camera Device

- (g) **Resident Responsibilities:** The Resident agrees to:

1. Use only in a reasonable manner and not to waste the utilities provided by the PHA and to comply with any applicable law, regulation, or guideline of any governmental entity regulating utilities or fuels [24 CFR 966.4 (f)(8)].
2. To abide by any local ordinance or House Rules restricting or prohibiting the use of space heaters in multi-dwelling units.

IX. **Lead Safety:** The PHA shall provide the Resident with a Lead Hazard Information Pamphlet, and a Lead Disclosure Addendum will be included as an attachment to the Lease.

X. **Terms and Conditions:** The following terms and conditions of occupancy are made a part of the Lease:

- (a) **Use and Occupancy of Dwelling:** The Resident shall have the right to exclusive use and occupancy of the dwelling unit for the Resident and other household members listed on the Lease.
- (b) **Guest Policy:** Guests or visitors may stay in the unit for a period not exceeding 14 consecutive days or 30 cumulative days during any 12-month period. Upon written request to the Manager, permission may be granted, for an extension of this provision for good cause [24 CFR 966.4 (d)(1)]. A Resident family must notify the PHA when overnight guests will be staying in the unit for more than three days.
- (c) **Ability to Comply with Lease Term:** At the time of admission, the Resident is requested to identify individuals who may be contacted if they become unable to comply with the terms of the Lease. If, during the term of this Lease, the Resident, by reason of physical or mental impairment, is no longer able to comply with the material provisions of this Lease, and cannot make arrangements for someone to aid the Resident in complying with the Lease, and the PHA cannot make any reasonable accommodation that would enable the Resident to comply with the Lease, then the PHA

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will assist the Resident or designated member(s) of the Resident's family to find more suitable housing and move the Resident from the dwelling unit. If there are no family members who can or will take responsibility for moving the Resident, the PHA will work with appropriate agencies to secure suitable housing and will terminate the Lease.

- (d) Redetermination of Rent, Dwelling Size, and Eligibility: The Rent amount as fixed in Part IV of the Lease Agreement is due each month until changed as described below.
1. The status of each family is to be reexamined at least once a year, with the exception of when the family exceeds the over-income limit as described in Section X.(d)(3) below.
 2. When the PHA determines that a family's income exceeds the over-income limit, the PHA will reexamine the family's income as described in Section XVII(b)(1) below.
 3. At the annual reexamination, all adult Resident family members shall certify to compliance with the PHA's Community Service and Self-Sufficiency Requirement (CSSR), if applicable, or to their exempt status [24 CFR 960 Subpart F].
 4. Upon request, the Resident agrees to provide to the PHA complete and accurate information regarding family and household composition, sources of income of all family members, assets of all family members, compliance with CSSR requirements, and related information necessary to determine continued eligibility, annual income, adjusted income, and Tenant Rent [24 CFR 966.4 (c)(2)]. Failure to supply such information when required is a serious violation of the material terms of the Lease and may result in termination of the Lease.
 - i. All Resident family members are required to supply any information the PHA or HUD determines necessary in the administration of the public housing program. The Resident agrees to comply with all PHA requests for verification by providing required original and authentic documents and/or by signing releases for third-party sources or providing other suitable forms of verification [24 CFR 960.259 (a) and (b)].
 - ii. The PHA shall give the Resident reasonable notice of what actions the Resident must take and of the date by which any such actions must be taken for compliance under this section. This information will be used by the PHA to determine the amount of rent and whether the dwelling size is still appropriate for the Resident's needs. This determination will be made in accordance with the PHA's Admissions and Continued Occupancy Policy (ACOP), which is publicly posted in the Management Office and on the PHA's website.
 5. Rent will not change during the period between regular reexaminations, unless during such period [24 CFR 960.257 (b)]:
 - i. When any person is added to or removed from the household.
 - ii. The Resident requests an interim reexamination and can verify a change in their circumstances (such as decrease in or loss of income) that would require a reduction in rent, except that rent shall not be reduced because the Resident's TANF grant is reduced because the Resident committed welfare fraud or failed to comply with the welfare department's economic self-sufficiency program requirements [24 CFR 966.4 (c)(4) and 5.615]; or
 - iii. To allow the family to switch from flat rent to income-based rent because of financial hardship; or
 - iv. The family is receiving the Earned Income Disallowance (EID), to adjust the exclusion with any changes in income and at the conclusion of the 24-month EID eligibility period; or
 - v. If the family has reported zero income, the PHA will conduct an interim reexamination every six months as long as the family continues to report that they have no income; or
 - vi. If, at the time of the annual reexamination, it is not feasible to anticipate a level of income for the next 12 months (e.g., seasonal or cyclic income), the PHA will schedule an interim reexamination to coincide with the end of the period for which it is feasible to project income; or
 - vii. If at the time of the annual reexamination, tenant declarations were used on a provisional basis due to the lack of third-party verification, and third-party then verification becomes available; or
 - viii. It is found that the Resident misrepresented facts upon which the rent is based so that the Resident is paying less than the rent they should have been charged. In this case, the PHA may then apply an increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred; or
 - ix. A rent increase or decrease is required by HUD regulation or PHA policy; or
 - x. Rent formulas or procedures are changed by federal law, regulation, or PHA policy.

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6. Residents paying flat rent shall have their family income and composition annually [24 CFR 960.257 (a)(2)]. However, for flat rent families who become over-income in between annual reexaminations, the PHA will conduct an interim reexamination of family income 12 and 24 months following the initial over-income determination to verify whether the family remains over-income [24 CFR 960.507].
7. All changes in family composition due to birth, adoption, or court-awarded custody must be reported to the PHA within 10 business days of the occurrence.
 - i. Failure to report within 10 business days may result in a retroactive rent charge or Lease termination.
8. The Resident must request PHA approval before adding any other household member as an occupant of the unit [24 CFR 966.4 (a)(v) and (d)(3)(i)].
 - i. If adding a person to a household (other than a child by birth, adoption, or court-awarded custody) will require a transfer to a larger size unit under the PHA's transfer policy, the PHA will approve the addition and approve a transfer to a unit with one additional bedroom, only if the Resident can demonstrate that there are medical needs or other extenuating circumstances, including reasonable accommodation, that should be considered by the PHA. Exceptions will be made on a case-by-case basis.
 - ii. Failure to obtain PHA approval before adding any household members (other than a child by birth, adoption, or court-awarded custody) is a violation of family obligations and may result in Lease termination.
9. Rent Adjustments [24 CFR 966.4 (b)(1)(i)]
 - i. The Resident will be notified in writing of any rent adjustment due to a change in Resident circumstances.
 - ii. All notices will state the effective date of the rent adjustment.
 - iii. If the Tenant Rent is to decrease:
 - a. If the change is reported timely, the decrease will be effective on the first day of the month following the month in which the change was reported. In cases where the change cannot be verified until after the date the change would have become effective, the change will be made retroactively.
 - b. If the change resulting in a rent decrease is not reported timely, the PHA will apply the decrease the first of the month following completion of the interim reexamination. However, the PHA will apply the results of the interim reexamination retroactively where a family's ability to report a change in income promptly may have been hampered due to extenuating circumstances. The PHA will decide to apply such decreases retroactively on a case-by-case basis.
 - iv. If the Tenant Rent is to increase, the increase generally will be effective on the first of the month following a 30-day notice to the family. If a family fails to report a change within the required time frames, the increase will be applied retroactively to the date it would have been effective had the information been provided on a timely basis. The family will be responsible for any underpaid rent and may be offered a repayment agreement in accordance with PHA policies. In the case of a rent increase due to misrepresentation, the PHA shall apply the increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred.

XI. Transfers [24 CFR 966.4 (c)(3)]:

- (a) If the PHA determines that the size or the design of the unit is no longer appropriate to meet the Resident's needs, the PHA shall send the Resident written notice. The Resident agrees to accept a new Lease for a different unit of the appropriate size or design as described in the PHA notice to the Resident.
- (b) If the PHA will rehabilitate or demolish the Resident's unit, the PHA may move the Resident into another unit in accordance with the PHA's relocation policies.
- (c) If a Resident presents a written request for a unit with special features to meet a family member's disability-related needs, the PHA may modify the Resident's existing unit. If the cost and extent of the modifications needed are equivalent to those required for a fully accessible unit, the PHA may transfer the Resident to another unit that meets the individual's disability-related needs at the PHA's expense.
- (d) Upon written notice from the PHA, a Resident without disabilities that is housed in a unit with special features must transfer to a unit without such features should a Resident or applicant with disabilities need the unit.
- (e) In the case of PHA-required transfers (as defined in the PHA's ACOP), the Resident shall be required to move into the unit made available by the PHA. The Resident shall generally be given 15 calendar days in which to move following

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delivery of a transfer notice. On a case-by-case basis, the PHA will consider an additional 15-day extension if requested by the family. If the Resident refuses to move without good cause, the PHA may terminate the Lease for the Resident's current unit. PHA-required transfers are subject to the PHA's grievance procedures, and no such transfer may be made until either the time to request a hearing has expired or (if a hearing was timely requested) the grievance hearing has been completed [24 CFR 966.4 (e)(8)(i)].

- (f) Except for PHA-required transfers (**other than occupancy standards transfers**) and reasonable accommodation transfers, the Resident will bear all costs of the transfer.
- (g) When a family transfers from one unit to another, the PHA will transfer their security deposit to the new unit. The tenant will be billed for any maintenance or others charges due for the "old" unit in accordance with state law, HUD regulations, this Lease, and PHA policies in the ACOP.
- (h) The PHA will consider Resident requests for transfers in accordance with the transfer priorities established in the ACOP.

XII. PHA Obligations [24 CFR 966.4 (e)]: The PHA shall be obligated to:

- (a) Maintain the dwelling unit and the development, including all buildings, facilities, and common areas, in a condition that is safe, habitable, functionally adequate, operable, and free of health and safety hazards [CFR 966.4 (e)(1)];
- (b) Comply with all state and federal laws, including the requirements of applicable building codes, housing codes, and HUD regulations materially affecting health and safety [24 CFR 966.4 (e)(2)];
- (c) Make necessary repairs to the dwelling unit [24 CFR 966.4 (e)(3)];
- (d) Keep development buildings, facilities, and common areas, not otherwise assigned to the Resident for maintenance and upkeep, in a clean and safe condition [24 CFR 966.4 (e)(4)];
- (e) Maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances, including elevators supplied or required to be supplied by the PHA [24 CFR 966.4 (e)(5)];
- (f) Provide and maintain appropriate receptacles and facilities (except container for the exclusive use of an individual Resident family) for the deposit of garbage, rubbish, and other waste removed from the premises by the Resident as required by this Lease [24 CFR 966.5 (e)(6)];
- (g) Supply running water and reasonable amounts of hot water and a reasonable amount of heat at appropriate times of the year according to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) and local custom and usage, except where the building that includes the dwelling unit is not required to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of the Resident and supplied by a direct utility connection [24 CFR 966.4 (e)(7)];
- (h) Notify the Resident of the specific grounds for any proposed adverse action by the PHA. Such adverse action includes but is not limited to: A proposed Lease termination, transfer of the Resident to another unit, change in the amount of rent, imposition of charges for maintenance and repair, or for excess consumption of utilities. When the PHA is required to afford the Resident the opportunity for a hearing under the PHA grievance procedure for a PHA-proposed adverse action:
 - 1. The notice of the proposed adverse action shall inform the Resident of the right to request such hearing. In the case of Lease termination, a Notice of Lease Termination that complies with 24 CFR 966.4 (l)(3) shall constitute adequate notice of proposed adverse action.
 - 2. In the case of a proposed adverse action other than a proposed Lease termination, the PHA shall not take the proposed action until time to request such a hearing has expired, or (if a hearing was timely requested) the grievance process has been completed [24 CFR 966.4 (e)(8)(ii)(B)].
- (i) Consider Lease bifurcation, as provided in 24 CFR 5.2009, in circumstances involving domestic violence, dating violence, sexual assault, stalking, or human trafficking as addressed in 24 CFR Part 5, Subpart L, provided that, if the PHA chooses to bifurcate a Lease, no assistance will be given for an individual who does not meet public housing eligibility and 24 CFR 5.508 requirements applicable to submission of evidence of citizenship or eligible immigration status.

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XIII. Resident Obligations [24 CFR 966.4 (f)]: A default on the part of the Resident shall exist and be grounds for eviction if the Resident fails to meet and/or perform any of the specified duties and obligations set forth in this Lease.

The Resident shall be obligated to:

- (a) Not assign the Lease, nor sublease the dwelling unit [24 CFR 966.4 (f)(1)].
- (b) Not provide accommodation for boarders or lodgers [24 CFR 966.4 (f)(2)].
- (c) Not give accommodation to long-term guests (in excess of 14 consecutive days or 30 cumulative days during any twelve-month period) without the advance written consent of the PHA.
- (d) Use the dwelling unit solely as a private dwelling for the Resident and the Resident's household as identified in Part 1 of this Lease, and to not use or permit its use for any other purpose [24 CFR 966.4 (f)(3)]. This provision does not apply to the care of foster children/adults or live-in care of a member of the Resident's family, provided the accommodation of such persons conforms to the PHA's Occupancy Standards, and so long as the PHA has granted prior written approval for the foster child(ren)/adults, or live-in aide to reside in the unit [24 CFR 966.4 (d)(3)(i)].
- (e) Abide by necessary and reasonable regulations and House Rules promulgated by the PHA for the benefit and well-being of the housing development and residents. These regulations and House Rules shall be posted in a conspicuous manner in the development office and incorporated by reference in this Lease. Violation of such regulations or House Rules constitutes a violation of the Lease [24 CFR 966.4 (f)(4)].
- (f) Comply with the obligations of applicable state and local building or housing codes materially affecting health and/or safety of the Resident and household [24 CFR 966.4 (f)(5)].
- (g) Keep the dwelling unit and other such areas as may be assigned to the Resident for exclusive use in a clean and safe condition [24 CFR 966.4 (f)(6)]. This includes keeping front and rear entrances and walkways for the exclusive use of the Resident free from hazards and trash and keeping the yard free of debris and litter. Exceptions to this requirement may be made for Residents who have no household members able to perform such tasks because of age or disability [24 CFR 966.4 (g)].
- (h) Dispose of all garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner only in containers approved or provided by the PHA [24 CFR 966.4 (f)(7)]. To refrain from, and cause members of the Resident's household or guests to refrain from, littering or leaving trash and debris in common areas.
- (i) Use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appurtenances including elevators [24 CFR 966.4 (f)(8)].
- (j) Refrain from, and to cause household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or development [24 CFR 966.4 (f)(9)].
- (k) Pay reasonable charges, including rent and maintenance charges (other than for normal wear and tear) for the repair of damages to the dwelling unit, development buildings, facilities, or common areas caused by the Resident, household members or guests [24 CFR 966.4 (f)(10)].
- (l) Act, and cause household members or guests to act, in a manner that will:
 - 1. Not disturb other residents' peaceful enjoyment of their accommodations; and
 - 2. Be conducive to maintaining the PHA development in a decent, safe, and sanitary condition [24 CFR 966.4 (f)(11)].
- (m) Assure that no Resident, any member of the Resident's household, or guest engages in:
 - 1. **Criminal activity**
 - i. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the PHA's public housing premises by other residents or employees of the PHA; or
 - ii. Any drug-related criminal activity on or off the premises [24 CFR 966.4 (f)(12)(i)(A)(1) and (2)].
 - 2. **Civil activity**
 - i. Any smoking of prohibited tobacco products in restricted areas, as defined by 24 CFR 965.653 (a) and in the PHA's policies, or in other outdoor areas that the PHA has designated smoke-free [24 CFR 966.4 (f)(12)(i)(B)].
- (n) Assure that no other person under the Resident's control engages in:
 - 1. **Criminal activity**
 - i. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the PHA's public housing premises by other residents or employees of the PHA; or,

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ii. Any drug-related criminal activity on the premises [24 CFR 966.4 (f)(12)(ii)(A)(1) and (2)].

2. **Civil activity**

i. Any smoking of prohibited tobacco products in restricted areas, as defined by 24 CFR 965.653 (a) and in the PHA's policies, or in other outdoor areas that the PHA has designated smoke-free [24 CFR 966.4 (f)(12)(ii)(B)].

- (o) Assure that no member of the household engages in an abuse or pattern of abuse of alcohol that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents [966.4 (f)(12)(iii)].
- (p) Not consume any alcoholic beverages from open containers upon any public way or place, including sidewalks, parking lots, playgrounds, hallways, and door-stoop areas.
- (q) Make no alterations or repairs or redecorations to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances, without written consent of the PHA. To make no changes to locks or install new locks on exterior doors without the PHA's written approval. To use no nails, tacks, screws, brackets, or fasteners on any part of the dwelling unit (a reasonable number of picture hangers excepted) without authorization by the PHA.
- (r) Not paint the unit without express written consent of the PHA.
- (s) Give prompt prior notice to the PHA when all family members will be absent from the unit for an extended period. An *extended period* is defined as any period greater than 30 calendar days. In such case, *promptly* means within 10 business days of the start of the extended absence.
- (t) Report all changes in household composition due to birth, adoption, or court awarded custody within 10 business days of the change.
- (u) Report all required changes in income or expenses within 10 business days of the change.
- (v) Report any household member's leaving the household within 10 business days of the change, and provide to the PHA any information and documentation requested to verify the individual's new address.
- (w) Obtain permission from the PHA before allowing any individual to move into the unit, other than in the case of birth, adoption, or court-awarded custody.
- (x) Abide by the PHA's pet policy, which is incorporated by reference into this lease.
- (y) Not allow any individual that has been barred or banned from PHA property onto the premises.
- (z) Not engage in acts of violence, or threatened violence, or abusive behavior towards PHA staff.
 - 1. *Abusive or violent behavior* towards PHA staff includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
 - 2. *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.
- (aa) All firearms/weapons in the lawful possession of a resident, members of the resident's household, and/or resident guest/visitor must be in accordance with federal, state, and local laws. The unlawful possession of firearms/weapons by a resident, members of the resident's household and/or resident guest/visitor is prohibited and constitutes a material lease violation.
- (bb) Take reasonable precautions to prevent fires and to refrain from storing or keeping highly volatile or flammable materials upon the premises.
- (cc) Avoid obstructing sidewalks, areaways, galleries, passages, elevators, or stairs and to avoid using these for purposes other than going in and out of the dwelling unit. Children shall not be allowed to play in hallways and stairways.
- (dd) Refrain from erecting or installing antennas or satellite dishes on or near any part of the dwelling unit.
- (ee) Refrain from placing signs of any type in or about the dwelling except those allowed under applicable zoning ordinances and then only after having received written permission of the PHA.
- (ff) Comply with the PHA's Parking Policy and Parking Rules. Remove from PHA property any vehicles without valid registration and inspection stickers. To refrain from parking any vehicles in any right-of-way or fire lane designated and marked by the PHA. Any inoperable or unlicensed vehicle as described above will be removed from PHA property at the Resident's expense. Major automobile repairs are not permitted on the development site.
- (gg) Refrain from parking in accessible spaces unless Resident has a valid accessible parking permit.
- (hh) Not prop open fire and entry doors and use fire doors only when exiting the building during an emergency or when specifically permitted for move-in or move-out.

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- (ii) Remove any personal property left on PHA property when the Resident leaves, abandons, or surrenders the dwelling unit. If the family appears to have vacated the unit without giving proper notice, the PHA will follow state and local landlord-tenant law pertaining to abandonment before taking possession of the unit. If necessary, the PHA will secure the unit immediately to prevent vandalism and other criminal activity. Costs for storage and disposal shall be assessed against the former Resident.
- (jj) Use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for the Resident, household members, and neighbors. THE RESIDENT SHALL NOTIFY THE PHA PROMPTLY OF KNOWN NEED FOR REPAIRS TO THE DWELLING UNIT, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the development. The Resident's failure to report the need for repairs in a timely manner shall be considered to contribute to any damage that occurs.
- (kk) Provide complete and accurate information to the PHA as requested by the PHA.
- (ll) Not commit any fraud in connection with any federal housing assistance program.
- (mm) Not receive assistance for occupancy of any other unit assisted under any federal housing assistance program during the term of the Lease.
- (nn) Pay promptly any utility bills for utilities supplied to the Resident by a direct connection to the utility company, and to avoid disconnection of utility service for such utilities. Failure of the Resident to furnish uninterrupted service due to nonpayment of utilities or other reasons under the Resident's control shall be considered a serious violation of the terms and conditions of this Lease.
- (oo) Ensure each non-exempt adult in the Resident household meets the PHA's Community Service and Self-Sufficiency Requirement (CSSR) as required by HUD regulations and PHA policy.
- (pp) Report any infestation within 10 business days, and cooperate in the extermination of cockroaches, bedbugs, mice, rats, and other pests that may create infestation. The Resident agrees to permit the dwelling unit to be treated as indicated on the PHA's maintenance schedule.

XIV. Defects Hazardous to Life, Health, or Safety: In the event that the dwelling unit is damaged to the extent that conditions are created that are hazardous to the life, health or safety of the occupants:

(a) PHA Responsibilities:

1. The PHA shall be responsible for repair of the unit within a reasonable period of time after receiving notice from the Resident, provided, if the damage was caused by the Resident, household members, or guests, the reasonable costs of the repairs shall be charged to the Resident [24 CFR 966.4 (h)(2)].
2. If necessary repairs cannot be made within a reasonable time, the PHA shall offer the Resident a replacement dwelling unit, if available [24 CFR 966.4 (h)(3)].
3. In the event the PHA cannot make repairs, and alternative accommodations are available, then rent shall be abated in proportion to the seriousness of the damage and loss in value as a dwelling. No abatement of rent shall occur if the Resident rejects alternative accommodations or if the Resident, household members, or guests caused the damage as determined by the PHA [24 CFR 966.4 (h)(4)].
4. If the PHA determines that the dwelling unit is uninhabitable because of imminent danger to the life, health, or safety of the Resident, and the Resident refuses alternative accommodations, this Lease shall be terminated, and any rent paid will be refunded to the Resident.

(b) Resident Responsibilities:

1. The Resident shall immediately notify the PHA of the damage and intent to abate rent when the damage is or becomes sufficiently severe that the Resident believes they are justified in abating rent [24 CFR 966.4 (h)(1)].
2. The Resident shall accept any replacement unit offered by the PHA.
3. The Resident agrees to continue to pay full rent, less the abated portion agreed upon by the PHA, during the time in which the defect remains uncorrected.

XV. Move-in and Move-out Inspections

- (a) **Move-in Inspection:** The PHA and the Resident or representative shall inspect the dwelling unit prior to occupancy by the Resident. The PHA will give the Resident a written statement of the condition of the dwelling unit, both inside and outside, and note any equipment provided with the unit. The statement shall be signed by the PHA and the Resident

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and a copy of the statement retained in the Resident's folder [24 CFR 966.4 (i)]. The PHA will correct any deficiencies noted on the inspection report, at no charge to the Resident.

- (b) **Move-out Inspection:** The PHA will inspect the unit at the time the Resident vacates and give the Resident a written statement of the charges, if any, for which the Resident is responsible. The Resident and/or representative may join in such inspection, unless the Resident vacates without notice to the PHA [24 CFR 966.4 (i)].

XVI. Entry of Premises during Occupancy

(a) Resident Responsibilities:

1. The Resident agrees that the duly authorized agent, employee, or contractor of the PHA will be permitted to enter the Resident's dwelling during reasonable hours for the purpose of performing routine maintenance, making improvements or repairs, inspecting the unit, or showing the unit for releasing [24 CFR 966.4 (j)(1)].
2. When the Resident calls to request maintenance on the unit, the PHA shall attempt to provide such maintenance at a time convenient to the Resident. If the Resident is absent from the dwelling unit when the PHA comes to perform maintenance, the Resident's request for maintenance shall constitute permission to enter.
3. Except for emergencies, management (and third-party contracted vendors) will not enter a dwelling unit where an animal resides for the performance of repairs or inspections unless the animal is accompanied and restrained for the entire duration of the inspection or repair by the animal owner or responsible person designated by the animal owner. The animal must be physically restrained until management has completed its tasks. Any delays or interruptions suffered by management in the inspection, maintenance, and upkeep of the premises due to the presence of an animal may be cause for Lease termination.

(b) PHA Responsibilities:

1. The PHA shall give the Resident at least 48 hours written notice that the PHA intends to enter the unit. The PHA may enter only at reasonable times. A written statement specifying the purpose of the PHA entry delivered to the dwelling unit at least two days before such entry will be considered reasonable advance notification [24 CFR 966.4 (j)(1)].
2. The PHA may enter the Resident's dwelling unit at any time without advance notification when there is reasonable cause to believe that an emergency exists [24 CFR 966.4 (j)(2)].
3. If the Resident and all adult members of the household are absent from the dwelling unit at the time of entry, the PHA shall leave in the dwelling unit a written statement specifying the date, time, and purpose of entry prior to leaving the dwelling unit [24 CFR 966.4 (j)(3)].

XVII. Notice Procedures

- (a) **Resident Responsibility:** Any notice to the PHA must be in writing, delivered to the Development Office or to the PHA's central office, or sent by prepaid first-class mail, properly addressed [24 CFR 966.4 (k)(1)(ii)].

- (b) **PHA Responsibility:** Notice to the Resident must be in writing, delivered to the Resident or to any adult member of the household residing in the dwelling unit, or sent by first-class mail addressed to the Resident [24 CFR 966.4 (k)(1)(i)]. This requirement does not apply to notices of entry of premises under Part 1 Section XVI (b).

1. **Over-Income Families** [24 CFR 960.507(c)(3); 24 CFR 960.509; Notice PIH 2023-03]

- i. If the PHA determines that the family exceeds the over-income limit for 24 consecutive months, the family will be charged an alternative monthly non-public housing rent, which is the higher of the applicable fair market rent or the alternative non-public housing rent as defined by HUD.
- ii. The family will be sent an Initial Notice at the time of the determination that the family is over-income. If the family remains over-income after 12 months, the PHA will send the family a Second Notice. If the family remains over-income after 24 months, the PHA will send the family a Final Notice which will include a new non-public housing over-income lease (NPHOI) and inform the family that the lease must be executed no later than 60 days from the date of the notice or at next lease renewal, whichever is sooner. Once the non-public housing lease is signed, the family is no longer a public housing participant and the provisions of this lease are no longer applicable to the family. If the Resident does not execute the lease within this time period, the PHA must terminate tenancy no more than 6 months after the notification. All notices will afford the family the opportunity for a hearing in accordance with the PHA's grievance procedures.

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- iii. If, at any time before the conclusion of 24 consecutive months, the family is determined to be below the over-income limit, the family will no longer be subject to the over-income provisions.
- (c) Unopened, canceled, first class mail returned by the post office shall be sufficient evidence that notice was given.
- (d) The PHA will ensure that all notices are provided in a manner that is effective for persons with hearing, visual, and other impairments [24 CFR 966.4 (k)(2); PIH 2023-03].

XVIII. Termination of Lease and Eviction: In terminating this Lease, the following procedures shall be followed by the PHA and the Resident:

- (a) **Grounds for Termination of the Lease:** The Lease may be terminated only for serious or repeated violations of material terms of the Lease, or for other good cause [24 CFR 966.4 (l)(2)].
 - 1. Serious or repeated violation of terms of this Lease for which the PHA may terminate the Lease shall include but are not limited to:
 - i. Failure to pay rent or other payments when due as described in Sections IV and V above [24 CFR 966.4 (l)(2)];
 - ii. Failure to fulfill Resident obligations as detailed in Section XIII above [24 CFR 966.4 (l)(2)].
 - 2. Other good cause, for which the PHA must, per HUD regulations, terminate this Lease, includes the following:
 - i. Failure to sign and submit consent form(s) the Resident, family members, or household members are required to sign [24 CFR 960.259 (a) and (b)];
 - ii. Failure to submit required documentation in the required timeframe concerning any family member's citizenship or immigration status, or the United States Citizenship and Immigration Service (USCIS) does not verify eligible immigrant status of the family, resulting in no eligible family members, or a family member who knowingly permits another ineligible individual to reside in the unit without the knowledge of the PHA [24 CFR 5.514 (c) and (d); 24 CFR 960.259 (a)];
 - iii. Failure to provide the documentation or certification required for any household member who obtains a Social Security number or joins the family [24 CFR 5.218 (c); 24 CFR 960.259 (a)(3)];
 - iv. Failure to accept the PHA's offer of a Lease revision to an existing Lease, providing the PHA has complied with the HUD regulations the PHA's policies in the ACOP [24 CFR 966.4 (l)(2)(iii)(E)];
 - v. Discovery by the PHA that a member of an assisted household was subject to a lifetime sex offender registration requirement at admission and was erroneously admitted after June 24, 2001. The PHA must immediately terminate assistance for the household member. In this situation, the PHA will offer the family the opportunity to remove the ineligible family member from the household. If the family is unwilling to remove that individual from the household, the PHA will terminate assistance for the household [Notice PIH 2012-28];
 - vi. Determination by the PHA that a household member has ever been convicted of the manufacture or production of methamphetamine on the premises of federally assisted housing [24 CFR 966.4 (l)(5)(i)(A)];
 - vii. Death of the sole family member [Notice PIH 2012-4];
 - viii. Refusal by the Resident to enter into a repayment agreement or failure to make payments on an existing or new repayment agreement [Notice PIH 2018-18];
 - ix. Exceeding the over-income limit for 24 consecutive months. Within 60 days of the PHA's final notification of the end of the 24-month period or the next lease renewal (whichever is sooner), the PHA will terminate the family's public housing lease. The family will be required to enter into a non-public housing over-income (NPHOI) lease and pay the higher of the applicable fair market rent (FMR) or the "alternative rent" as defined by HUD. Failure to execute the lease within the required time frame will result in termination of tenancy no more than six months after the date of the final notice (see XVII(b)(1). [24 CFR 960.507; FR Notice 7/16/18; Notice PIH 2023-03; FR Notice 2/14/23].
 - 3. Other good cause for which the PHA may, in accordance with HUD regulations and its ACOP, terminate this Lease, includes but is not limited to the following:
 - i. Failure to make payments due under the Lease [24 CFR 966.4 (l)(2)(i)(A)], including:

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- a. Repeated late payment, which shall be defined as failure to pay the amount of rent or other charges due by the fifth business day of the month. Four such late payments within a 12-month period shall constitute a repeated late payment.
- b. Failure to pay utility bills when the Resident is responsible for paying such bills directly to the supplier of utilities [24 CFR 966.4 (a)(1)(iv) and 24 CFR 966.4 (f)(5) and (8)].
- ii. Misrepresentation of family income, assets, or household composition [24 CFR 966.4 (c)(2)];
- iii. Failure to furnish such information and certifications regarding family composition and income as may be necessary for the PHA to make determinations with respect to rent, eligibility, and the appropriateness of dwelling size [24 CFR 966.4 (c)(2)];
- iv. Absence by the family from the public housing unit for more than 180 consecutive days without adequately verifying that they are living in the unit [24 CFR 982.551(i)];
- v. Serious or repeated damage to the dwelling unit or creation of physical hazards in the unit, common areas, grounds, or parking areas of any development site [24 CFR 966.4 (l)(2)(i)(B)];
- vi. Criminal activity by the Resident, household member, or guest, including criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents, PHA management staff residing on the premises, or other residents in the immediate vicinity, including any drug-related criminal activity on or off the premises [24 CFR 966.4 (l)(2)(iii)(A)];
- vii. Criminal activity by other person under the Resident's control that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents, PHA management staff residing on the premises, or other residents in the immediate vicinity, including any drug-related criminal activity on the premises [24 CFR 966.4 (l)(2)(iii)(A)] and [24 CFR 966.4 (l)(5)(i)(B) and (l)(5)(ii)(A)];
- viii. Failure to abide by the PHA's nonsmoking policy [24 CFR 965.653(a)];
- ix. Failure on the part of the Resident to assure that no member of the household engages in:
 - a. An abuse or pattern of abuse of alcohol that affects the health, safety, or right to peaceful enjoyment of the premises by other residents [24 CFR 966.4 (l)(5)(vi)(A)];
 - b. Use of any illegal drug or a pattern of drug use that interferes with the health, safety, or right to peaceful enjoyment of the premises [24 CFR 966.4 (l)(5)(i)(B)];
- x. Determination by the PHA that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers [24 CFR 966.4 (l)(5)(vi)(B)];
- xi. Seizure by law enforcement of illegal firearms, illegal weapons, or illegal drugs in a PHA unit;
- xii. Resident is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or violating a condition of probation or parole imposed under federal or state law [24 CFR 966.4 (l)(5)(ii)(B)];
- xiii. Any member of the household becoming subject to a registration requirement under a state sex offender registration program;
- xiv. Discovery after admission of facts that made the Resident ineligible [24 CFR 966.4 (l)(5)(iii)(B)];
- xv. Discovery of material false statements or fraud by the Resident in connection with an application for assistance or with reexamination of income [24 CFR 966.4 (l)(2)(iii)(C)];
- xvi. Knowingly allow individuals on the PHA's Trespass List to be present in or near the Resident's premises;
- xvii. Failure to transfer to an appropriate size dwelling unit based on family composition, upon appropriate notice by the PHA that such a dwelling unit is available [24 CFR 966.4 (c)(3)];
- xviii. Failure to permit access to the unit by the PHA after proper advance notification for the purpose of performing routine inspections and maintenance, for making improvements or repairs, or to show the dwelling unit for re-leasing, or without advance notice if there is reasonable cause to believe that an emergency exists [24 CFR 966.4 (j)(1) and (2)];
- xix. Violation by a family member of any federal, state, or local law that imposes obligations in connection with the occupancy or use of the premises;

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- xx. Any household member purposely disengages the unit's smoke/carbon monoxide detector. Only one warning will be given. A second incident will result in Notice of Lease Termination; or
- xxi. A household member has engaged in or threatened violent or abusive behavior toward PHA personnel [24 CFR 966.4 (l)(5)(ii)(A)].
 - a. *Abusive or violent behavior towards PHA personnel* includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.
 - b. *Threatening* refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

(b) Eviction

1. Evidence. The PHA may evict the Resident by judicial action for criminal activity in accordance with this section if the PHA determines that the covered person has engaged in the criminal activity, regardless of whether the covered person has been arrested or convicted for such activity and without satisfying the standard of proof used for a criminal conviction;
2. A record or records of arrest may not be the sole basis for the termination or proof that the Resident engaged in criminal activity [Notice PIH 2015-19]. The PHA will follow any state or local laws that limit or prohibit the use of certain criminal records;
3. If the PHA seeks to terminate the tenancy for criminal activity as shown by a criminal record, the PHA shall notify the household of the proposed action based on the information and will provide the subject of the record and the Resident with a copy of the criminal record before the PHA issues a notice of termination. The Resident will be given an opportunity to dispute the accuracy and relevance of that record [24 CFR 966.4(l)(5)(iv)];
4. In deciding to evict for criminal activity, unless the termination is mandated by HUD as described in XVIII(a)(2), the PHA shall consider the circumstances of the case, including the seriousness of the offending action, the extent of participation by the leaseholder in the offending action, the effects that the eviction would have both on family members not involved in the offending activity and the extent to which the leaseholder has shown personal responsibility and has taken all reasonable steps to prevent or mitigate the offending action.
5. The PHA may require a Resident to exclude a household member in order to continue to reside in the assisted unit, where that household member has participated in or been culpable for action or failure to act that warrants termination [24 CFR 966.4 (l)(5)(vii)(C)]. The PHA may impose a condition that such excluded household members do not visit the unit. The PHA may require a family member who has engaged in the illegal use of drugs to present credible evidence of current participation in or successful completion of a treatment program as a condition to being allowed to reside in the unit [24 CFR 966.4 (l)(5)(vii)(D)].
6. The PHA's eviction actions will be consistent with fair housing and equal opportunity provisions under 24 CFR 5.105 [24 CFR 966.4 (l)(5)(vii)(F)].
7. When the PHA evicts an individual or family for criminal activity, the PHA shall notify the local post office serving that dwelling unit that such individual or family is no longer residing in the unit so the post office will stop mail delivery for such persons and they will have no reason to return to the unit [24 CFR 966.4 (l)(5)(iii)(B)].

(c) Notice of Proposed Termination: The PHA shall give written notice of the proposed termination of the Lease of: [24 CFR 966.4 (l)(3)]

1. 30 days in the case of failure to pay rent [966.4(l)(3)];
 - i. All notices of lease termination due to a Resident's failure to pay rent will also include instructions on how the Resident can cure the nonpayment of rent violation, including [924 CFR 966.4(r)]:
 - a. An itemized amount separated by month of alleged rent owed by the Resident;
 - b. Any other arrearages allowed by HUD and included in the lease separated by month; and
 - c. The date by which the Resident must pay the amount of rent owed before an eviction for nonpayment of rent can be filed.
 - d. Information on how the Resident may recertify their income, request a minimum rent hardship exemption, or a request to switch from flat rent to income-based rent; and
 - e. In the event of a Presidential declaration of a national emergency, information as required by HUD.

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- i. The PHA will not proceed with filing an eviction if the Resident pays the alleged amount of rent owed within the 30-day notification period [24 CFR 966.4(q)].
2. Reasonable time, but not to exceed 30 days, considering the seriousness of the situation:
 - i. If the health or safety of other residents, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. If any member of the household has engaged in any drug-related criminal activity or violent criminal activity; or
 - iii. If any member of the household has been convicted of a felony.
3. 30 days in any other case, except that if a state or local law allows a shorter notice period, such shorter period shall apply [24 CFR 966.4 (l)(3)(C)].

(d) Notice of Termination

1. The Resident may terminate this Lease at any time by giving 30 calendar days written notice as described in Section XVII(a) above. Property Managers will conduct a pre-vacate inspection to determine what, if any, damages may exist. Unit keys must be returned to the Property Office in order to properly vacate a unit.
2. Any Notice to Vacate (or quit) that is required by state or local law will be combined with the Notice of Lease Termination under this section [24 CFR 966.4 (l)(3)(iii)]. The Notice to Vacate shall be in writing and specify that if the Resident fails to quit the premises within the applicable statutory period, appropriate action will be brought against the Resident, and if the PHA prevails in court, the Resident may be required to pay the costs of court and attorney's fees.
3. The PHA notice of termination to the Resident shall state specific grounds for the termination, shall inform the Resident of the right to make such reply as the Resident may wish, and the Resident's right to examine and copy PHA documents directly relevant to the termination or eviction [24 CFR 966.4 (l)(3)(ii)].
4. All notices of Lease termination will include a copy of the forms HUD-5382 (VAWA Certification form) and HUD-5380 (Notice of Occupancy Rights under VAWA) to accompany the termination notice. Any Resident who claims that the cause for termination involves domestic violence, dating violence, sexual assault, stalking, or human trafficking of which the Resident or affiliated individual of the Resident is the victim, will be given the opportunity to provide documentation in accordance with Section XXI of this Lease and the PHA's policies in the ACOP.
5. When the PHA is required to offer the Resident the opportunity for a grievance hearing, the notice shall also inform the Resident of the right to request such a hearing in accordance with the PHA's grievance procedures [24 CFR 966.4 (l)(3)(ii)].
6. When the PHA is required to offer the Resident the opportunity for a grievance hearing concerning the Lease termination under the PHA's grievance procedure, the Lease shall not terminate (even if any Notice to Vacate under state or local law has expired) until the period to request a hearing has expired, or (if a hearing is requested) the grievance process has been completed [24 CFR 966.4 (l)(3)(iv)].
7. The hearing officer shall be appointed by the PHA and will be an impartial person, other than the person who made or approved the decision under review, and other than a subordinate of that person.
8. The PHA is located in a due-process state. The term *due process determination* means a determination by HUD that the laws of the jurisdiction provide the basic elements of due process as defined by HUD regulations [24 CFR 966.51].
 - i. Therefore, the PHA, in accordance with the regulations, excludes from the PHA administrative grievance procedure any grievance concerning a termination of tenancy or eviction that involves:
 - a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA;
 - b. Any violent or drug-related criminal activity on or off such premises; or
 - c. Any criminal activity that resulted in felony conviction of a household member.
 - ii. When the PHA is not required to offer the Resident the opportunity for a hearing under the grievance procedure and the PHA has decided to exclude such grievance from the PHA grievance procedure, the Notice of Lease Termination shall:
 - a. State that the Resident is not entitled to a grievance hearing on the termination;

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- b. Specify the judicial eviction procedure to be used by the PHA for eviction and state that HUD has determined that this eviction procedure provides the basic elements of due process as defined in HUD regulations; and
 - c. State whether the eviction is for a criminal activity that threatens health or safety of residents or staff or for drug related criminal activity [24 CFR 966.4 (l)(3)(v)].
9. The PHA may evict the Resident from the unit only by bringing a court action [24 CFR 966.4 (l)(4)].

XIX. Waiver

No delay or failure by the PHA in exercising any right under this Lease agreement, and no partial or single exercise of any such right shall constitute a waiver (post or prospective) of that or any other right, unless otherwise expressly provided herein.

XX. Housekeeping Standards

The Resident will comply with the PHA's housekeeping standards, as incorporated by reference in this Lease.

XXI. Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Human Trafficking

- (a) Incidents of actual or threatened domestic violence, dating violence, sexual assault, stalking, or human trafficking may not be construed either as serious or repeated violations of this Lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence, provided such victim is a signatory to this Lease or an affiliated individual [The Violence Against Women Act of 2013 (VAWA), 24 CFR 5.2003 and 24 CFR 5.2005(c)];
- (b) Criminal activity directly relating to domestic violence, dating violence, sexual assault, stalking, or human trafficking engaged in by a Resident, spouse, cohead, authorized household member or any guest, or other person under the Resident's control, shall not be cause for termination of the tenancy or occupancy rights, if the Resident or an affiliated individual is the victim of that domestic violence, dating violence, sexual assault, stalking, or human trafficking [24 CFR 5.2005(b)(2)];
- (c) The PHA may, in its discretion, seek to bifurcate this Lease, or remove a Resident or household member from this Lease without regard to whether the Resident or household member is a signatory to this Lease in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or household member and who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, stalking, or human trafficking against an affiliated individual without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or an affiliated individual; provided that if such bifurcation occurs, and the removed Resident or lawful occupant was the sole household member eligible to receive assistance, the PHA will provide any remaining household member the opportunity to establish eligibility for housing [24 CFR 5.2009 (a) and (b) and 24 CFR 966.4 (e)(9)];
- (d) Nothing in this section limits the PHA's authority to terminate this Lease for violation of this Lease not based on criminal activity directly related to domestic violence, dating violence, sexual assault, stalking or human trafficking provided that the PHA does not subject any Resident or affiliated individual who has been a victim of domestic violence, dating violence, sexual assault, stalking or human trafficking to a more demanding standard than other residents or affiliated individuals in determining whether to terminate and evict [24 CFR 5.2005 (d)(2)];
- (e) Nothing in this section may be construed to limit the PHA's authority to terminate the tenancy of any Resident if the PHA can demonstrate an actual and imminent threat to other residents, PHA employees, or those providing service to the property if that Resident's tenancy is not terminated [24 CFR 5.2005 (d)(3)].

- XXII. Reasonable Accommodation for Persons with Disabilities:** For all aspects of the Lease and grievance procedures, a person with disabilities shall be provided reasonable accommodation to the extent necessary to provide the disabled individual with an opportunity to use and occupy the dwelling unit equal to a non-disabled person. The Resident may at any time during the term of the Lease or during any renewal term request reasonable accommodation, including reasonable accommodation so that the Resident can meet Lease requirements or other requirements of tenancy.

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XXIII. Definitions

- a) *Household* is the family and the PHA-approved live-in aide, family members of live-in aides, and foster children and/or adults [24 CFR 5.100].
- b) *Guest* is a person temporarily staying in the unit with the consent of a Resident or other member of the household who has express or implied authority to so consent on behalf of the Resident [24 CFR 5.100].
- c) *Other person under the Resident's control* means a person who is, or was at the time of the activity in question, on the premises because of an invitation from the Resident or other member of the household who has express or implied authority to so consent on behalf of the Resident. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the Resident's control [24 CFR 5.100].
- d) *Premises* means the building, complex or development in which the public or assisted housing dwelling is located, including common areas or grounds [24 CFR 5.100].
- e) *Material noncompliance* includes:
 - 1. One or more substantial violations of the Lease and regulations;
 - 2. Repeated minor violations of the Lease and regulations that:
 - i. Disrupt the livability of the development
 - ii. Adversely affect the health or safety of any person or the right of any resident to the quiet enjoyment of the leased premises and related development facilities;
 - iii. Interfere with the management of the development; or
 - iv. Have an adverse financial effect on the development.
 - 3. Failure of the Resident to timely supply all required information on the income and composition, or eligibility factors, of the Resident household (including but not limited to, failure to meet the disclosure and verification requirements for Social Security numbers, or failure to sign and submit consent forms for the obtaining of wage and claim information);
 - 4. Nonpayment of rent or any other financial obligations due under the Lease beyond any grace period permitted under state law. The payment of rent or any other financial obligation due under the Lease after the due date but within the grace period permitted under state law constitutes a minor violation.
- f) *Pattern of illegal drug use* means more than one incident of any use of illegal drugs during the previous six months.
 - 1. *Pattern of abuse of alcohol* means more than one incident of any such abuse of alcohol during the previous six months.
 - 2. *Drug-related criminal activity* means the illegal possession, manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined in Section 102 of the Controlled Substances Act [24 CFR 5.100].
 - 3. *Drug* means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Peoria Housing Authority

Public Housing Lease Agreement

PART 2: RESIDENTIAL LEASE AGREEMENT: Lease Execution

By signature below, the Resident and household agree to the terms and conditions of this Lease and all additional documents made a part of the Lease by reference. The Resident and household further acknowledge that the Provisions of this Lease Agreement, Part 1.I - XXIII, have been received and thoroughly explained, and all questions answered.

RESIDENT	_____	DATE	_____
CO-RESIDENT	_____	DATE	_____
CO-RESIDENT	_____	DATE	_____
MANAGER	_____	DATE	_____
WITNESS	_____	DATE	_____

RESIDENT CERTIFICATION

I, _____, hereby certify that I, and other members of my household, have not committed any fraud in connection with any federal housing assistance program, unless such fraud was fully disclosed to the PHA before execution of the Lease, or before PHA approval for occupancy of the unit by the household member.

I further certify that all information or documentation submitted by myself or other household members to the PHA in connection with any federal housing assistance program (before and during the Lease term) are true and complete to the best of my knowledge and belief.

RESIDENT SIGNATURE _____ DATE _____

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ATTACHMENTS

If indicated by an ☒ below, the PHA has provided the Resident with the following attachments and information:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Part I of this Lease | <input type="checkbox"/> Part II of this Lease |
| <input type="checkbox"/> Family Choice in Rent (Income-Based or Flat Rent) | <input type="checkbox"/> Pet Policy |
| <input type="checkbox"/> Standard Maintenance Charges (may be updated) | <input type="checkbox"/> Maintenance Contact Procedures |
| <input type="checkbox"/> Lead Hazard Notice Information Pamphlet | <input type="checkbox"/> Lead Disclosure Addendum |
| <input type="checkbox"/> Grievance Procedure (may be updated) | <input type="checkbox"/> Housekeeping Standards |
| <input type="checkbox"/> Move-In Inspection (copy) | <input type="checkbox"/> Parking Policy |
| <input type="checkbox"/> Smoke Free Policy (copy) | <input type="checkbox"/> Rent Collection Policy |
| <input type="checkbox"/> Community Service & Self-Sufficiency Requirement (CSSR) | <input type="checkbox"/> House Rules |
| <input type="checkbox"/> Reasonable Accommodation or Physical Modification Request Form | |
| <input type="checkbox"/> Form HUD-5380 (Notice of Occupancy Rights under the Violence Against Women Act (VAWA)) | |
| <input type="checkbox"/> Form HUD-5382 (Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking) | |
| <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Other: _____ | |

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment B.1(f)

Homeownership

Homeownership Programs

The PHA continues to manage a Section 8 Housing Choice Voucher (HCV) Homeownership program, which allows families who are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. To participate in the HCV Homeownership program, the family must have been admitted to the HCV program, must meet specific income and employment requirements, must be a first-time homeowner, and satisfactorily complete a PHA approved pre-assistance homeownership and housing counseling program.

In 2026, The PHA also intends to submit its draft Section 32 Homeownership Plan to HUD upon approval by the PHA Board. The plan will include up to 20 scattered-site, single-family housing units, which would be available for purchase by low-income families. The PHA would use the proceeds of any sale for the provision of low-income housing or to benefit residents of the PHA through modernization or operation of existing public housing; development of public housing; funding of homeownership units; construction, rehabilitation and/or acquisition of dwelling units assisted by funds under Section 8; benefits to the residents of the PHA (e.g. job training, child care programs, service coordination); leveraging other funds to secure commercial enterprises on-site to serve public housing residents; funding shortfalls or other new allocations of vouchers under Section 8; and other housing assisted under the 1937 Act or benefits to the residents of the PHA, as approved by HUD. Proceeds may be leveraged with other funds so long as net proceeds are used on a pro-rata basis to fund only HUD-approved uses (e.g. low-income housing units). The PHA may also form partnerships with non-profit and private developers to increase the opportunities for affordable homeownership through community efforts that include for-sale affordable and mixed-income housing production.

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment B.1(g)

Community Service and Self-Sufficiency Program

Community Service and Self-Sufficiency Programs:

1. In FY2026, PHA will expand efforts to foster resident engagement and support community self-sufficiency programs through the Jobs Plus Initiative, Family Self-Sufficiency Grant, YouthBuild USA, and the ROSS Grant.
2. PHA will facilitate the establishment of Resident Advisory Boards and Resident Council all public housing developments
3. PHA will expand access to resources, by
 - a. Leveraging partnerships with local organizations
 - b. Repurpose underutilized office spaces near developments into hubs for self-sufficiency programming
 - c. Use these spaces to support the Jobs Plus Program and other initiatives
 - d. Provide accessible locations for workforce development, educational programming, and supportive services
 - e. Establish computer labs resource Centers at Harrion Homes (AMPs 6, 2 and 11), Sterling Towers, AMP 5, and Riverwest, AMPs 7, 8, 9. HCV residents will be welcome to use these resource centers
4. By integrating resources directly into the community, PHA will:
 - a. Reduce barriers to participation
 - b. Strengthen pathways toward economic independence
5. These initiatives reaffirm PHA's commitment to:
 - a. Empowering residents
 - b. Advancing self-sufficiency
 - c. Creating strong, resilient communities
 - d. Enhancing quality of life for residents while ensuring long-term sustainability of housing developments

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2026 Annual PHA Plan

Attachment B.1(h)

Safety and Crime Prevention

Safety and Crime Prevention:

PHA recognizes that both the observed and perceived rates of violent and drug-related crime in and around its developments remain a significant concern for residents.

1. In FY2026, PHA will prioritize comprehensive safety strategies to:
 - a. PHA is applying for Emergency and Disaster Grants to replace and modernize surveillance cameras and portfolio-wide monitoring systems
 - b. Use Capital Funds to upgrade camera systems
 - c. Apply for a grant to replace or upgrade the elevators at Sterling towers
 - d. Initiating upgrades to intercom systems at Sterling Towers and Harrison Homes Senior Building
2. PHA will stabilize security personnel:
 - a. Finalize a security contract for on-site security personnel
 - b. Hire a full-time replacement for the security guard at Sterling Towers
 - c. PHA will add a police unit to Riverwest Homeownership, AMP 8, Riverwest Rental & Lease to Purchase AMP 7, Harrison Homes Redevelopment AMP 6 and Sterling Towers
3. PHA will invest in upgraded security infrastructure, including:
 - a. Upgrading outdoor lighting at Harrison developments to improve visibility and deter criminal activity
 - b. Exploring the implementation of secure package lockers to reduce theft and prevent unauthorized entry
 - c. Work with the local police department and A & E firm to reduce crime through environmental design
 - d. Invest in wearable panic devices for PHA field employees and those who interact directly with the public
4. Implement a Safety Captain program that pays stipends
 - a. Resident Service Stipends are defined as modest payments (not exceeding \$200/month) provided to residents for performing part-time services that enhance the quality of life in the development (e.g., hall monitoring, lawn care, resident coordination)
 - b. PHA will implement a safety capital program to monitor halls, assist with lawn care, and coordinate with PHA's security personnel, etc., These are not considered salaries and are excluded from income when calculating rent. This will not trigger conflict of interest rules

The PHA's Safety & Security Administrator continued to work closely with the Peoria Police Department (PPD) to address crime in and around PHA properties. PHA regularly provides surveillance camera footage – a resource that has been an important tool in the investigation of cases and identification of suspects. In addition, the PHA has increased visibility of and hours of security personnel.

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2026 Annual PHA Plan

Attachment B.1(i)

Asset Management

Asset Management:

1. Expand the supply and improve the quality of assisted housing, the PHA will:
 - a. Assess its current inventory of Public Housing to identify potential for redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option.
 - b. Develop a site-by-site preservation strategy.
 - c. Maintain a housing development plan for the demolition or disposition of one or more functionally obsolete units, the construction of new units, and the strategic acquisition and preservation of existing affordable properties.
 - d. Leverage private financing for developing new dwelling units within HUD guidelines.
 - e. Work with the Department of Housing and Urban Development to increase the number of occupied housing units in the PHA's portfolio, including re-occupying modernized and vacant units.
 - f. Convert Public Housing subsidy platform to a more stable funding stream, such as a project-based Section 8 platform, either through Section 18, or through HUD's Rental Assistance Demonstration (RAD) program.
 - g. Demolish or dispose of obsolete Public Housing units and provide sustainable replacement housing.
 - h. Dispose of non-dwelling facilities and vacant incidental land where disposition does not interfere with continued operation of the remaining portion of the development.
2. In FY2026, PHA will strengthen asset management functions by:
 - a. Digital Integration and upgrade of management software
 - b. Implementing new reporting procedures for all properties
 - c. Enhancing staffing and review protocols
 - d. Proactively assessing and supporting property managers to ensure:
 - i. Operational efficiency
 - ii. Consistent performance
 - iii. Compliance with HUD standards for maintenance and property oversight
3. Continue efforts outlined in the 2022-2027 5-year plan and annual revisions

Peoria Housing Authority IL003

2026 Annual PHA Plan

Attachment B.1(j)

Significant Amendment/Modification

Significant Amendments/Modifications:

No major change in the direction of PHA pertaining to its mission and goals that constitutes a “substantial deviation” from the agency’s 5-Year Plan. Criteria, other than:

1. Management & Operations, as outlined in the Administrative Plan
2. Management & Operations, as outlined in the ACOP
3. PHA, and its instrumentality PHADC, intends to consolidate and reposition AMPS 7 and 8 together, due to the complexities of the development.
4. PHA anticipates hiring more maintenance techs, requesting the use of operating reserves, in order to continue its efforts with vacancy reduction.
5. Development of a Recreational Playground under Choice Neighborhood Planning Grant, Early Action Activity
6. PHA and the Continuum of Care have established a pilot Moving On preference for admission to the public housing program for individuals referred by the Continuum of Care Partners, who reside in the agency’s Permanent Supportive Housing and/or Single Room Occupancy program, and who no longer need intensive case management. PHA and Peoria Continuum of care are in the process of negotiating an MOU that includes the provision of continued supportive services for residents after their referral to the PHA. The PHA’s public housing ACOP was revised in 2025 to reflect a Moving On admission preference, and this change was reflected in the Annual Plan submitted by PHA.

Peoria Housing Authority IL003

2026 Annual PHA Plan

New Activities

Attachment B.2(a)

- 1- Hope VI or Choice Neighborhoods Grants
- 2- Mixed Finance Modernization or Development
- 3- Demolition and/or Disposition
- 4- Conversion of Public Housing to RAD Project-Based Vouchers
- 5- Units with Approved Vacancies and Modernization
- 6- Other Capital Grand Programs

Hope VI or Choice Neighborhoods:

1. PHA is currently finalizing the transformation plan for the Choice Neighborhoods Planning Grant to support the redevelopment of Harrison Homes South (AMP 2)
2. PHA intends to apply for the implementation grant, and if awarded, funding could range from \$10 million to \$50 million.
3. PHA intends to redevelop/reposition or recapitalize Hope VI projects, AMPs 6, 11, 9, 8, and 7 into a more stable funding stream to include, but not limited to, RAD PBVs.
4. The PHA continues to assess its current inventory of housing to identify potential redevelopment, including mixed-finance development or through a Choice Neighborhood Initiative funding option, of Harrison Homes South.
5. The PHA will continue to develop a site-by-site plan for a preservation strategy and maintain a housing development plan for the demolition or disposition of one or more functionally obsolete buildings within Harrison South (AMP 2), until total demolition of the site is approved for the construction of new units and the strategic acquisition and preservation of existing affordable properties.
6. The PHA may leverage private financing for developing new dwelling units within HUD guidelines. The PHA intends to utilize Capital Funds for redevelopment when appropriate.
7. The PHA intends to convert its Public Housing HOPE VI portfolio into a more stable funding stream, such as a project-based Section 8 platform, either through a Section 18 disposition or through HUD's Rental Assistance Demonstration (RAD) program, including the RAD/Section 18 blend option. A conversion may include some or all Public Housing units within the PHA's inventory.
8. The PHA may demolish or disposition one or more Public Housing units in AMP 2 (Harrison South) and eventually the entire development as a portion of a project of the units have been functionally obsolete as to physical condition, location, or other factors that would cause the Public Housing to be unsuitable for housing purposes, and no reasonable program modifications would be cost-effective to return the particular Public Housing unit(s) to a useful life.
9. The PHA may also pursue demolition or disposition if changes in neighborhood or location adversely affects the health or safety of PHA residents or feasible operation by the PHA, and disposition will allow the acquisition, development, or rehabilitation of other properties that will be more efficiently or effectively operated as lower income housing and that will preserve the total amount of lower income housing stock available in the community.
10. The PHA may dispose of any non-dwelling facilities or land when the PHA determines that the non-dwelling facilities or land exceeds the needs of the development; or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the development.

Such disposition includes, but is not limited to administrative buildings, community buildings, excess non-dwelling property remaining from a RAD conversion, or excess non-dwelling property at a current development. The PHA will focus on income-generating opportunities and pursue renovation and rehabilitation of PHA Public's Housing through available funding, including Capital Funds, Choice Neighborhoods, Tax Credit programs, Rental Assistance Demonstration conversion, Bond Issuance or other available conversion options. Such efforts may involve partnerships with private and non-profit developers to increase affordable housing for Mixed Finance Modernization or Development.

The PHA's Long Range Planning Committee recommended redevelopment and/or replacement of existing PHA Public Housing, and the PHA will continue to follow those recommendations, as well as continue to identify sites for renovation or disposition.

Mixed Finance Development and Conversion of Public Housing:

1. The Peoria Housing Authority (PHA) is actively pursuing a comprehensive repositioning strategy for multiple housing communities, which includes the modernization and redevelopment of scattered site multiplexes and apartment buildings, RiverWest (AMPs 07, 08, and 09), and Harrison (AMP 2), as well as the repositioning of Harrison AMPs 6, 11, 3 and 5. As part of this effort, the PHA intends to apply for a combination of Low-Income Housing Tax Credits (LIHTC), Mixed-Finance opportunities, and other creative financing mechanisms such as RAD, CDBG and HOME, etc, to recapitalize/reposition these developments to ensure the long-term sustainability of these communities.
2. The PHA is in the process of planning and developing a new community park to be located between the AMPs 6, 11 and 2 in conjunction with the Early Action Activity for the Choice Neighborhood Planning Grant. The preliminary concept envisions a 3–5 acre park that will serve as a shared green space and community anchor for residents and surrounding neighborhoods. Key features may include modern playground equipment, a small multi-use athletic field, walking paths, shaded seating areas, and designated gathering spaces for community events and outdoor programming. The estimated cost for the park development ranges from \$1.5 million, depending on the final design, scope of amenities, and funding partnerships. This investment will not only provide safe recreational space but also contribute to neighborhood beautification, strengthen community ties, and support the overall transformation goals for the Harrison community.

[Peoria South Choice Neighborhood Plan](#)

www.peoriahouthchoice.com



Exhibit A
PEORIA EARLY ACTION PROJECT: CONCEPT PLAN

3. Looking ahead, the PHA intends to partner with private developers to acquire and develop land in support of these redevelopment and community improvement initiatives.
 - a. PHA will partner with private developers to acquire and develop land in support of redevelopment and community improvements, as described in the 5-Year plan and subsequent annual plans, in addition to exploring Community Land Trust and other alternatives to preserve Housing
 - b. Bond issuance to raise revenue for housing preservation and housing expansion
 - c. Conversion of public housing units and developments to RAD-PBVs

- d. Due to current shortfall prevention actions and expected subsidy funding levels, the PHA does not anticipate issuing an RFP for project-based vouchers in the coming year, unless our shortfall position changes. However, PHA intends to explore MS-PBV vouchers RFP.
4. The PHA will continue to use PBVs and explore options where PBVs may be used in developing affordable housing and for special needs housing. The PHA will also exercise a moratorium on the right to move under the PBV program, should Section 8 utilization reflect such a need, based on funding shortfalls. The PHA will continue to apply for additional program funding or other funding, as notifications of funding availability (NOFA) announcements are made.
5. The PHA anticipates leasing PBV units at the following developments, based on prior letters of commitment.
 - a. Phoenix Community has been allocated 55 PBVs,
 - b. Lincoln Terrace has been allocated 12 PBVs,
 - c. Church View Gardens is projected to receive an estimated 16 PBVs.

These commitments will be incorporated into the plan to demonstrate how we are leveraging PBVs to support redevelopment efforts, expand housing opportunities, and maintain compliance with HUD objectives. We will continue to make PBVs available as future opportunities arise and will ensure equal access and fairness in housing across all communities.

Units with Approved Vacancies for Modernization:

Development	AMP#	Total Dwelling Units	Units with Approved Vacancies for Moderation
Harrison Homes South	2	155	88
Sterling Towers	5	185	9
Scattered Sites	3	121	40
Harrison Homes Redevelopment	6	42	4
Harrison Homes Redevelopment III	11	35	3
Riverwest New Southtown (Rental & LTP) Mixed Finance	7	76 LIPH 153 LIHTC	3
Riverwest South, LP Mixed Finance	9	37	8
Riverwest Homeownership	8	6 LIPH/ 26 LIHTC	1

The PHA will collaborate with HUD to increase the number of occupied Public Housing units in the PHA's portfolio, including re-occupying modernized and vacant units. Units undergoing modernization require the unit to become vacant to accomplish the capital improvements. Once the modernization work has been completed, the unit will be reoccupied by an eligible family, including those units anticipated to be added to the RAD application in 2026. PHA will continue to reclassify vacant units under 2021-35, as necessary.

Other Capital Grant Programs

The Peoria Housing Authority (PHA) recognizes that its existing public housing portfolio requires continuous investment to maintain safe, functional, and desirable living conditions. Given the significant backlog of unfunded capital needs, the PHA is pursuing a multi-pronged strategy to reposition and modernize properties while leveraging all available HUD capital funding opportunities. Planned initiatives include:

1. Financial Strategy – Convert the existing Public Housing subsidy through a combination of Section 18 Disposition/Demolition and Rental Assistance Demonstration (RAD) – also known as a RAD/Section 18 Blend - and also includes Low-Income Housing Tax Credits, Affordable Housing Funds, HOME funding, Tax Incremental Financing (TIF), and Federal Home Loan Bank Affordable Housing Program loans. RAD applications properties will be submitted to HUD in 2026
- Sustainability – Provides sustainable development and reduced operating costs, which support residents in safe, affordable, and healthy homes, and the introduction of electric building operation and infrastructure
2. Occupancy and
3. Implement strategies to reduce long-term vacancies, including using operating reserves to fund.
4. Promote occupancy by police officers and workforce residents to enhance neighborhood stability.
5. Maintain and enforce non-smoking policies across all developments.
6. Monitor project-based voucher units and approved vacancies for modernization or repositioning.
2. Safety and Modernization Projects
 1. Fire safety system replacement at Sterling Homes and Harrison (cost estimate: \$2.5–\$3 million; targeted completion: 2026).
 2. Completion of Hazard Grant projects by end of 2025, improving property safety and compliance.

3. Installation of smart burners in Senior Sterling Towers (2025–2026) for energy efficiency and resident safety.
 4. Expand exterior lighting and security camera installations to increase resident safety across properties.
 5. PHA continues its pursuit of energy efficiency programs to preserve housing and support environmental sustainability and conservation in response to climate change, including a partnership with Ameren to install energy-efficient products in PHA's Public Housing and Affordable Housing units
3. Community and Resident Enhancements
 1. Vacant unit reduction activities continued across the PHA to maximize occupancy and program efficiency.
 2. CFP fund allocation for the design and construction of parks and community centers within PHA developments, including scattered site locations.
 - i. Preliminary park concept: 3–5 acres, including playgrounds, walking paths, gathering areas, and multi-use athletic fields.
 - ii. Estimated cost: \$1.5–\$3 million, completion contingent upon final design and funding.
 3. Partner with private developers to acquire and develop
4. Funding and Grant Opportunities
 1. Actively explore all HUD capital grant programs, LIHTC, and other financing mechanisms to supplement PHA resources.
 2. Leverage Mixed-Finance and other innovative funding strategies for long-term portfolio preservation.
 3. Dependent on capacity and eligibility, PHA will pursue any additional grant opportunities for the Capital Fund Special Grants or Emergency Safety and Security Grant Programs made available by HUD in the coming year.

Other Capital Program Grants:

1. PHA recognizes that its public housing portfolio requires continuous investment to maintain safe, functional, and desirable living conditions
2. Given the significant backlog of unfunded capital needs, PHA is pursuing a multi-pronged strategy to modernize and reposition properties while leveraging all available HUD capital funding opportunities
3. Conversion and Redevelopment Activities:
 - a. Convert public housing units to Project-Based or Project-Based Vouchers (PBVs) under RAD to preserve long-term affordability and operational flexibility

- b. Explore portfolio-wide RAD conversion opportunities for long-term preservation of affordable housing
 - c. Advance redevelopment planning for Harrison and River West AMPs to modernize units and improve community integration
- 4. Occupancy and Resident Policies:
 - a. Implement strategies to manage over-income occupancy, ensuring units remain available to eligible households
 - b. Promote occupancy by police officers and workforce residents to enhance neighborhood stability
 - c. Maintain and enforce non-smoking policies across all developments
 - d. Monitor project-based voucher units and approved vacancies for modernization or repositioning
- 5. Safety and Modernization Projects:
 - a. 2023 Hazard Grant Award
 - i. Fire safety system replacement at Sterling Homes (AMP 5) and Bathroom Exhaust Fans at Harrison Homes (AMP 2) and Radon Testing & Mitigation (AMP 3)
 - ii. Targeted completion: 2026
 - b. Apply for Hazard and Disaster Grant to replace or repair Elevators at Sterling Towers
 - c. Apply for Emergency Safety Grant to install Cameras and an intercom system at Harrison Senior Building
 - d. Apply for other available grants to expand exterior lighting and security camera installations to improve resident safety across properties, reduce lead hazards, and mitigate other emergencies or hazards that are impacting the quality of life for LIPH residents.

Demolition and Disposition:

As part of its long-term redevelopment strategy, the PHA continues to evaluate properties that may no longer be viable for rehabilitation or long-term operation. While not included in the current plan, the Authority is considering the potential future demolition of the Harrison Homes AMP 2 units, which have experienced significant physical decline and may ultimately require redevelopment to better serve residents and the community. Additionally, the scattered site property located at 1031 Shelley Street has already been approved for disposition, consistent with HUD requirements and the Authority's asset repositioning goals. Looking ahead, the Authority may also explore the submission of a Demolition/Disposition Application (DDA) to HUD that could include demolition activities as part of broader redevelopment efforts. These considerations reflect the PHA's forward-looking approach to repositioning its housing portfolio while

ensuring that any future actions prioritize resident support, relocation resources, and the creation of new, high-quality housing opportunities.

1. As part of its long-term redevelopment strategy, PHA continues to evaluate properties that may no longer be viable for rehabilitation or long-term operation
2. Potential future actions under consideration:
 - a. Harrison Homes AMP 2:
 - i. Units have experienced significant physical decline
 - ii. May ultimately require demolition and redevelopment to better serve residents and the community
3. Current disposition activity:
 - a. The scattered site property at 1031 Shelley Street has been approved for disposition, consistent with HUD requirements and the Authority's asset repositioning goals
4. Future planning considerations:
 - a. PHA may explore submitting a Demolition/Disposition Application (DDA) to HUD.
 - b. Application could include demolition activities as part of broader redevelopment efforts
5. Guiding principles:
 - a. Ensure all future actions prioritize resident support
 - b. Provide adequate relocation resources for impacted households
 - c. Focus on the creation of new, high-quality housing opportunities to replace outdated units

Team Development and Support Internal Management and Operations

At the Year-End of each year, the PHA's Executive Department will engage the leadership of all Departments to focus on celebrating and honoring staff members whose contributions to the PHA reflect the PHA's core values of Excellence, Accountability, Innovation, Respect, and Equity, amongst other awards. Staff selected to receive these awards were nominated by their peers and celebrated at an all-staff event in December. Since the last Annual Plan submission, all PHA staff have participated in Harassment and Discrimination Training, Fair Housing Training and Cybersecurity Awareness Training. Senior staff and members of the Board of Commissioners will complete ethics training by the end of 2025. All team members are still in ongoing training, as 2025 resulted in much turnover.

Peoria Housing Authority IL003

2026 Annual PHA Plan

New Activities Continued

Designated Housing Plan for Elderly and/or Disabled Families

Sterling Towers East and West (Entire Building) & Harrison Homes Redev Blg #_____

Attachment B.2(b)

Sterling Towers – Designated Housing Plan

Public Housing Agency: Peoria Housing Authority

HUD Submission Date: pending

Requested Term of Designation: 5 years

I. General Information

PEORIA HOUSING AUTHORITY IL003
STERLING TOWERS EAST AND WEST (IL00300005)
2601 W RESERVOIR, PEORIA IL 61615

PROPOSED: FIVE YEAR DESIGNATED HOUSING PLAN: ELDERLY

ALL (185) DWELLING UNITS

II. Purpose of Designation

Under section 7 of the U.S. Housing Act of 1937, PHAs are provided the option, subject to the requirements and procedures of 24 CFR, part 945 to designate public housing projects, or portions of public housing projects, for occupancy by disabled families, elderly families, or mixed populations of disabled families and elderly families. This proposed designated housing plan adheres to those requirements and procedures fully.

In 2015, a Designated Housing Plan for 185 Elderly units was approved for Sterling Towers. Since then, it has been allowed to lapse, and at that time Peoria Housing Authority failed to request renewal, therefore the apartments returned to allowing general applications. After discussions with the community and HUD, the Peoria Housing Authority is requesting approval of a “new” designated housing plan with Sterling Towers (**185 units located at** 2601 W Reservoir, Peoria, IL) as an elderly and disabled-only development, in response to housing needs and goals established by the Peoria Housing Authority.

The County of Peoria shows a need for more Elderly and Disabled-Only housing by having a higher-than-median makeup of Elderly residents living in poverty.

During multiple meetings with the Sterling Tower Community, a request to bring back a Designated Housing Plan was noted. Residents expressed an increased sense of

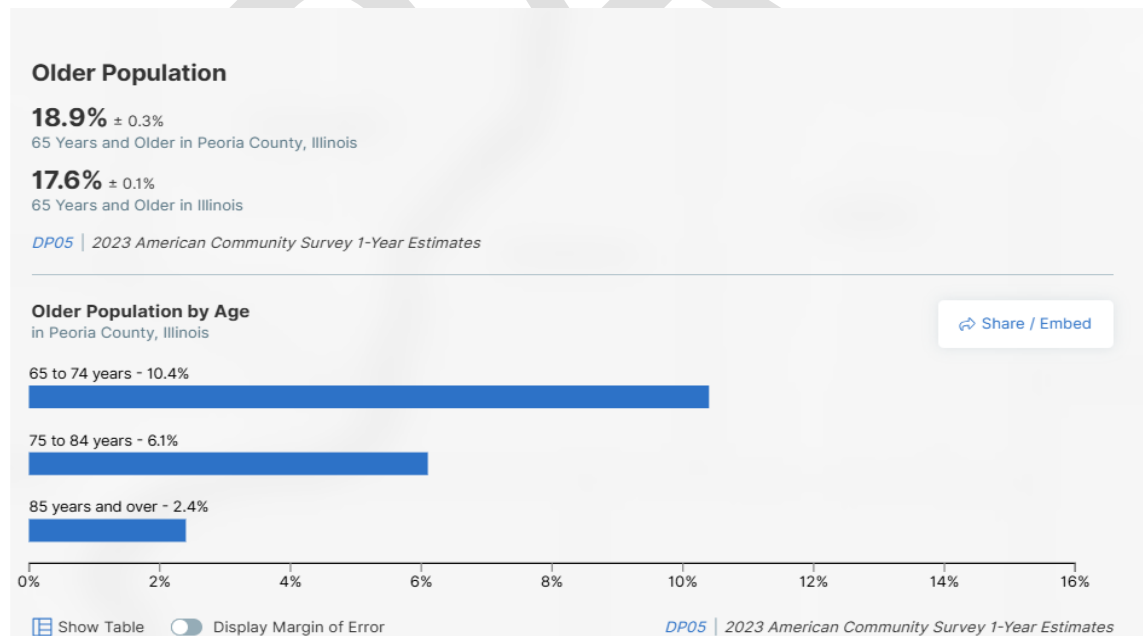
community, and an eagerness for programming centered on needs for Elderly and Disabled Residents. In the community, there is a lack of affordable Elderly and Disabled-Only housing.

III. Description and Justification for Designation

Sterling Tower (East and West) apartments were previously designated as elderly and disabled-only, as late as 2020. Since then, the Peoria Housing Authority failed to make a timely request to extend the elderly and disabled-only designation of the site, and it has reverted to allowing general admission.

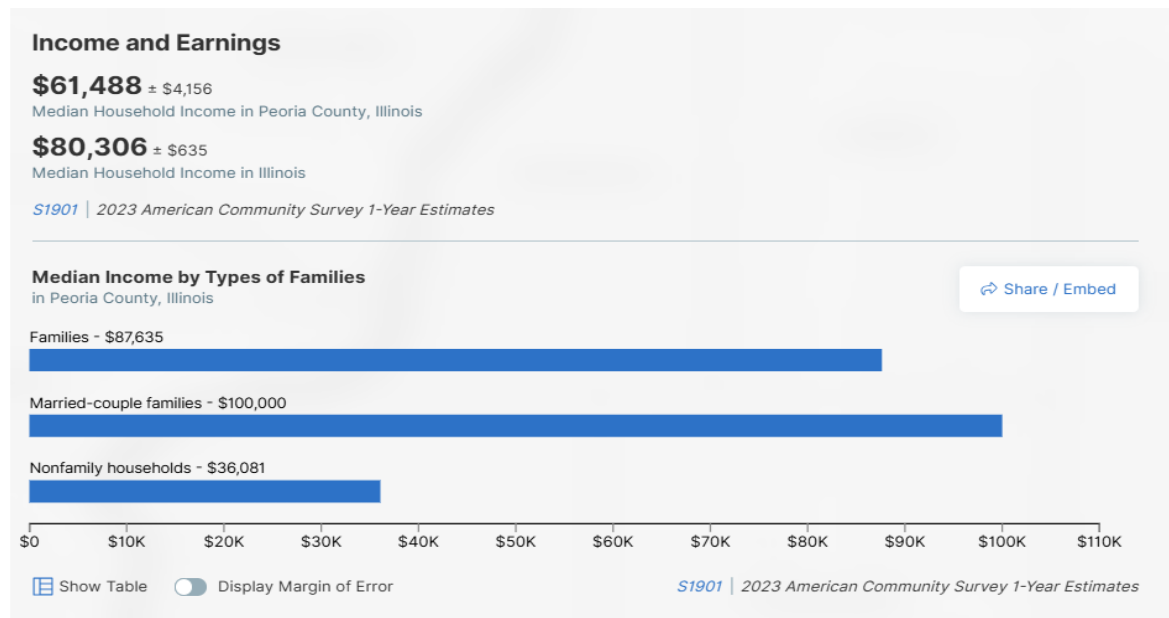
Presently, the Peoria Housing Authority would like to pursue elderly and disabled-only designation for Sterling Towers, pursuant to 24 CFR, Part 945, Subpart B., Section 945.203 the Housing Authority has addressed the following under consultation in “new” plan development:

The Housing Authority has determined that the Designated Housing Plan for Elderly and Disabled-Only at Sterling Towers is consistent with the Draft State of Illinois 2025-2029 Five-Year Consolidated Plan (housing plan identification of underserved populations 2, Low-income seniors). Under HUD regulations, a person with a disability is defined as “someone who has a physical or mental impairment that substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment. Within Peoria County (PHA’s Service Area), there is a clear need for Elderly and Disabled-Only designated housing.

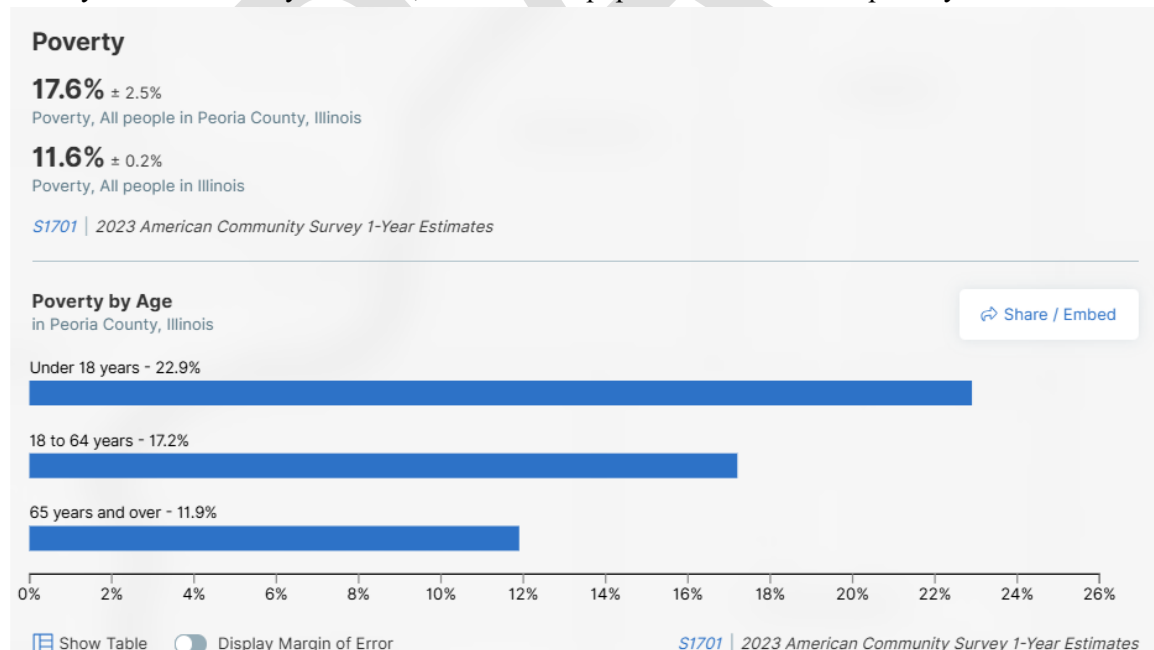


Per the US Census, Peoria County has a higher percentage of residents aged 65 and older than the state average.

Additionally, Income and Earnings (per U.S. Census) of Peoria County Residents were significantly lower than the overall state. Nonfamily households report their median income as almost 50% lower than the median household family.



The US Census Reports that 17.6% of all people in Peoria County are in poverty, above the statewide median of 11.6%. 11.9% of all people 65 and older are in poverty within Peoria County. Within the City of Peoria, 23.8% of the population is below the poverty line.



Poverty

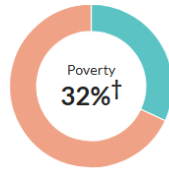
23.8%

Persons below poverty line

nearly double the rate in the Peoria, IL Metro Area:
13%[†]

about double the rate in Illinois: 11.6%

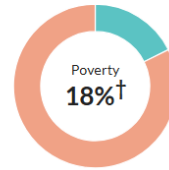
Children (Under 18)



Poverty
Non-poverty

[Show data / Embed](#)

Seniors (65 and over)



Poverty
Non-poverty

[Show data / Embed](#)

These statistics provide background that:

- 1.) Peoria County has a higher than median senior population,
- 2.) Peoria County has a lower than median household income,
- 3.) Peoria County has a higher than median poverty rate.

The assumption then can be made that Peoria County has a **higher than median senior population living in poverty**.

In 2023, Heart of Illinois United Way published a Community Assessment that stated that across all ages, 12.6% of the Peoria MSA population has a disability. 45.5% of that population with a disability are 65 years of age or older.

A review of independent living options for Elderly and Disabled individuals within Peoria County finds limited access to accessible and affordable one-bedroom units, particularly within the 61615 zip code. The following listed sites are options as retirement communities, assisted living communities, apartment buildings, or independent living communities, along with their ZIP Code, that are available, though may not exclusively house Elderly and Disabled individuals.

- Independence Village Senior Living, Retirement Community, 61614
- Glen Oak Towers, Apartment Building, 61602
- Proctor Place, Retirement Community, 61615
- Green Leaf Senior Living, Memory Care, 61615

These communities do offer one bedroom units, but unsubsidized, at higher price ranges. While these communities provide amenities and accessible features, their price range limits the impact on low income Elderly and Disabled community members.

Robert Cottingham Property Management offers support to low-income individuals within the Peoria Area, and provides support to Elderly and Disabled individuals with some of their properties. Viewing their websites, they offer 30% of adjusted income rent on their properties. However, the amount of low-income elderly and disabled residents within the Peoria Area show the need for more supportive services, like the PHA proposes. The following properties are managed by Robert Cottingham Property Management, along with their zip code:

- Galena Park Terrace, Elderly and Disabled Only, 61616
- Leisure Acres, Retirement Community, 61571
- Southside Manor, Apartment Complex, 61605
- St. Sharbel Village Apartments, Elderly and Disabled, 61615
- B'nai B'rith Covenant Apartments, Elderly, 61605

- Andrea Arms, Elderly and Disabled, 61523
- Wolf Way, Elderly and Disabled, 61755

Within the broader Peoria region, the average cost of senior living is approximately \$3,180 per month. While communities such as Snyder Village in Dunlap and Liberty Estates Retirement Home in East Peoria offer independent living options, these are located outside the county, and are out of reach of affordability.

Furthermore, the Peoria Housing Authority currently does not operate any properties designated exclusively for elderly or disabled residents, further limiting local options for residents seeking accessible, age- or disability-specific housing. Due to ongoing changes in leadership, a previous designation of Sterling Towers was allowed to lapse, resulting in Peoria Housing Authority not having any designated housing plans at the current time. The absence of such sites reinforces the need for targeted interventions to serve seniors and disabled households within the PHA's jurisdiction.

Based on the data presented, PHA determines that plans designated for Elderly and Disabled-Only residents in Sterling Towers are appropriate to serve the higher than median population of elderly and disabled individuals living in poverty within Peoria County.

IV. Supportive Policies

The PHA will uphold the provisions of the Admissions and Continued Occupancy Plan (ACOP) policy pertaining to seniors. These policies include: non-discrimination, reasonable accommodations policy, and accessible units policy for traditional public housing.

Non-Discrimination: It is the policy of the PHA to comply with all equal opportunity requirements and nondiscrimination laws, rules, ordinances, and regulations imposed by local, state, and federal governments. Applicable Fair Housing and Equal Opportunity laws and regulations provides that no person shall, on the grounds of race, color, sex, age, familial status, religion, disability, national origin, ancestry, sexual orientation (including gender identity), marital status, housing status, order of protection status, military discharge status or source of income be excluded from participation in, or denied the benefits of, or be otherwise subjected to discrimination under the public housing program. The Age Discrimination Act of 1975 provides that no one shall be discriminated against on the basis of age and outlines certain rights of the elderly (24 CFR § 146). The provisions in federal, state and local laws regarding familial status do not apply to housing under any Federal or State program that the Secretary determines is specifically designed and operated to assist elderly persons, as defined in the State or Federal program. (24 CFR § 100.302) Developers and third-party contractors must design and construct each development in accordance with the Fair Housing Act (FHA), Section 504 Rehabilitation Act of 1973 (Section 504), the Americans with Disabilities Act (ADA), the Architectural Barriers Act of 1968 (ABA), and the Illinois Accessibility Code (IAC), as well as all other laws prohibiting discrimination on the basis of disability. The PHA will not use any of these factors to: Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant, the

opportunity to participate in the public housing program; Provide housing that is different from that provided to others; Subject anyone to segregation or disparate treatment; Restrict anyone's access to any benefit enjoyed by others in connection with the housing program; Treat a person differently in determining eligibility or other requirements for admission; Steer an applicant or tenant toward or away from a particular area based on any of these factors; Deny anyone access to the same level of services; Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program; Discriminate in the provision of residential real estate transactions; Discriminate against someone because they are related to or associated with a member of a protected class; Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Reasonable Accommodation Policy: Peoria Housing Authority's Reasonable Accommodation Policy, as found in the Admissions and Continued Occupancy Policy (2-II.A.) confirms that PHA and its agents will ensure that persons with disabilities will have full access to the PHA's programs and services. This responsibility begins with the first inquiry of an interested family and continues through every programmatic area of the public housing program [24 CFR 8].

A "reasonable accommodation" is a change, exception, or adjustment to a policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since policies and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act] Federal regulations stipulate that requests for accommodations will be considered reasonable if they do not create an "undue financial and administrative burden" for the PHA, or result in a "fundamental alteration" in the nature of the program or service offered. A fundamental alteration is a modification that alters the essential nature of a provider's operations.

The design, construction, or alteration of PHA facilities must conform to the Uniform Federal Accessibility Standards (UFAS). Notice PIH 2010-26 contains specific information on calculating the percentages of units for meeting UFAS requirements. Newly-constructed facilities must be designed to be readily accessible to and usable by persons with disabilities. Alterations to existing facilities must be accessible to the maximum extent feasible, defined as not imposing an undue financial and administrative burden on the operations of the public housing program.

Accessible Unit Policy: Families requiring an accessible unit may be over-housed in such a unit if there are no resident or applicant families of the appropriate size who also require the accessible features of the unit. When there are no resident or applicant families requiring the accessible features of the unit, including families who would be over-housed, the PHA will offer the unit to a non-disabled applicant. When offering an accessible unit to a non-disabled applicant, the PHA will require the applicant to agree to move to an available non-accessible unit within 30 days when

either a current resident or an applicant needs the features of the unit and there is another unit available for the non-disabled family. This requirement will be a provision of the lease agreement.

Units Designated for Elderly or Disabled Families [24 CFR 945]: The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place. Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403]. If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)]. The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)]. This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests PEORIA HOUSING AUTHORITY Admissions and Continued Occupancy Policy Page 4-16 ACOP 4/1/2023 occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

Procedures for Implementation of Lowering the Age to 50 ("Near Elderly") at Elderly and Disabled-Only Designated Properties with high vacancy rates: The PHA will continue to conduct ongoing review to determine what senior designated properties are considered high vacancy buildings. The foundational criteria for determining whether the PHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% (determined by the PHA's housing management system) for six months or longer. Additional factors contributing to occupancy rate will also be evaluated for those buildings who have experienced less than a 90% occupancy rate for six months or longer prior to deeming the property eligible for near elderly leasing. Additional factors include, but are not limited to, initiatives affecting leasing, such as maintenance and redevelopment work requiring floating unit vacancies in order to complete the work.

When a building qualifies as a high vacancy building, the PHA will notify the property manager that the PHA is lowering the age for the head of household to 50 years old at that building. The Property Manager is responsible for updating all of their marketing materials and for informing potential applicants that anyone whose head of household is 50 years old and over is eligible to apply for a unit in that building.

If the building increases its occupancy rate and maintains a 98% occupancy rate for 12 months or more, then the PHA will evaluate and transition that building back to elderly and disabled only building and will no longer consider the building a high vacancy building. If a building is transitioned back to an elderly and disabled building, the PHA will no longer screen or offer units to anyone that is categorized as a near elderly applicant. Those near elderly applicants who are in screening at the time of transition will complete the screening cycle, remaining eligible to be housed at the previously near elderly property within that screening cycle only.

PHA will maintain a list of all properties that qualify as high-vacancy buildings. All potential applicants will be notified of the senior designated properties where the head of household is required to be 62 and over and the senior designated properties where the head of household is required to be 50 and over.

PHA will accept applications for all high vacancy buildings from applicants whose head of household is 50 years old and over.

If a near elderly applicant is applying for a high vacancy building's waitlist, or following screening, is returned to a high vacancy building's waitlist and that building is then removed from the high vacancy status, that applicant will be notified of the age-eligibility change and their ability to select any other site-based waitlist for which they are eligible, which includes family and near elderly waitlists, or remain on the existing site-based waitlist for the now traditional elderly and disabled property in a deferred status until they become age-eligible.

All applicants will be placed on the senior site-based waitlist according to original date of application.

At high vacancy buildings, the PHA has established five hierarchic ranking preferences for the site-based waitlists based on age eligibility in an effort to preserve the senior designation of the buildings. Within each hierarchic preference, applicants will be placed on the site-based waitlist according to original date of application.

The hierarchal rankings preferences are listed as: First to applicants who are 62 and older with a disability. Second to applicants who are 62 and older. Third to applicants who are disabled, regardless of age. Fourth to applicants who are 60-61 years old. Fifth to applicants who are 50-59 years old.

Procedures for Implementation of Lowering the Age for Accessible Units in Senior Designated Housing at All Buildings (regardless of vacancy rates):Property managers at senior designated housing properties that have vacant units with accessible features will contact the PHA and let them know of the vacancy. The PHA will follow the Accessible Unit procedures outlined in the above Designated Housing Plan to fill the vacant units prior to moving to the waitlist. If there is no one in housing who requires the unit with the accessible features, the PHA will send the Property Manager a waitlist with the names of the applicants who have been given the preference because of their need for the accessible unit. The Property Manager will then begin the screening process. If there is no one on the wait list who requires the unit with accessible features, then the PHA will offer the units to a non-disabled eligible applicant or resident. Applicants or residents

who lease an accessible unit and do not require the accessible features of the unit must sign a waiver that explains if a qualified disabled applicant or resident needs the accessible features of the leased unit, they must move.

The PHA will follow the Accessible Unit procedures outlined in the above Designated Housing Plan for Occupied Units with Accessible Features.

V. Supportive Services Plan

Currently, Peoria Housing Authority has multiple supportive services established within Sterling Towers, set up to support the previous Designated Housing Plan within the unit. The current services are listed as: Oak Street Health; Central IL Agency on Aging; Mid West Food Bank; Solvera Health; Neighborhood House; Center for Youth and Family Solutions. All partnerships previously established are designed to provide support to Elderly and Disabled Residents.

Sterling Towers also houses a ROSS Program within the site, to program and provide resources to Elderly and Disabled Residents. The ROSS Coordinator access is on site Monday through Friday, 8a-5p.

Currently, an MOU is pending for the partnership with Solvera Health. The other partners do not have an MOU with PHA. The following are detailed explanations of Supportive Services at Sterling Towers:

- **PHA operates the Resident Opportunity and Self-Sufficiency (ROSS) program** at Sterling Towers. This program is funded by the U.S Department of Housing and Urban Development. The ROSS program links residents of public housing to supportive services and activities, enabling them to make progress towards economic independence and housing self-sufficiency. ROSS participants work with the ROSS program coordinator to assess participant barriers and needs and set personal goals. The ROSS coordinator works with participants by linking them to service providers, coaching participants, and tracking progress towards goals.
- **The PHA is partnering with Solvera Health** to provide comprehensive primary and acute care services to ROSS participants and residents at Sterling Towers. This program focuses on creating a meaningful guest and patient experience. Healthcare professionals conduct physical exams, review, prescribe, and monitor medications. Additional services include managing multiple chronic conditions with personalized care plans.
- **Midwest Food Bank provides PHA** with monthly food donations to support the Sterling Towers food pantry. This partnership with Mid-west Food Bank helps PHA to address food insecurity faced by many Sterling Tower residents. Many of our residents are on a fixed income, meaning they are at or below the U.S poverty line. Being at or below the poverty line increases a family's chances of experiencing food insecurity due to a lack of money or resources. The food pantry available at Sterling Towers has allowed PHA to provide consistent access to adequate food.
- **Neighborhood House Congregate Meals Program – Sterling Towers**
The Neighborhood House congregate meals program, offered once a month at Sterling

Towers, is available at no cost to the Peoria Housing Authority through in-kind services. Open to both ROSS participants and Sterling Towers residents, the program provides elderly and disabled individuals with hot, nutritious meals while fostering social interaction. By addressing food insecurity and reducing social isolation, this initiative supports the overall well-being and quality of life of participating residents.

All residents of Sterling Towers are eligible to utilize these resources and attend programming.

VI. Consultation & Resident Involvement

PHA has consulted with residents of the Sterling Towers, for feedback on the proposed Designated Housing Plan. Feedback taken has been overwhelmingly pro-Designated Housing Plan, as most residents of Sterling Towers were moved in under the DHP ending in 2020, and prefer to have a space solely consisting of their peers.

As part of the development process, residents of Sterling Towers were solicited for comments, in a public meeting as part of our “Community, Conversations and Coffee” site visits, as well as during the public board meeting on July 24th, 2025. Residents of Sterling Towers expressed the preference that Sterling Towers return to an elderly and disabled-only designation. The resident council for Sterling Towers was established in January of 2024, but is not currently active, and therefore did not have input as a council on this Plan.

This plan will be reviewed by the residents of Sterling Towers, and any comments or edits to the plan will be made before submitting to HUD.

Minutes (unapproved) of the July 24th public board meeting pertaining to the Designated Housing Plan are attached. The Housing Authority will issue a public notice and make the New Elderly and Disabled-Only Designated Housing Plan available for public comment, and will conduct at least one (1) public hearing concerning the new plan. All comments received, whether in writing or verbally at the public hearing, will become part of the New Elderly and Disabled-Only Designated Housing Plan submitted to the U.S. Department of Housing and Urban Development.

VII. Impact on Non-Elderly Households

Currently, there are **164** occupied units in Sterling Towers, **86** of which are occupied by elderly tenants, **70** of which are occupied by tenants 61-50 years old, and **14** of which are occupied by tenants younger than 50 years old. The waitlist for Sterling Towers currently has **185** entries, **88** of which do not qualify under the proposed Elderly and Disabled-Only Designation. There are 183 total Elderly families on the waitlist, and 660 Disabled families. The Housing Authority anticipates grandfathering in the residents who would not qualify under the Designated Housing Plan and if they leave will be replaced with age and income eligible elderly or disabled tenants.

Any tenant wishing to relocate because of the designation must do so on a voluntary basis. When an individual or family agrees to be relocated by the designation, the PHA will replace the tenant with an eligible tenant under the proposed Designated Housing Plan, and will provide the

following: Notice of the designation and an explanation of available relocation benefits, as soon as is practicable for the Housing Authority and the person/family; Access to comparable housing to the unit from which the person/family was vacated (including appropriate services and design features); Payment of actual, reasonable moving expenses including utility hookups.

The PHA intends to offer any tenant that would be deemed not eligible by the proposed Designation the option of relocating at one of the other sites owned by the PHA. Currently there are 26 number of families that would fall under this classification residing at Sterling Towers. Based on program guidelines, there will be no rent differential for these tenants if they choose to move.

No tenant of a public housing authority shall be considered to be displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 because of the designation of any existing project or portion thereof.

VIII. Alternate Resources

Presently, the PHA administers a Housing Choice Voucher Program. Although the Housing Authority considers these vouchers as general resources, the relocation of tenants is not anticipated and non-eligible residents will be grandfathered in. Figures derived from Housing Choice Voucher reporting indicate sufficient units available meeting Housing Quality Standards throughout the County.

Peoria Housing Authority does not currently have any additional housing available solely for the listed Designation. The Housing Authority has the multiple developments in it's portfolio available to elderly and non-elderly disabled individuals.

The PHA presently has a total of X handicap accessible units.

IX. Occupancy and Admissions Policy

Peoria Housing Authority has recently submitted a proposal to revise the Admissions and Continued Occupancy Policy, that is being publicly reviewed, and expected to be adopted August 28th, 2025, after the submittal of the Designated Housing Plan. Definitions, policy, and any additional information not included in the current ACOP will be added below. At the time of submission of this Designated Housing Plan, the submitted ACOP has not gone into effect:

Nondiscrimination: The Illinois Human Rights Act prohibits discrimination in housing based upon race, color, ancestry, national origin, religion, sex (including sexual harassment), pregnancy, age (40 and over), order of protection status, marital status, sexual orientation (including gender-related identity), military status, unfavorable military discharge, disability, arrest record, familial status and source of income.

The PHA identifies the following additional protected classes: pregnancy, age (40 and over), military status, unfavorable military discharge, order of protection status, arrest record and source of income.

The PHA will not use any of these factors to: Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to participate in the public housing program; Provide housing that is different from that provided to others; Subject anyone to segregation or disparate treatment; Subject anyone to sexual harassment; Restrict anyone's access to any benefit enjoyed by others in connection with the housing program; Treat a person differently in determining eligibility or other requirements for admission; Steer an applicant or tenant toward or away from a particular area based on any of these factors; Deny anyone access to the same level of services; Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program; Discriminate in the provision of residential real estate transactions; Discriminate against someone because they are related to or associated with a member of a protected class; Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Reasonable Accommodations: A “reasonable accommodation” is a change, exception, or adjustment to a policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since policies and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act]

Federal regulations stipulate that requests for accommodations will be considered reasonable if they do not create an "undue financial and administrative burden" for the PHA, or result in a “fundamental alteration” in the nature of the program or service offered. A fundamental alteration is a modification that alters the essential nature of a provider’s operations.

The PHA will encourage the family to make its request in writing using a reasonable accommodation request form. However, the PHA will consider the accommodation any time the family indicates that an accommodation is needed, whether or not a formal written request is submitted.

Disability: A person with a disability, as defined under federal civil rights laws, is any person who: Has a physical or mental impairment that substantially limits one or more of the major life activities of an individual, or Has a record of such impairment, or Is regarded as having such impairment

The phrase “physical or mental impairment” includes: Any physiological disorder or condition, cosmetic or disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term “physical or mental impairment” includes, but is not limited to: such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy,

multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

“Major life activities” includes, but is not limited to, caring for oneself, performing manual tasks, walking, seeing, hearing, breathing, learning, and/or working.

“Has a record of such impairment” means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major live activities.

“Is regarded as having an impairment” is defined as having a physical or mental impairment that does not substantially limit one or more major life activities but is treated by a public entity (such as the PHA) as constituting such a limitation; has none of the impairments defined in this section but is treated by a public entity as having such an impairment; or has a physical or mental impairment that substantially limits one or more major life activities, only as a result of the attitudes of others toward that impairment.

The definition of a person with disabilities does not include: Current illegal drug users; People whose alcohol use interferes with the rights of others; Persons who objectively pose a direct threat or substantial risk of harm to others that cannot be controlled with a reasonable accommodation under the public housing program

The above definition of disability determines whether an applicant or participant is entitled to any of the protections of federal disability civil rights laws. Thus, a person who does not meet this definition of disability is not entitled to a reasonable accommodation under federal civil rights and fair housing laws and regulations.

The HUD definition of a person with a disability is much narrower than the civil rights definition of disability. The HUD definition of a person with a disability is used for purposes of receiving the disabled family preference, the \$400 elderly/disabled household deduction, the allowance for medical expenses, or the allowance for disability assistance expenses.

The definition of a person with a disability for purposes of granting a reasonable accommodation request is much broader than the HUD definition of disability. Many people will not qualify as a disabled person under the public housing program, yet an accommodation is needed to provide equal opportunity.

Designated Housing: The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

When applicable, the PHA's policies for offering units designated for elderly families only or for disabled families only are described in the PHA's Designated Housing Plan.

X. Transition Plan

The Designated Housing Plan will be publicly reviewed starting on August 20th, 2025. After public comment period, and a public hearing, the Board of Commissioners for Peoria Housing Authority will review the plan, and if approved, then send it to HUD for review. The property manager will be notified of the proposal.

Upon HUD's approval, PHA will evaluate if Sterling Towers is at a 90% occupancy benchmark, and may consider admission of near-elderly applicants.

Once approved, notice to all residents of the Sterling Towers community will be sent out. At that time, PHA will review any voluntary transfers, and make arrangements for transfer as early as other appropriate accommodation is available.

Once approved, notice will also be sent to all applicants on the Sterling Tower waiting list. All those on the waiting list that are not eligible will be allowed to transfer to another sites waiting list, where they are subject to the Admissions and Continued Occupancy Policy. Their date of application will remain the original date they applied for Sterling Towers.

On approval, the PHA will implement the Designated Housing Plan. If training is needed, the property manager will request it and PHA will provide it.

The PHA does not expect any adverse action to be taken against any tenant, as relocation is not required. Eligibility Specialists will be given all information necessary, in case applicants would request and informal review.

XI. Consistency with HUD and Local Plans

In the most recent Annual Report, Peoria Housing Authority submitted their intent to create a Designated Housing Plan.

Illinois Housing Development Authority released their Annual Comprehensive Housing Plan for 2025, and identified Low Income Seniors, and Low Income Persons with Disabilities as Priority Populations. Priority Populations are specifically designated as an underserved group which face barriers to housing and access to resources.

The Annual Comprehensive Plan submitted to IHDA states that “There remains a significant and chronic unmet need for increased funding and creation of additional supportive housing unit..” within their Policy Priority #2, “Advance Access for Priority Populations” (pg 14). PHA determines that the Designated Housing Plan will support the Policy Priority to advance access for the Priority Populations.

XII. Certification of Compliance

Peoria Housing Authority certifies that this Designated Housing Plan does not discriminate against protected classes; and is consistent with all applicable civil rights laws.

PHA also certifies that consultation for the for the plan was conducted in good faith, and that all data presented supports the stated need for designation.

XIII. Attachments

- List out all attachments

Sincerely,

Armecca Crawford, CEO

The PHA remains committed to preserving Sterling Towers and Building #_____ at Harrison Redevelopment, as a valuable housing resource specifically designated for elderly and disabled households. This designation ensures that the property continues to meet the unique needs of these populations by providing not only affordable housing, but also a supportive environment that fosters independence, dignity, and quality of life. In alignment with HUD guidelines, the Authority has taken steps to update and strengthen its Designated Housing Plan to clearly demonstrate the value of Sterling Towers within the community. These updates highlight our continued efforts to ensure accessibility, enhance safety, and expand service linkages for residents who may require supportive resources. By maintaining Sterling Towers as a designated property, the Authority affirms its recognition of the critical role these building plays in addressing the housing and service needs of elderly and disabled households.

Harrison Homes Redevelopment III Designated Housing Plan

Public Housing Agency: Peoria Housing Authority

HUD Submission Date: Pending

Requested Term of Designation: 5 years

I. General Information

PEORIA HOUSING AUTHORITY IL003

HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)

PROPOSAL: FIVE YEAR DESIGNATED HOUSING PLAN: ELDERLY AND/OR
DISABLED ONLY

2604 W KRAUSE, PEORIA IL 61615

ALL (30) UNITS

II. Purpose of Designation

Under section 7 of the U.S. Housing Act of 1937, PHAs are provided the option, subject to the requirements and procedures of 24 CFR, part 945 to designate public housing projects, or portions of public housing projects, for occupancy by disabled families, elderly families, or mixed populations of disabled families and elderly families. This proposed designated housing plan adheres to those requirements and procedures fully.

Previously, Harrison Homes Redevelopment III were designated as Elderly-only. That designation has since lapsed. After discussions with the community and HUD, the Peoria Housing Authority is requesting approval of a “new” designated housing plan with Harrison Homes (**xx units located at** 2604 W Krause, Peoria, IL) as an elderly development, in response to housing needs and goals established by the Peoria Housing Authority.

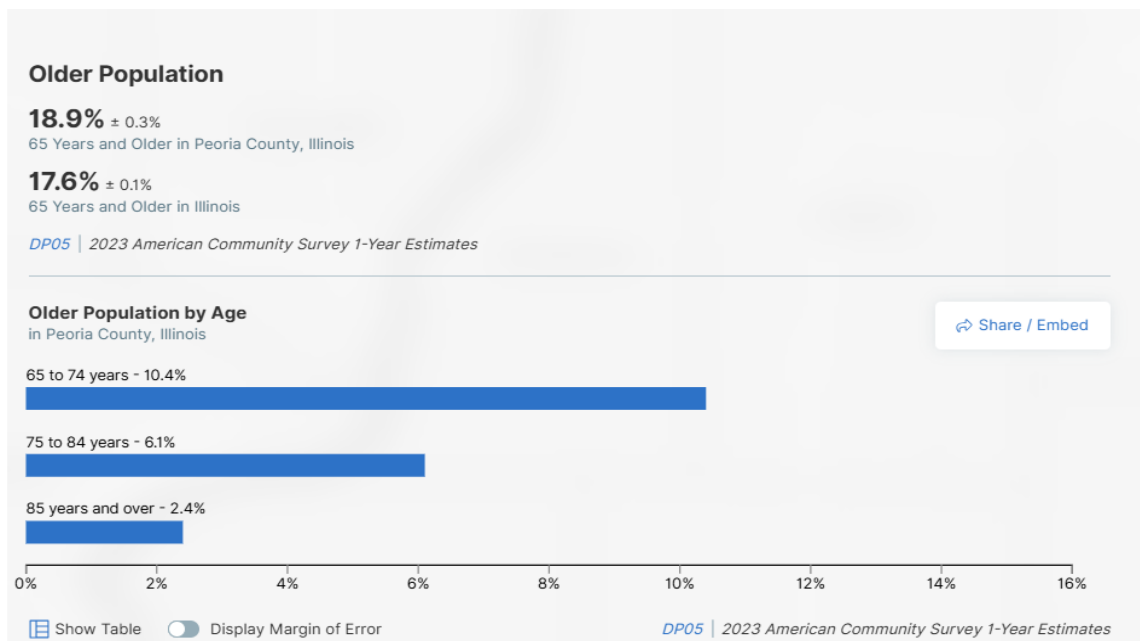
The County of Peoria shows a need for more Elderly and Disabled-Only housing by having a higher-than-median makeup of Elderly residents living in poverty.

III. Description and Justification for Designation

Harrison Homes previously held a designation of Elderly-Only. Since then, the Peoria Housing Authority failed to make a timely request to extend the elderly and disabled-only designation of the site, and it has reverted to allowing general admission.

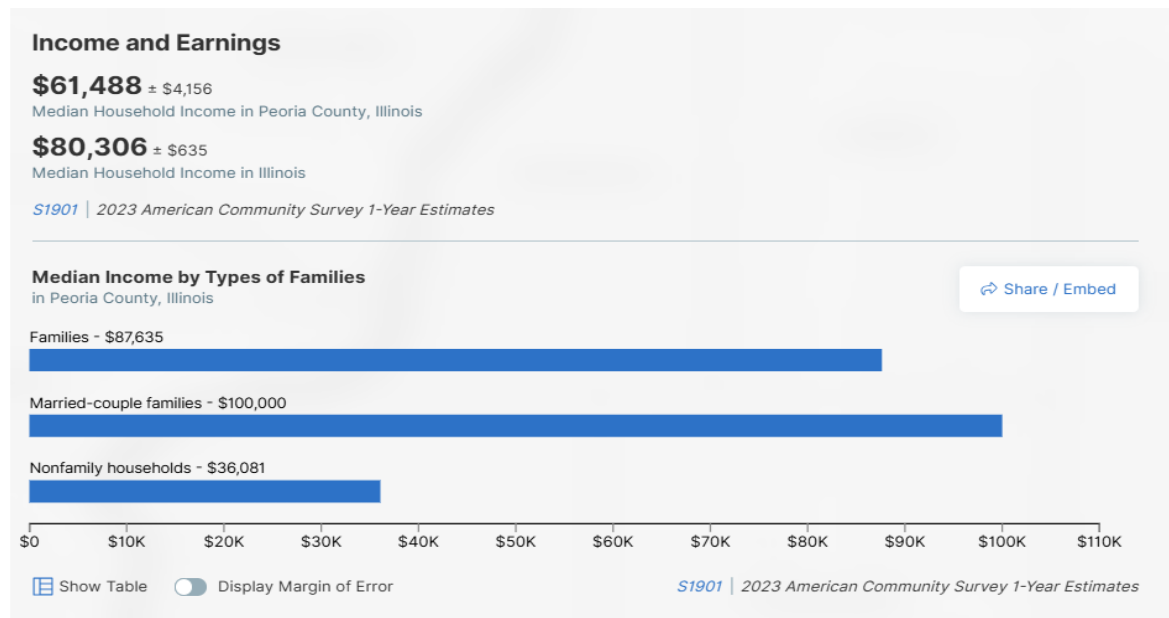
Presently, the Peoria Housing Authority would like to pursue elderly and disabled-only designation for Harrison Homes, pursuant to 24 CFR, Part 945, Subpart B., Section 945.203 the Housing Authority has addressed the following under consultation in “new” plan development:

The Housing Authority has determined that the Designated Housing Plan for Elderly and Disabled-Only at Harrison Homes is consistent with the Draft State of Illinois 2025-2029 Five-Year Consolidated Plan (housing plan identification of underserved populations 2, Low-income seniors). Under HUD regulations, a person with a disability is defined as “someone who has a physical or mental impairment that substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment. Within Peoria County (PHA’s Service Area), there is a clear need for Elderly and Disabled-Only designated housing.

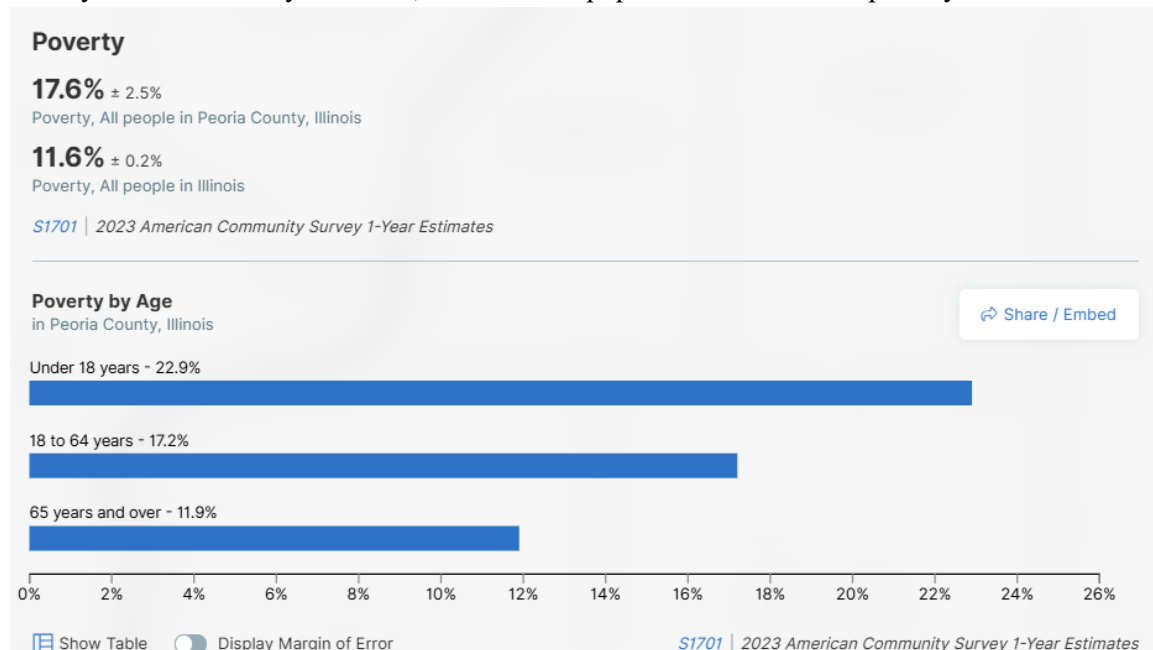


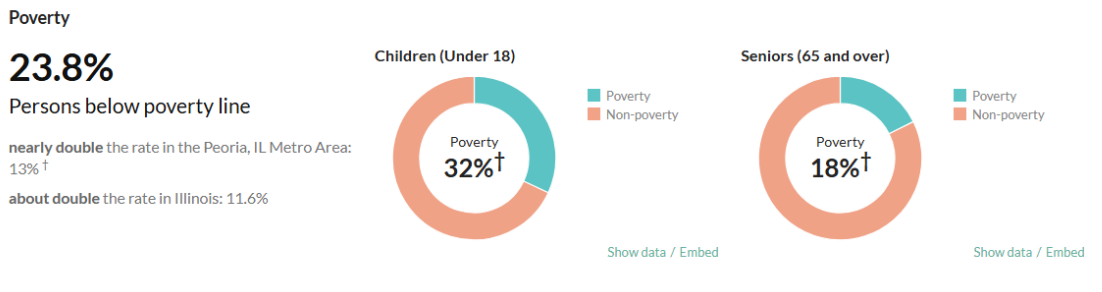
Per the US Census, Peoria County has a higher percentage of residents aged 65 and older than the state average.

Additionally, Income and Earnings (per U.S. Census) of Peoria County Residents were significantly lower than the overall state. Nonfamily households report their median income as almost 50% lower than the median household family.



The US Census Reports that 17.6% of all people in Peoria County are in poverty, above the statewide median of 11.6%. 11.9% of all people 65 and older are in poverty within Peoria County. Within the City of Peoria, 23.8% of the population is below the poverty line.





These statistics provide background that:

- 1.) Peoria County has a higher than median senior population,
- 2.) Peoria County has a lower than median household income,
- 3.) Peoria County has a higher than median poverty rate.

The assumption then can be made that Peoria County has a **higher than median senior population living in poverty**.

In 2023, Heart of Illinois United Way published a Community Assessment that stated that across all ages, 12.6% of the Peoria MSA population has a disability. 45.5% of that population with a disability are 65 years of age or older.

A review of independent living options for Elderly and Disabled individuals within Peoria County finds limited access to accessible and affordable one-bedroom units, particularly within the 61605 zip code. The following listed sites are options as retirement communities, assisted living communities, apartment buildings, or independent living communities, along with their ZIP Code, that are available, though may not exclusively house Elderly and Disabled individuals.

- Independence Village Senior Living, Retirement Community, 61614
- Glen Oak Towers, Apartment Building, 61602
- Proctor Place, Retirement Community, 61615
- Green Leaf Senior Living, Memory Care, 61615
- Grand Regency of Peoria, Assisted Living, 61604
- Simple Blessing Senior Living, Retirement Community, 61604

These communities do offer one bedroom units, but unsubsidized, at higher price ranges. While these communities provide amenities and accessible features, their price range limits the impact on low income Elderly and Disabled community members.

Robert Cottingham Property Management offers support to low-income individuals within the Peoria Area, and provides support to Elderly and Disabled individuals with some of their properties. Viewing their websites, they offer 30% of adjusted income rent on their properties. However, the amount of low-income elderly and disabled residents within the Peoria Area show the need for more supportive services, like the PHA proposes. The following properties are managed by Robert Cottingham Property Management, along with their zip code:

- Galena Park Terrace, Elderly and Disabled Only, 61616
- Leisure Acres, Retirement Community, 61571
- Southside Manor, Apartment Complex, 61605

- St. Sharbel Village Apartments, Elderly and Disabled, 61615
- B'nai B'rith Covenant Apartments, Elderly, 61605
- Andrea Arms, Elderly and Disabled, 61523
- Wolf Way, Elderly and Disabled, 61755

Within the broader Peoria region, the average cost of senior living is approximately \$3,180 per month. While communities such as Snyder Village in Dunlap and Liberty Estates Retirement Home in East Peoria offer independent living options, these are located outside the county, and are out of reach of affordability.

Furthermore, the Peoria Housing Authority currently does not operate any properties designated exclusively for elderly or disabled residents, further limiting local options for residents seeking accessible, age- or disability-specific housing. Due to ongoing changes in leadership, a previous designation of Harrison Homes was allowed to lapse, resulting in Peoria Housing Authority not having any designated housing plans at the current time. The absence of such sites reinforces the need for targeted interventions to serve seniors and disabled households within the PHA's jurisdiction.

Based on the data presented, PHA determines that plans designated for Elderly and Disabled-Only residents in Harrison Homes are appropriate to serve the higher than median population of elderly and disabled individuals living in poverty within Peoria County.

IV. Supportive Policies

The PHA will uphold the provisions of the Admissions and Continued Occupancy Plan (ACOP) policy pertaining to seniors. These policies include: non-discrimination, reasonable accommodations policy, and accessible units policy for traditional public housing.

Non-Discrimination: It is the policy of the PHA to comply with all equal opportunity requirements and nondiscrimination laws, rules, ordinances, and regulations imposed by local, state, and federal governments. Applicable Fair Housing and Equal Opportunity laws and regulations provides that no person shall, on the grounds of race, color, sex, age, familial status, religion, disability, national origin, ancestry, sexual orientation (including gender identity), marital status, housing status, order of protection status, military discharge status or source of income be excluded from participation in, or denied the benefits of, or be otherwise subjected to discrimination under the public housing program. The Age Discrimination Act of 1975 provides that no one shall be discriminated against on the basis of age and outlines certain rights of the elderly (24 CFR § 146). The provisions in federal, state and local laws regarding familial status do not apply to housing under any Federal or State program that the Secretary determines is specifically designed and operated to assist elderly persons, as defined in the State or Federal program. (24 CFR § 100.302) Developers and third-party contractors must design and construct each development in accordance with the Fair Housing Act (FHA), Section 504 Rehabilitation Act of 1973 (Section 504), the Americans with Disabilities Act (ADA), the Architectural Barriers Act of 1968 (ABA), and the Illinois Accessibility Code (IAC), as well as all other laws

prohibiting discrimination on the basis of disability. The PHA will not use any of these factors to: Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant, the opportunity to participate in the public housing program; Provide housing that is different from that provided to others; Subject anyone to segregation or disparate treatment; Restrict anyone's access to any benefit enjoyed by others in connection with the housing program; Treat a person differently in determining eligibility or other requirements for admission; Steer an applicant or tenant toward or away from a particular area based on any of these factors; Deny anyone access to the same level of services; Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program; Discriminate in the provision of residential real estate transactions; Discriminate against someone because they are related to or associated with a member of a protected class; Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Reasonable Accommodation Policy: Peoria Housing Authority's Reasonable Accommodation Policy, as found in the Admissions and Continued Occupancy Policy (2-II.A.) confirms that PHA and its agents will ensure that persons with disabilities will have full access to the PHA's programs and services. This responsibility begins with the first inquiry of an interested family and continues through every programmatic area of the public housing program [24 CFR 8].

A "reasonable accommodation" is a change, exception, or adjustment to a policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since policies and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act] Federal regulations stipulate that requests for accommodations will be considered reasonable if they do not create an "undue financial and administrative burden" for the PHA, or result in a "fundamental alteration" in the nature of the program or service offered. A fundamental alteration is a modification that alters the essential nature of a provider's operations.

The design, construction, or alteration of PHA facilities must conform to the Uniform Federal Accessibility Standards (UFAS). Notice PIH 2010-26 contains specific information on calculating the percentages of units for meeting UFAS requirements. Newly-constructed facilities must be designed to be readily accessible to and usable by persons with disabilities. Alterations to existing facilities must be accessible to the maximum extent feasible, defined as not imposing an undue financial and administrative burden on the operations of the public housing program.

Accessible Unit Policy: Families requiring an accessible unit may be over-housed in such a unit if there are no resident or applicant families of the appropriate size who also require the accessible features of the unit. When there are no resident or applicant families requiring the accessible features of the unit, including families who would be over-housed, the PHA will offer the unit to a non-disabled applicant. When offering an accessible unit to a non-disabled applicant, the PHA

will require the applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the non-disabled family. This requirement will be a provision of the lease agreement.

Units Designated for Elderly or Disabled Families [24 CFR 945]: The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place. Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403]. If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)]. The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)]. This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests PEORIA HOUSING AUTHORITY Admissions and Continued Occupancy Policy Page 4-16 ACOP 4/1/2023 occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

Procedures for Implementation of Lowering the Age to 50 (“Near Elderly”) at Elderly and Disabled-Only Designated Properties with high vacancy rates: The PHA will continue to conduct ongoing review to determine what senior designated properties are considered high vacancy buildings. The foundational criteria for determining whether the PHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% (determined by the PHA’s housing management system) for six months or longer. Additional factors contributing to occupancy rate will also be evaluated for those buildings who have experienced less than a 90% occupancy rate for six months or longer prior to deeming the property eligible for near elderly leasing. Additional factors include, but are not limited to, initiatives affecting leasing, such as maintenance and redevelopment work requiring floating unit vacancies in order to complete the work.

When a building qualifies as a high vacancy building, the PHA will notify the property manager that the PHA is lowering the age for the head of household to 50 years old at that building. The Property Manager is responsible for updating all of their marketing materials and for informing potential applicants that anyone whose head of household is 50 years old and over is eligible to apply for a unit in that building.

If the building increases its occupancy rate and maintains a 98% occupancy rate for 12 months or more, then the PHA will evaluate and transition that building back to elderly and disabled only building and will no longer consider the building a high vacancy building. If a building is transitioned back to an elderly and disabled building, the PHA will no longer screen or offer units to anyone that is categorized as a near elderly applicant. Those near elderly applicants who are in screening at the time of transition will complete the screening cycle, remaining eligible to be housed at the previously near elderly property within that screening cycle only.

PHA will maintain a list of all properties that qualify as high-vacancy buildings. All potential applicants will be notified of the senior designated properties where the head of household is required to be 62 and over and the senior designated properties where the head of household is required to be 50 and over.

PHA will accept applications for all high vacancy buildings from applicants whose head of household is 50 years old and over.

If a near elderly applicant is applying for a high vacancy building's waitlist, or following screening, is returned to a high vacancy building's waitlist and that building is then removed from the high vacancy status, that applicant will be notified of the age-eligibility change and their ability to select any other site-based waitlist for which they are eligible, which includes family and near elderly waitlists, or remain on the existing site-based waitlist for the now traditional elderly and disabled property in a deferred status until they become age-eligible.

All applicants will be placed on the senior site-based waitlist according to original date of application.

At high vacancy buildings, the PHA has established five hierarchic ranking preferences for the site-based waitlists based on age eligibility in an effort to preserve the senior designation of the buildings. Within each hierarchic preference, applicants will be placed on the site-based waitlist according to original date of application.

The hierarchal rankings preferences are listed as: First to applicants who are 62 and older with a disability. Second to applicants who are 62 and older. Third to applicants who are disabled, regardless of age. Fourth to applicants who are 60-62 years old. Fifth to applicants who are 50-60 years old.

Procedures for Implementation of Lowering the Age for Accessible Units in Senior Designated Housing at All Buildings (regardless of vacancy rates):Property managers at senior designated housing properties that have vacant units with accessible features will contact the PHA and let them know of the vacancy. The PHA will follow the Accessible Unit procedures outlined in the above Designated Housing Plan to fill the vacant units prior to moving to the waitlist. If there is no one in housing who requires the unit with the accessible features, the PHA will send the Property Manager a waitlist with the names of the applicants who have been given the preference because of their need for the accessible unit. The Property Manager will then begin the screening process. If there is no one on the wait list who requires the unit with accessible features, then the PHA will offer the units to a non-disabled eligible applicant or resident. Applicants or residents

who lease an accessible unit and do not require the accessible features of the unit must sign a waiver that explains if a qualified disabled applicant or resident needs the accessible features of the leased unit, they must move.

The PHA will follow the Accessible Unit procedures outlined in the above Designated Housing Plan for Occupied Units with Accessible Features.

V. Supportive Services Plan

Currently, Peoria Housing Authority has multiple supportive services established within Harrison Homes, set up to support the previous Designated Housing Plan within the unit. The current services are listed as: Oak Street Health; Central IL Agency on Aging; Mid West Food Bank; Solvera Health; Neighborhood House; Center for Youth and Family Solutions. All partnerships previously established are designed to provide support to Elderly and Disabled Residents.

Harrison Homes also houses a ROSS Program within the site, to program and provide resources to Elderly and Disabled Residents. The ROSS Coordinator access is on site Monday through Friday, 8a-5p.

Currently, an MOU is pending for the partnership with Solvera Health. The other partners do not have an MOU with PHA. The following are detailed explanations of Supportive Services at Harrison Homes:

- **PHA operates the Resident Opportunity and Self-Sufficiency (ROSS) program** at Harrison Homes. This program is funded by the U.S Department of Housing and Urban Development. The ROSS program links residents of public housing to supportive services and activities, enabling them to make progress towards economic independence and housing self-sufficiency. ROSS participants work with the ROSS program coordinator to assess participant barriers and needs and set personal goals. The ROSS coordinator works with participants by linking them to service providers, coaching participants, and tracking progress towards goals.
- **The PHA is partnering with Solvera Health** to provide comprehensive primary and acute care services to ROSS participants and residents at Harrison Homes. This program focuses on creating a meaningful guest and patient experience. Healthcare professionals conduct physical exams, review, prescribe, and monitor medications. Additional services include managing multiple chronic conditions with personalized care plans.
- **Midwest Food Bank provides PHA** with monthly food donations to support the Harrison Homes food pantry. This partnership with Mid-west Food Bank helps PHA to address food insecurity faced by many Sterling Tower residents. Many of our residents are on a fixed income, meaning they are at or below the U.S poverty line. Being at or below the poverty line increases a family's chances of experiencing food insecurity due to a lack of money or resources. The food pantry available at Harrison Homes has allowed PHA to provide consistent access to adequate food.
- **Neighborhood House Congregate Meals Program – Harrison Homes**
The Neighborhood House congregate meals program, offered once a month at Harrison

Homes, is available at no cost to the Peoria Housing Authority through in-kind services. Open to both ROSS participants and Harrison Homes residents, the program provides elderly and disabled individuals with hot, nutritious meals while fostering social interaction. By addressing food insecurity and reducing social isolation, this initiative supports the overall well-being and quality of life of participating residents.

All residents of Harrison Homes are eligible to utilize these resources and attend programming.

VI. Consultation & Resident Involvement

PHA has consulted with residents of the Harrison Homes, for feedback on the proposed Designated Housing Plan. Feedback taken has been shown to be pro-designated housing plan.

As part of the development process, residents of Harrison Homes were solicited for comments, in a public meeting as part of our “Community, Conversations and Coffee” site visits, as well as during the public board meeting on July 24th, 2025. There is not currently a resident council for Harrison Homes.

This plan will be reviewed by the residents of Harrison Homes, and any comments or edits to the plan will be made before submitting to HUD.

Minutes (unapproved) of the July 24th public board meeting pertaining to the Designated Housing Plan are attached. The Housing Authority will issue a public notice and make the New Elderly and Disabled-Only Designated Housing Plan available for public comment, and will conduct at least one (1) public hearing concerning the new plan. All comments received, whether in writing or verbally at the public hearing, will become part of the New Elderly and Disabled-Only Designated Housing Plan submitted to the U.S. Department of Housing and Urban Development.

VII. Impact on Non-Elderly Households

Currently, there are **164** occupied units in Harrison Homes, **86** of which are occupied by elderly tenants, **70** of which are occupied by tenants 61-50 years old, and **14** of which are occupied by tenants younger than 50 years old. The waitlist for Harrison Homes currently has **185** entries, **88** of which do not qualify under the proposed Elderly and Disabled-Only Designation. The Housing Authority anticipates grandfathering in the residents who would not qualify under the Designated Housing Plan and if they leave will be replaced with age and income eligible elderly or disabled tenants.

Any tenant wishing to relocate because of the designation must do so on a voluntary basis. When an individual or family agrees to be relocated by the designation, the PHA will replace the tenant with an eligible tenant under the proposed Designated Housing Plan, and will provide the following: Notice of the designation and an explanation of available relocation benefits, as soon as is practicable for the Housing Authority and the person/family; Access to comparable housing to the unit from which the person/family was vacated (including appropriate services and design features); Payment of actual, reasonable moving expenses including utility hookups.

The PHA intends to offer any tenant that would be deemed not eligible by the proposed Designation the option of relocating at one of the other sites owned by the PHA. Currently there are 26 number of families that would fall under this classification residing at Harrison Homes. Based on program guidelines, there will be no rent differential for these tenants if they choose to move.

No tenant of a public housing authority shall be considered to be displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 because of the designation of any existing project or portion thereof.

VIII. Alternate Resources

Presently, the PHA administers a Housing Choice Voucher Program. Although the Housing Authority considers these vouchers as general resources, the relocation of tenants is not anticipated and non-eligible residents will be grandfathered in. Figures derived from Housing Choice Voucher reporting indicate sufficient units available meeting Housing Quality Standards throughout the County.

Peoria Housing Authority does not currently have any additional housing available solely for the listed Designation. The Housing Authority has the multiple developments in it's portfolio available to elderly and non-elderly disabled individuals.

The PHA presently has a total of X handicap accessible units.

IX. Occupancy and Admissions Policy

Peoria Housing Authority has recently submitted a proposal to revise the Admissions and Continued Occupancy Policy, that is being publicly reviewed, and expected to be adopted August 28th, 2025, after the submittal of the Designated Housing Plan. Definitions, policy, and any additional information not included in the current ACOP will be added below. At the time of submission of this Designated Housing Plan, the submitted ACOP has not gone into effect:

Nondiscrimination: The Illinois Human Rights Act prohibits discrimination in housing based upon race, color, ancestry, national origin, religion, sex (including sexual harassment), pregnancy, age (40 and over), order of protection status, marital status, sexual orientation (including gender-related identity), military status, unfavorable military discharge, disability, arrest record, familial status and source of income.

The PHA identifies the following additional protected classes: pregnancy, age (40 and over), military status, unfavorable military discharge, order of protection status, arrest record and source of income.

The PHA will not use any of these factors to: Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to participate in the public housing program; Provide housing that is different from that provided to others; Subject anyone to segregation or disparate treatment; Subject anyone to sexual harassment; Restrict anyone's access

to any benefit enjoyed by others in connection with the housing program; Treat a person differently in determining eligibility or other requirements for admission; Steer an applicant or tenant toward or away from a particular area based on any of these factors; Deny anyone access to the same level of services; Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program; Discriminate in the provision of residential real estate transactions; Discriminate against someone because they are related to or associated with a member of a protected class; Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Reasonable Accommodations: A “reasonable accommodation” is a change, exception, or adjustment to a policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since policies and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act]

Federal regulations stipulate that requests for accommodations will be considered reasonable if they do not create an "undue financial and administrative burden" for the PHA, or result in a “fundamental alteration” in the nature of the program or service offered. A fundamental alteration is a modification that alters the essential nature of a provider’s operations.

The PHA will encourage the family to make its request in writing using a reasonable accommodation request form. However, the PHA will consider the accommodation any time the family indicates that an accommodation is needed, whether or not a formal written request is submitted.

Disability: A person with a disability, as defined under federal civil rights laws, is any person who: Has a physical or mental impairment that substantially limits one or more of the major life activities of an individual, or Has a record of such impairment, or Is regarded as having such impairment

The phrase “physical or mental impairment” includes: Any physiological disorder or condition, cosmetic or disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term “physical or mental impairment” includes, but is not limited to: such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

“Major life activities” includes, but is not limited to, caring for oneself, performing manual tasks, walking, seeing, hearing, breathing, learning, and/or working.

“Has a record of such impairment” means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

“Is regarded as having an impairment” is defined as having a physical or mental impairment that does not substantially limit one or more major life activities but is treated by a public entity (such as the PHA) as constituting such a limitation; has none of the impairments defined in this section but is treated by a public entity as having such an impairment; or has a physical or mental impairment that substantially limits one or more major life activities, only as a result of the attitudes of others toward that impairment.

The definition of a person with disabilities does not include: Current illegal drug users; People whose alcohol use interferes with the rights of others; Persons who objectively pose a direct threat or substantial risk of harm to others that cannot be controlled with a reasonable accommodation under the public housing program

The above definition of disability determines whether an applicant or participant is entitled to any of the protections of federal disability civil rights laws. Thus, a person who does not meet this definition of disability is not entitled to a reasonable accommodation under federal civil rights and fair housing laws and regulations.

The HUD definition of a person with a disability is much narrower than the civil rights definition of disability. The HUD definition of a person with a disability is used for purposes of receiving the disabled family preference, the \$400 elderly/disabled household deduction, the allowance for medical expenses, or the allowance for disability assistance expenses.

The definition of a person with a disability for purposes of granting a reasonable accommodation request is much broader than the HUD definition of disability. Many people will not qualify as a disabled person under the public housing program, yet an accommodation is needed to provide equal opportunity.

Designated Housing: The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in

public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

When applicable, the PHA's policies for offering units designated for elderly families only or for disabled families only are described in the PHA's Designated Housing Plan.

X. Transition Plan

The Designated Housing Plan will be publicly reviewed starting on August 20th, 2025. After public comment period, and a public hearing, the Board of Commissioners for Peoria Housing Authority will review the plan, and if approved, then send it to HUD for review. The property manager will be notified of the proposal.

Upon HUD's approval, PHA will evaluate if Harrison Homes is at a 90% occupancy benchmark, and may consider admission of near-elderly applicants.

Once approved, notice to all residents of the Harrison Homes community will be sent out. At that time, PHA will review any voluntary transfers, and make arrangements for transfer as early as other appropriate accommodation is available.

Once approved, notice will also be sent to all applicants on the Sterling Tower waiting list. All those on the waiting list that are not eligible will be allowed to transfer to another sites waiting list, where they are subject to the Admissions and Continued Occupancy Policy. Their date of application will remain the original date they applied for Harrison Homes.

On approval, the PHA will implement the Designated Housing Plan. If training is needed, the property manager will request it and PHA will provide it.

The PHA does not expect any adverse action to be taken against any tenant, as relocation is not required. Eligibility Specialists will be given all information necessary, in case applicants would request and informal review.

XI. Consistency with HUD and Local Plans

In the most recent Annual Report, Peoria Housing Authority submitted their intent to create a Designated Housing Plan.

Illinois Housing Development Authority released their Annual Comprehensive Housing Plan for 2025, and identified Low Income Seniors, and Low Income Persons with Disabilities as Priority Populations. Priority Populations are specifically designated as an underserved group which face barriers to housing and access to resources.

The Annual Comprehensive Plan submitted to IHDA states that “There remains a significant and chronic unmet need for increased funding and creation of additional supportive housing unit..” within their Policy Priority #2, “Advance Access for Priority Populations” (pg 14). PHA determines that the Designated Housing Plan will support the Policy Priority to advance access for the Priority Populations.

XII. Certification of Compliance

Peoria Housing Authority certifies that this Designated Housing Plan does not discriminate against protected classes; and is consistent with all applicable civil rights laws.

PHA also certifies that consultation for the for the plan was conducted in good faith, and that all data presented supports the stated need for designation.

XIII. Attachments

- List out all attachments

Sincerely,

Armecca Crawford, CEO

Peoria Housing Authority IL003
2026 Annual PHA Plan

Progress Report

Attachment B.3(a)

Identify and Pursue Opportunities to Preserve and Expand Affordable Housing
Project Goal 1: Achieve the Public Housing average occupancy rate of 99%

Status:

- a. Since the last annual plan, the LIPH Program and Capital Program (Modernization) continue to 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

Public Housing MASS Occupancy Rate Over Time

Period ending -	Occupancy Rate
August 2021	83.01%
August 2022	80.03%
August 2023	97.92%
August 2024	94.10%
August 2025	97.05%

Increase Housing Choice Voucher Program Leased and Budget Utilization

HCV Vouchers 2,107, including Special Vouchers and Mainstream

July 2025 - 39 Family unification Vouchers New Vouchers Awarded

As of August 2024, PHA has been operating with a HAP funding shortfall

Total Vouchers 2,146

Period ending -	Occupancy Rate	Budget Utilization
August 2021	95.08%	1683
August 2022	94.53%	1616
August 2023	103.05	1713
August 2024	114.28%	1723
August 2025		

b. Continued repositioning Public Housing Developments

While the Demolition and/or Disposition application for Harrison Homes South (AMP 2) was delayed, PHA is continuing it's repositioning efforts. The PHA submitted its draft transformation plan and its early action activity plan to HUD for the Choice Neighborhoods requirements. The Early Action Activity anticipated commencement date will be early November 2025. PHA anticipates placing an RFP for a co-developer by November 2025, for the redevelopment of Harrison Homes, which could include applying for the choice neighborhood implementation grant. PHA procured Camiros, LLC as the CNI project coordinator, IDG Architects and Engineers, AREA, LLC, for the Market Survey for the Peoria South Choice Neighborhood Initiative.

- c. Additionally, PHA has resumed negotiation of the MDA with Brinshore Development for the redevelopment of Riverwest Rental & Lease to Purchase (AMP 007), and Riverwest Homeownership (AMP 009). The Consolidation of units that may consider Riverwest South, LP (AMP 9) is under consideration.
- d. PHA seeks and secured predevelopment grant funds for the planned redevelopment preservation/repositioning/ options

Project Goal 3 – Expand Private- Public Relationships to expand Housing

Status:

The PHA has either entered in the following partnerships or issued letters of commitment agreement:

- a. Phoenix Communities: 55 PBV has yet to commence construction
- b. Pivot Housing Partners / Peoria Opportunities Foundation: 16 PBV Churchview Gardens is under construction
- c. Lincoln Terrace 12 PBVs , is under construction and initial lease-up
- d. PHA is looking to issue an RFP to project-based up to Mainstream 10 PBVs..

Project Goal 4: Reduce the number of delinquent rent accounts for families in jeopardy of eviction

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 fell 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 Goal 5: Reinstate Resident Councils, Advisory Boards and Community Meetings

Status:

- a. PHA conducted several community meetings to gain community feedback on the Choice Neighborhoods Initiative Planning grant, in the Harrison Homes area. Community members' turnout and engagement has been decent. Sterling Towers has reinstated its Resident Council and Harrison Homes' Resident Council is anticipated to be reinstated by the end of 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-led community meetings, Tenants are encouraged to speak, suggest improvements, and ask questions.

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 has worked towards increasing residents' job skills through the Social Services Partners, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self-Sufficiency (FSS) programs, YouthBuild Initiatives and Jobs Plus Programs. These programs not only offer case management of family needs and goals, but they also provide training on topics that include, Self-Development, Financial Literacy, Credit Repair, Obtaining Employment, etc. Other progress made in Resident Service during the 2025 include: Partnered with Prairie State Legal to assist PHA residents on a referral basis, 67 students are enrolled in the YouthBuild program. Students have earned GEDs, OSHA10 Certifications, Welding Certificates, Leadership Certificates, New Jobs ,etc, 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 law enforcement.

Project Goal 5: Other Capital Investments

Status:

- a. PHA has procured a grant to replace fire safety systems at Sterling and Harrison - PHA has been awarded the hazard grant, and with work commencing in late 2025, to replace the safety equipment at Sterling
- b. Installation of digital/Wi-Fi-based intercom system at Sterling Towers
- c. RAD applications are still pending, and are anticipated to be completed in 2026
- d. PHA is applying for an emergency grant for the replacement or upgrade of elevators at Sterling

Project Goal 6: Improve Operational Performance and Technology Upgrades

- a. Mitigate open FDS and annual audit deficiencies, see the audit corrective action plan outlined in the external YE audit. – This remains a work in progress as we continue to stabilize our procurement department.
- b. Enhanced call center operations by procuring contractor support to reduce wait times and improve overall customer service
- c. Provide services to residents and brochures, including youth, families, and seniors living in public housing and senior developments, to enhance their quality of life.
- d. Increase interdepartmental collaboration and communication through training, team building, and agency-wide professional development.
- e. PHA's has hired a Digital & IT Manager to assist with the implementation of the Commissioner Portal, Landlord MLS and Document retention technology to create a paperless footprint. In 2026, PHA will launch a digital portal for payment and resident recertification procedures.
- f. Nan McKay and Quadel completed 100% file review of LIPH and HCV, PHA is working to procure a contractor to help the team cure the deficiencies.

Peoria Housing Authority IL003

2026 Annual PHA Plan

Capital Improvements

5-Year Action Plan 2026-2030

Attachment B.4(a)

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	HARRISON HOMES SOUTH (IL003000002)	\$388,000.00	\$521,050.00	\$733,443.00	\$1,360,608.00	\$425,000.00
	SCATTERED SITES (IL003000003)	\$265,769.00	\$310,648.00	\$350,000.00	\$70,500.00	\$305,000.00
	AUTHORITY-WIDE	\$1,005,000.00	\$771,104.00	\$771,104.00	\$738,757.00	\$1,100,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III	\$155,000.00	\$67,500.00	\$67,500.00	\$60,000.00	\$128,895.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)	\$190,885.00	\$123,885.00	\$123,885.00	\$75,000.00	\$70,000.00
	STERLING TOWERS EAST & WEST (IL003000005)	\$250,000.00	\$448,804.00	\$243,768.00	\$72,934.00	\$350,000.00
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I	\$35,000.00	\$92,456.00	\$92,456.00	\$52,000.00	\$99,500.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES SOUTH (IL003000002)			\$388,000.00
ID0001587	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$28,000.00
ID0001589	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
ID0001591	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		\$20,000.00
ID0001592	Demolition(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Building demolition as approved by HUD, 1 building		\$25,000.00
ID0001633	Environmental Mitigation(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Environmental mitigation including ventilation, lead, peeling paint, bio-hazzard, etc		\$75,000.00
ID0001646	Playground and Recreation, Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground, Urban Garden, and Recreational improvements, including Equipment		\$90,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001650	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)	unit upgrades; painting, flooring, carpentry, electrical, stairwells, etc. as needed		\$75,000.00
ID0001651	Environmental Review and abatement(Contract Administration (1480)-Relocation)	Environmental Review and abatement		\$30,000.00
ID0001661	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 to allow ADA compliance and reduce trip hazards, Stoops and Rails		\$25,000.00
	SCATTERED SITES (IL003000003)			\$265,769.00
ID0001598	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, mold and lead remediation		\$85,769.00
ID0001599	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras, smoke detector CO detectors environmental design to mitigate crime		\$20,000.00
ID0001631	Demolition(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Demolition of HUD approved scattered site on Shelly		\$75,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001673	Environmental Mitigation(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Mitigation of Radon, Lead, Biohazards, etc		\$85,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,005,000.00
ID0001602	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		\$225,000.00
ID0001604	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$250,000.00
ID0001605	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, Technology upgrades and digital transition		\$80,000.00
ID0001640	Operations(Operations (1406))	Transfer to Operations approx 20% of CFP Award		\$450,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$155,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001610	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
ID0001666	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrade: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$45,000.00
ID0001676	Recreational Area and playground upgrades, including equipment(Dwelling Unit-Interior (1480)-Flooring (non routine))	Recreational Area and playground upgrades, including equipment		\$30,000.00
ID0001682	Safety and Security Upgrades(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Exterior Lighting, cameras, surveillance systems		\$50,000.00
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$190,885.00
ID0001615	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	windows, doors including hardware		\$15,885.00
ID0001643	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Exterior Surveillance Upgrades, exterior lighting, and camera upgrades in the leasing office and around the property		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001667	Safety and Security - Unit(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace smoke and carbon monoxide detectors and smart burners		\$10,000.00
ID0001668	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades, painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$50,000.00
ID0001674	Playground, Park and Recreational Equipment(Dwelling Unit-Exterior (1480)-Windows)	Playground, Park and Recreational Upgrades including Equipment		\$65,000.00
	STERLING TOWERS EAST & WEST (IL003000005)			\$250,000.00
ID0001628	Elevator Updates(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Fencing)	Major Elevator Repairs		\$50,000.00
ID0001655	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, intercom system, key fob upgrades elevator restoration, upgrade fire safety system over the next few years.		\$50,000.00
ID0001657	Hallways and Common Area Renovations(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Furniture, Carpet, flooring, lighting, painting, etc. East Tower Floors floor per year over the next 5 years		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001672	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		\$50,000.00
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$35,000.00
ID0001679	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters, hvac		\$15,000.00
ID0001680	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Other)	Cameras, exterior lighting, smoke detectors, carbon monoxide detectors, exterior surveillance system		\$20,000.00
	Subtotal of Estimated Cost			\$2,289,654.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001723	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
ID0001724	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace apartment entry doors - 5		\$5,000.00
ID0001725	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace electric water heaters, ranges, refrigerators		\$15,000.00
ID0001726	Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$20,000.00
ID0001727	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
ID0001728	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$20,000.00
ID0001729	Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001730	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
ID0001731	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
ID0001732	Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$25,000.00
ID0001739	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
	HARRISON HOMES SOUTH (IL003000002)			\$521,050.00
ID0001685	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
ID0001686	Relocation(Contract Administration (1480)-Relocation)	Relocation of residents involuntarily displaced by PHA		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001687	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
ID0001688	Erosion Control and Landscaping(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$15,000.00
ID0001689	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground improvements		\$10,000.00
ID0001690	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
ID0001691	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
ID0001692	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
ID0001693	Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler system replacement in multiple buildings		\$139,608.00

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General Description of Major Work Categories

Estimated Cost

ID0001694	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Ranges, Refrigerators, Water Heaters		\$6,442.00
ID0001695	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		\$75,000.00
ID0001696	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Other,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)	unit upgrades; painting, flooring, carpentry, electrical, etc. as needed		\$105,000.00
ID0001736	Acquisition(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$5,000.00
ID0001737	Parking Lot(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Addition to parking lot		\$20,000.00
	SCATTERED SITES (IL003000003)			\$310,648.00
ID0001697	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001698	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID0001699	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
ID0001700	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
ID0001701	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00
ID0001702	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
ID0001703	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
ID0001733	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$25,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001707	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
ID0001708	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$10,000.00
ID0001709	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
ID0001710	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
ID0001711	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$20,000.00
ID0001712	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001749	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
ID0001750	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00
ID0001751	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
ID0001752	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
ID0001753	Copy of Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Lighting, cameras		\$10,000.00
ID0001754	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
ID0001755	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001784	Copy of Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace sheds		\$25,000.00
ID0001785	Copy of Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID0001786	Copy of Mailboxes(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Replace large mailboxes		\$10,000.00
ID0001788	Copy of Development(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Pre-development, soft costs, relocation, partnership, other related expenses		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID0001756	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
ID0001757	Copy of Operations(Operations (1406))	Transfer to Operations		\$447,403.00

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ID0001758	Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00
ID0001759	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
ID0001760	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters		\$10,000.00
ID0001761	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
ID0001762	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
ID0001763	Copy of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$20,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001764	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
ID0001765	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
ID0001766	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
ID0001767	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
ID0001768	Copy of Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
ID0001769	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

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ID0001770	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)			\$243,768.00
ID0001771	Copy of Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$3,000.00
ID0001772	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
ID0001773	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID0001774	Copy of Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Unit Painting - 10 units		\$30,000.00
ID0001775	Copy of Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace apartment entry doors - 5		\$5,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001776	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
ID0001777	Copy of Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$20,000.00
ID0001778	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
ID0001779	Copy of Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace gas boiler for space heating		\$20,000.00
ID0001780	Copy of Major Appliance(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Trash Compactor		\$15,000.00
ID0001781	Copy of Hallways and Common Area Renovations(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Flooring)	Furniture, Carpet, flooring, lighting, painting, etc.		\$25,000.00
ID0001782	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001783	Copy of Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$15,000.00
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$92,456.00
ID0001789	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
ID0001790	Copy of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$20,456.00
ID0001791	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
ID0001792	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
ID0001793	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$75,000.00
ID0001794	Interior Unit Renovations (Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$60,000.00
ID0001795	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 HVACs		\$15,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$60,000.00
ID0001796	Safety and Security Upgrades(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Lighting, cameras, and surveillance upgrades		\$30,000.00
ID0001800	Flooring Upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$25,000.00
ID0001805	Pressure washing of building exterior(Non-Dwelling Exterior (1480)-Lighting)	Pressure washing of building exterior - 5		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STERLING TOWERS EAST & WEST (IL003000005)			\$72,934.00
ID0001797	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		\$14,028.00
ID0001798	Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$5,000.00
ID0001799	Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$10,000.00
ID0001806	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID0001810	Air Handler(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Air handler replacement		\$15,000.00
ID0001816	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		\$8,906.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$52,000.00
ID0001801	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$10,000.00
ID0001802	Safety and Security(Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Other,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
ID0001807	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$15,000.00
ID0001808	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Replace windows, roofs, siding, exterior doors		\$15,000.00
	SCATTERED SITES (IL003000003)			\$70,500.00
ID0001803	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control		\$7,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001804	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement, asphalt shingles		\$63,000.00
	HARRISON HOMES SOUTH (IL003000002)			\$1,360,608.00
ID0001809	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	New unit construction		\$500,000.00
ID0001811	Disposition and Demo Cost(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)	Section 18 Disposition and Demo		\$860,608.00
	AUTHORITY-WIDE (NAWASD)			\$738,757.00
ID0001812	Admin Costs (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$212,919.00
ID0001813	Agency-Wide Management Improvements(Management Improvement (1408)-Staff Training,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))	Computer/Software Upgrades, Tenant Initiatives, Training for Staff & Commissioners, IT Security Improvements, Maintenance Training		\$50,000.00

Work Statement for Year 4 2029

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (IL003000003)			\$305,000.00
ID0001584	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		\$85,000.00
ID0001585	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 unit upgrades; painting, flooring, carpentry, electrical, etc; as needed		\$85,000.00
ID0001601	Roofs & Gutters(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Roof replacement, asphalt shingles; gutters, fascia, downspouts, gutter guards, soffitts		\$75,000.00
ID0001652	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replacement of furnaces and air conditioners,		\$25,000.00
ID0001664	Environmental Inspections, Reviews and Mitigation(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Environmental Inspections, Reviews and Mitigation		\$25,000.00
ID0001681	Appliances(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Water heater, range, furnace replacements in units		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES SOUTH (IL003000002)			\$425,000.00
ID0001588	Development(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Site Redevelopment		\$125,000.00
ID0001590	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground and outdoor recreation park improvements, including equipment, benches, trash receptacles, gazebo, ADA upgrades painting and restriping		\$25,000.00
ID0001632	Acquisition(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Acquisition		\$100,000.00
ID0001645	Demolition(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)	Demolition		\$125,000.00
ID0001649	Relocation(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Relocation of residents involuntarily displaced by PHA		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001603	Operations(Operations (1406))	Transfer to Operations		\$500,000.00
ID0001639	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		\$250,000.00
ID0001641	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$250,000.00
ID0001642	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Equal Opportunity,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 Transition to digital document management software		\$100,000.00
	HARRISON HOMES REDEVELOPMENT PHASE III (IL003000011)			\$128,895.00
ID0001607	Interior Unit Renovations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Unit upgrades: painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$70,005.00
ID0001608	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Lighting)	Lighting, cameras		\$8,890.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001609	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor covering		\$20,000.00
ID0001644	Appliances(Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace ranges, refrigerators, water heaters, smart burner appliances		\$15,000.00
ID0001677	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
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$70,000.00
ID0001611	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
ID0001613	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
ID0001669	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STERLING TOWERS EAST & WEST (IL003000005)			\$350,000.00
ID0001616	Upgrade Trash Chute and Compactor(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Upgrade Trash Chute and Compactor		\$90,000.00
ID0001622	Common Area Lighting(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Upgrade lighting in public areas		\$20,000.00
ID0001623	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		\$15,000.00
ID0001625	Elevator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Elevator Component Upgrades		\$50,000.00
ID0001626	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.		\$125,000.00
ID0001627	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Vacant unit upgrades; painting, flooring, carpentry, electrical, wall repair, cabinets, lighting, etc. as needed		\$50,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	1 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)	\$225,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$250,000.00
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)	\$80,000.00
Operations(Operations (1406))	\$450,000.00
Subtotal of Estimated Cost	\$1,005,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Admin Costs (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$212,919.00
Agency-Wide Management Improvements(Management Improvement (1408)-Staff Training,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))	\$50,000.00
Transfer to Operations(Operations (1406))	\$425,838.00
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
Subtotal of Estimated Cost	\$738,757.00

Form HUD-50075.2(4/2008)

Peoria Housing Authority IL003
2026 Annual PHA Plan

FY 2024 Audit
(PENDING)

Attachment B.5(a)

Peoria Housing Authority IL003
2026 Annual PHA Plan

**RAB AND RESIDENT ADVISORY
COMMITTEE COMMENTS**

Attachment C.1

(PENDING)

Peoria Housing Authority IL003

2026 Annual PHA Plan

Attachment C.2

**HUD Form 50077-SL, Certification by
State or Local Officials (Pending)**

**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: 09/30/2027

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year _____ of the _____ is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:

Title:

Signature:

Date:

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. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
Control Number.

Privacy Notice. 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.

**Peoria Housing Authority IL003
2026 Annual PHA Plan**

Attachment C.3

**HUD Form 50077-ST-HCV-HP,
Certification of Compliance with PHA
Plan**

Certifications of Compliance with PHA Plan and Related Regulations <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires: 09/30/2027
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**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 ___ 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 ____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

____ Annual PHA Plan for Fiscal Year 20____

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:		Name Board Chairman:	
Signature:		Signature:	
Date:		Date:	

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Peoria Housing Authority IL003
2026 Annual PHA Plan

Attachment C.4
Challenged Elements & PHA Responses
(Pending Public Hearing and Expiration
of Comments Period)

Peoria Housing Authority IL003

2026 Annual PHA Plan

Attachment D.1

Affirmatively Furthering Fair Housing

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.

Peoria Housing Authority IL003
2026 Annual PHA Plan

**FY2026 Annual Plan Board Adoption
Resolution (Pending Special Board
Meeting on October 9th)**

Peoria Housing Authority IL003

FY 2026 Annual PHA Plan

**Annual Plan Submission Confirmation
(Pending)**