

Peoria Housing Authority

Moving Families Forward

FISCAL YEAR 2026

ANNUAL

PUBLIC HOUSING AGENCY PLAN

Resolution # 101525-01

Peoria Housing Authority, IL-003

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TABLE OF CONTENTS

Section A: PHA Information	<u>Page</u>
A.1(a): HUD Form 50075-ST	
A.1(b): Resident Property Meetings Notice	
A.1(c): PHA 2026 Plan Public Notice	
A.1(d): PHA 2026 Plan Public Hearing Notice	
A.1(e): PHA 2026 Plan Public Hearing Agenda	
Section B1: Plan Elements	
B.1(a): Statement of Housing Needs and Strategy for Addressing Housing Needs	
B.1(b): Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions	
B.1(c): Financial Resources	
B.1(d): Rent Determination	
B.1(e): Operation and Management	
B.1(f): Homeownership Programs	
B.1(g): Community Service and Self-Sufficiency Program	
B.1(h): Safety and Crime Prevention	
B.1(i): Asset Management	
B.1(j): Significant Amendment/Modification	
B.2(a): New Activities	
Hope VI or Choice Neighborhoods Grants	
Mixed Finance Modernization or Development	
Demolition and/or Disposition	
Conversion of Public Housing to RAD Project-Based Vouchers	
Units with Approved Vacancies and Modernization	
Other Capital Grand Programs	
B.3(a): Progress Report	
B.4(a): Capital Improvements approved 5-year plan 2024-2029	
B.5(a): Most Recent Fiscal Audit 2024	
Sections C: Other Documents and/or Certification Requirements	
C.1: RAB Comment	
C.2: HUD Form 50077-SL, Certification by State or Local Officials	
C.3: HUD Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plan	
C.4: Challenged Elements & PHA Response	
D.1: Affirmatively Furthering Fair Housing	
Other Documents	
Submission Confirmation and Print Out	
Signed Resolution	

**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 _____ </p> <p> 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>

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

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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|--------------------------|--------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification. |

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

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

B.2 New Activities.

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

Y N

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

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

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year 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	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 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>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <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 ID 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 of 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



Peoria Housing Authority

Moving Families Forward

REVISED DATE

RESIDENT ADVISORY COMMITTEE- 2026 PHA PLAN WORKING SESSION

- 2026 PHA Annual Plan
- 5-Year Capital Plan
- 2025 Performance Review!

Wednesday

10/08/25

1:00 pm -

3:00pm

@Peoria Housing

Authority

100 S Richard

Pryor Pl, Peoria,

IL 61605

Join us and help us plan for the future!

 309-676-8736

 www.peoriahousing.org



Peoria Housing Authority

Moving Families Forward

PUBLIC NOTICE **2026 PHA ANNUAL PLAN SUBMISSION**

As required by HUD, there will be a 45-day public comment period starting August 24, 2025 through October 8, 2025 at 5p.

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 61616
Harrison Homes, 2610 Krause St, Peoria 61605
Riverwest/Frank Campbell Community Center, 312 S. Merriman, Peoria 61605
PHA WEBSITE – www.peoriahousing.org**

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 at Harrison Homes
August 18, 2025 @ 3p at Sterling Towers
August 22, 2025 @ 11a at Frank Campbell Community Center**

The Resident Advisory Committee Meeting will be held on October 8, 2025 during the 45-day Comment period, starting at 3p 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 15, 2025 at 4:30p at the **Peoria Housing Authority Administrative Office, 100 S. Richard Pryor Place, Peoria, IL 61605**

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

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



**Peoria Housing Authority IL003
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. Stable. 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



**Revised Notice and Update
for the Public Hearing and
Location for the Fiscal Year
2026 Public Housing Annual
Plan**

Peoria Housing Authority
Always Justice Always

This public notice is hereby given to revise the Publication Notice LILS0358637, regarding the Peoria Housing Authority's Draft Annual Public Housing Plan for Fiscal Year 2026. The Draft Annual Plan will remain available for public review and inspection, although the 45-day comment period ended at 5pm on October 8th.

The original Public Hearing was scheduled for October 9th at 4:00pm, and has been rescheduled to Wednesday, October 15th at 4:30pm.

The Public Hearing will be held at the Peoria Housing Authority's Administrative Building, located at 100 S. Richard Pryor Drive, Peoria, IL 61605

For questions, comments and accommodations, please contact the Peoria Housing Authority Administrative Office at, 309-676-8736.
October 12, 13 2025
LILS0386381



**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-Meachem	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

Wednesday, October 15, 2025, 4:30pm

**Peoria Housing Authority
Multipurpose Room
100 S Richard Pryor Place, Peoria, IL 61605**

<https://us02web.zoom.us/j/89983023960?pwd=ZuJp7q9ENbbJsxoCIKYcb2FsoUEZLC.1>

Meeting ID: 899 8302 3960 **Passcode:** 394000

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

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



**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

Wednesday, October 15, 2025 @ 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)			
<u>1BR</u>	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)? _____XNo___Yes

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

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

Housing Needs of Families on the Waiting List

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

If used, identify which development/sub jurisdiction: **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)			
<u>1BR</u>	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)			
<u>1BR</u>	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)? No Yes

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

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

PEORIA HOUSING AUTHORITY - PHA IL003 2025 PHA Plan

Strategies for Addressing Housing Needs

In the upcoming fiscal year, and over the next 5 years, Peoria Housing Authority (PHA) will continue to align 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

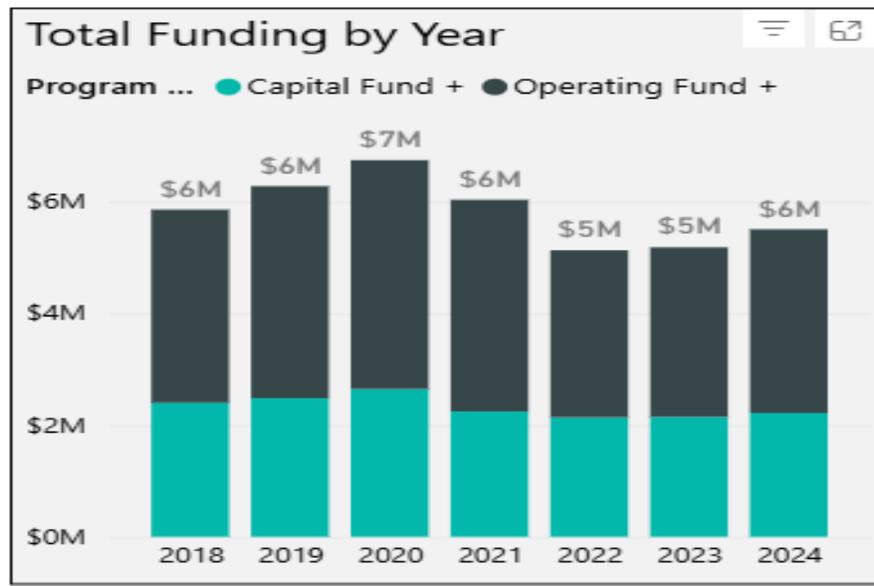
Financial Resources:

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.

Peoria Housing Authority

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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)].

Peoria Housing Authority

- (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.

Peoria Housing Authority

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

Peoria Housing Authority

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.

Peoria Housing Authority

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

Peoria Housing Authority

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.

Peoria Housing Authority

- 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,

Peoria Housing Authority

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.

Peoria Housing Authority

- (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

Peoria Housing Authority

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.

Peoria Housing Authority

- 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:

Peoria Housing Authority

- 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;

Peoria Housing Authority

- 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.

Peoria Housing Authority

- 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;

Peoria Housing Authority

- 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.

Peoria Housing Authority

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 _____

Peoria Housing Authority

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

Peoria Housing Authority IL003
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.

Peoria Housing Authority IL003
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 East and West (Entire Building) & Harrison Homes Redev Blg #_A02__

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

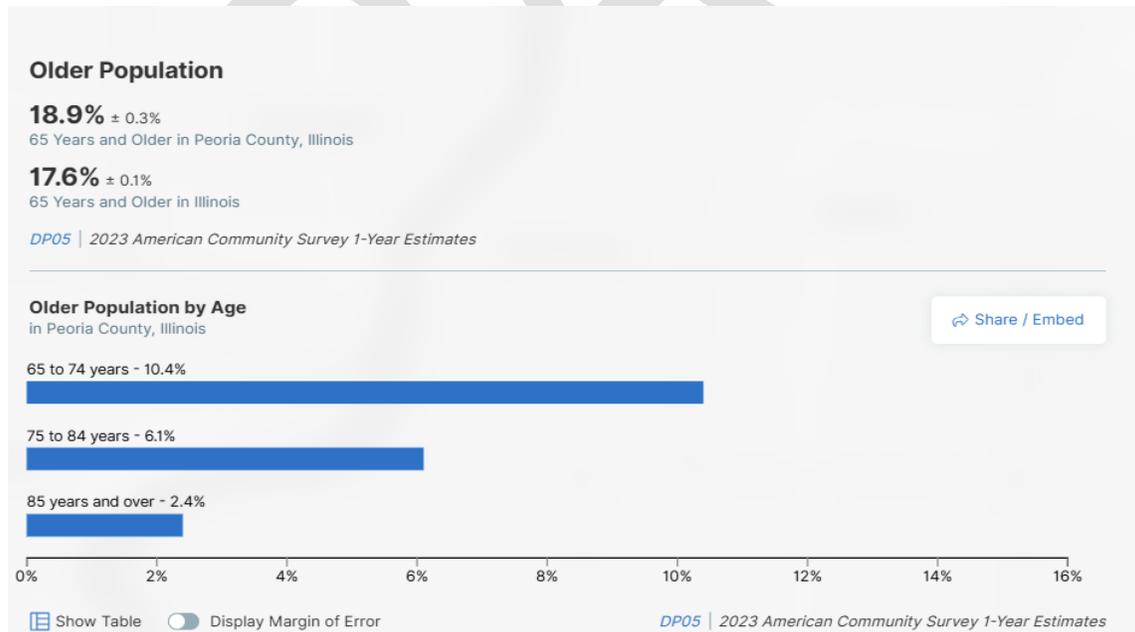
community, and an eagerness for programming centered on needs for Elderly and Disabled Residents. In the community, there is a lack of affordable Elderly and Disabled-Only housing.

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.

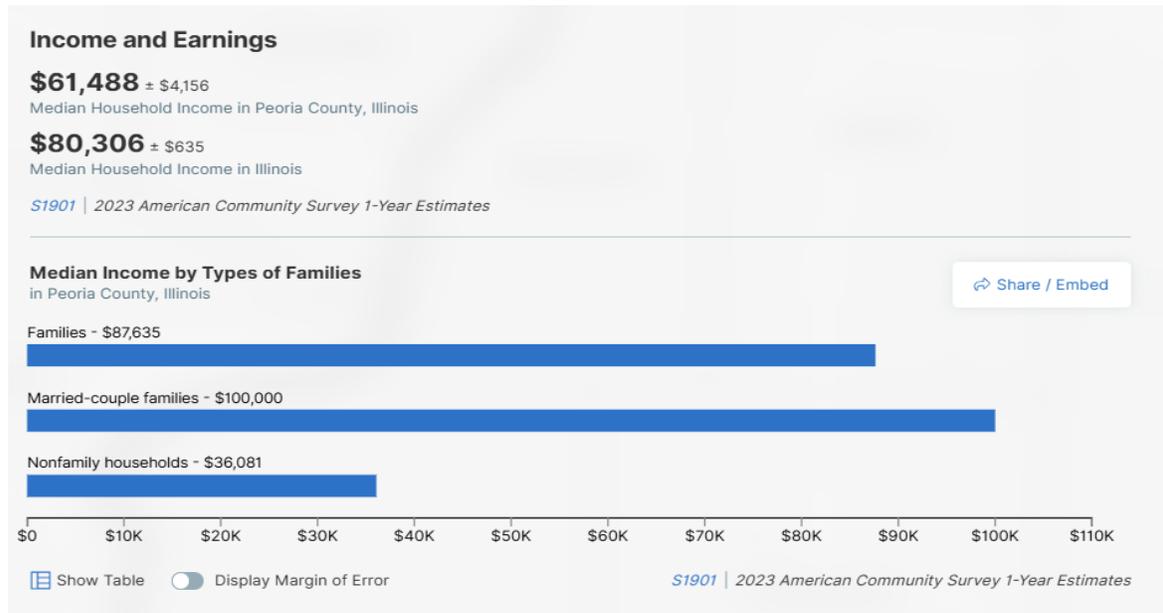
Presently, the Peoria Housing Authority would like to pursue elderly and disabled-only designation for Sterling Towers, pursuant to 24 CFR, Part 945, Subpart B., Section 945.203 the Housing Authority has addressed the following under consultation in “new” plan development:

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.

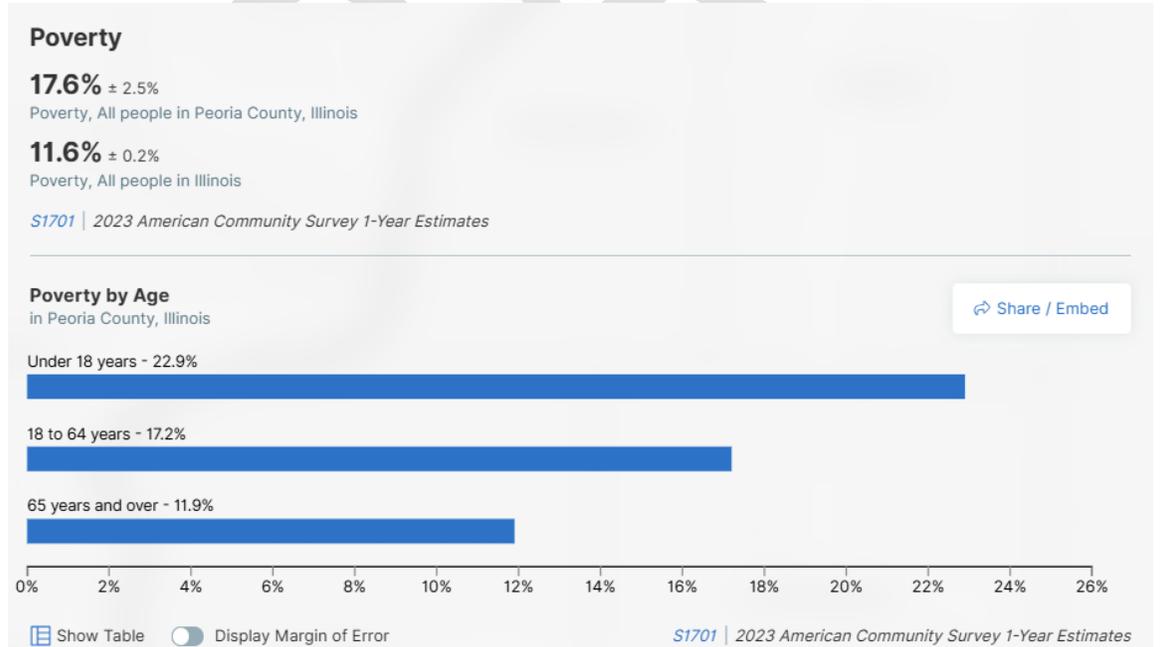


Per the US Census, Peoria County has a higher percentage of residents aged 65 and older than the state average.

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

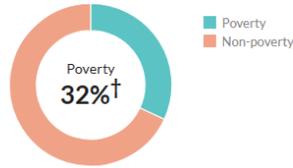
23.8%

Persons below poverty line

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

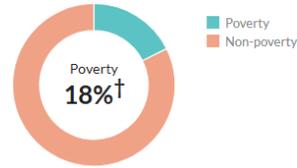
about double the rate in Illinois: 11.6%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[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 effect 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 the entire building at Sterling Towers ! (AMP 005) and Building #_A02 at Harrison Redevelopment!(AMP 006), 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 (AMP 006) 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 (IL003000006)

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

2604 W KRAUSE, PEORIA IL 61615

Building A02 (12) 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 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.

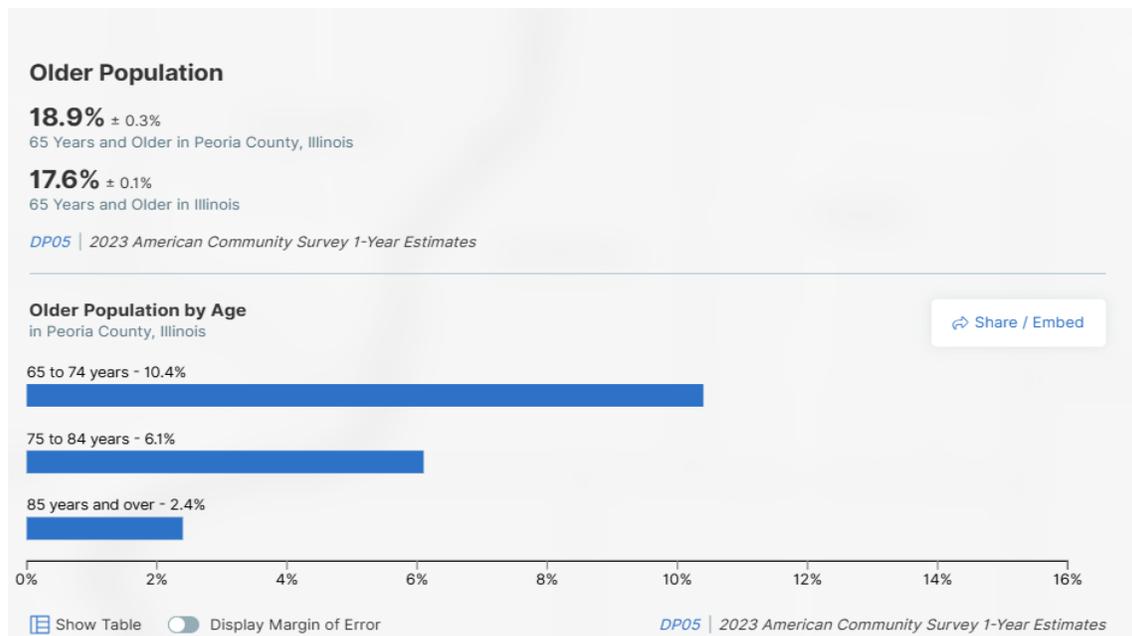
The County of Peoria shows a need for more Elderly and Disabled-Only housing by having a higher-than-median makeup of Elderly residents living in poverty.

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.

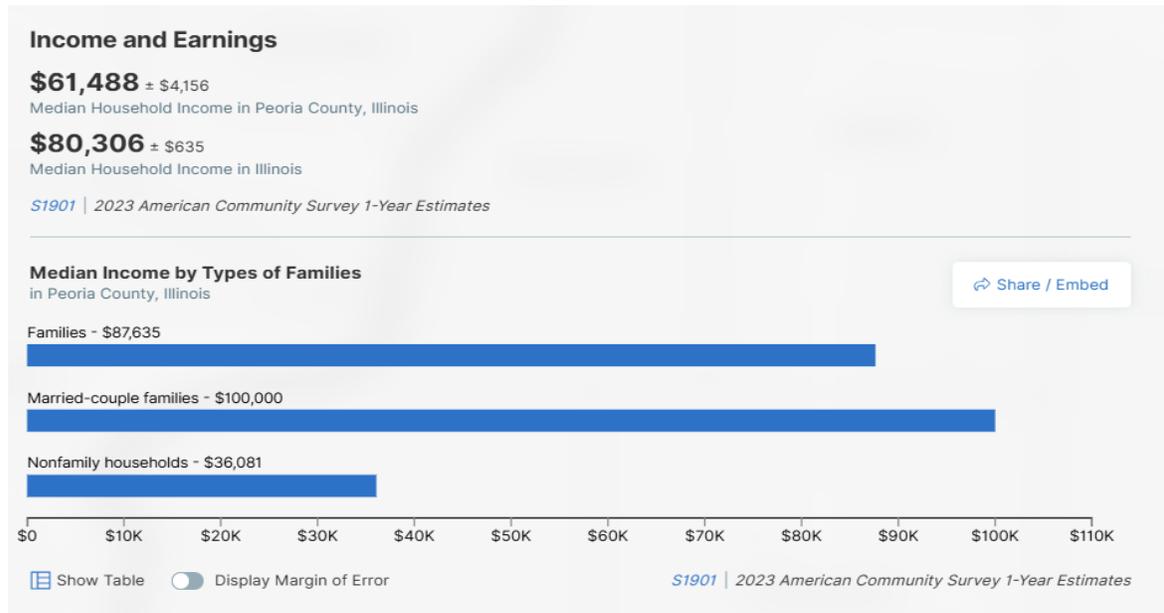
Presently, the Peoria Housing Authority would like to pursue elderly and disabled-only designation for Harrison Homes, pursuant to 24 CFR, Part 945, Subpart B., Section 945.203 the Housing Authority has addressed the following under consultation in “new” plan development:

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.

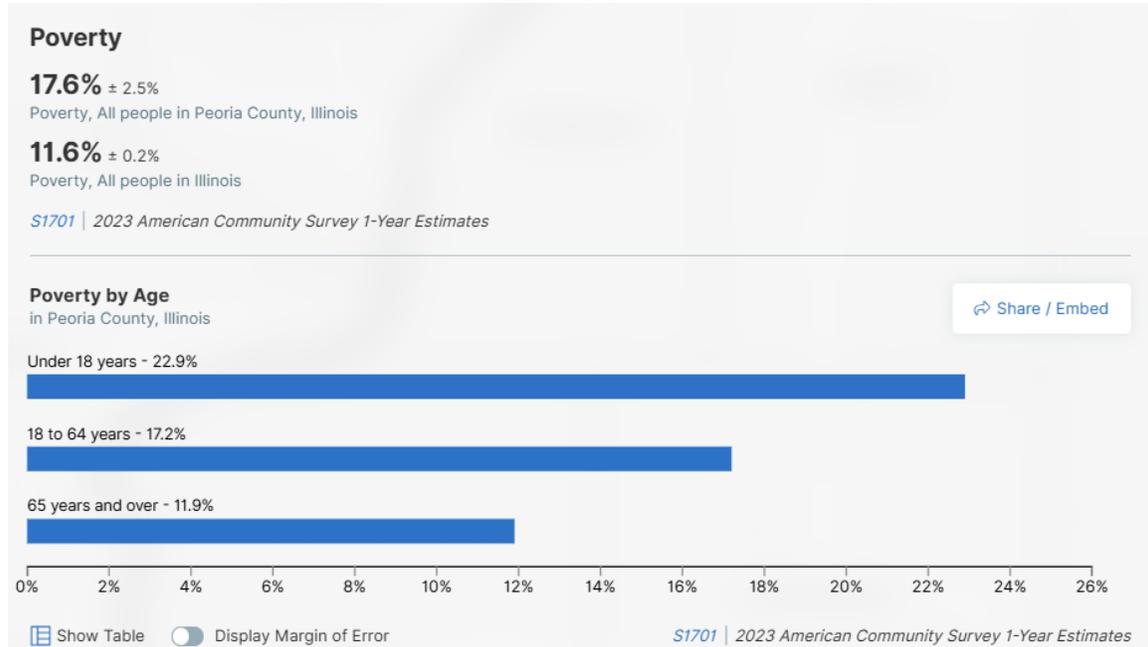


Per the US Census, Peoria County has a higher percentage of residents aged 65 and older than the state average.

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.



Poverty

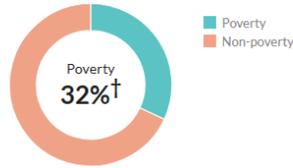
23.8%

Persons below poverty line

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

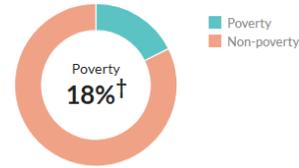
about double the rate in Illinois: 11.6%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[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 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 congregare 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.

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

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

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

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

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
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

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
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

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
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STERLING TOWERS EAST & WEST (IL003000005)			\$448,804.00
ID0001683	Accessibility(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Modernization Req of 504 Accessibility		\$3,000.00
ID0001684	Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, upgrade generator		\$25,000.00
ID0001719	Fence Replacement(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Fence Replacement		\$70,000.00
ID0001720	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
ID0001721	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal, erosion control, mulch		\$20,000.00
ID0001722	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Unit Painting - 5 units		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2027		
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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001734	Computers(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computers and equipment		\$5,000.00
ID0001735	Mailboxes(Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other)	Replace large mailboxes		\$10,000.00
ID0001738	Development(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other)	Pre-development, soft costs, relocation, partnership, other related expenses		\$10,648.00
	AUTHORITY-WIDE (NAWASD)			\$771,104.00
ID0001704	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
ID0001705	Operations(Operations (1406))	Transfer to Operations		\$447,403.00
ID0001706	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin Costs Capital Fund Fee		\$223,701.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2027		
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARRISON HOMES REDEVELOPMENT (IL003000006)			\$123,885.00
ID0001713	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace smoke and carbon monoxide detectors		\$8,000.00
ID0001714	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
ID0001715	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
ID0001716	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Pole Mounted Lighting - 5		\$15,000.00
ID0001717	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
ID0001718	Exterior Unit Renovations(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	windows, doors including hardware		\$15,885.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$92,456.00
ID0001740	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$12,500.00
ID0001741	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$20,456.00
ID0001742	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
ID0001743	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
ID0001744	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
	Subtotal of Estimated Cost			\$2,335,447.00

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
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

Capital Fund Program - Five-Year Action Plan

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
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

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
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

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
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

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
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

Capital Fund Program - Five-Year Action Plan

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

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

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

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

Capital Fund Program - Five-Year Action Plan

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, soffits		\$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

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

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

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

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

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
	RIVERWEST HOMEOWNERSHIP & SOUTH PHASE I (IL003000008)			\$99,500.00
ID0001635	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, water heaters		\$10,000.00
ID0001636	Safety and Security(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Cameras, exterior lighting, smoke detectors, carbon monoxide detectors		\$12,000.00
ID0001637	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
ID0001638	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		\$32,500.00
ID0001658	HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnaces, air conditioners		\$15,000.00
	Subtotal of Estimated Cost			\$2,478,395.00

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

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

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

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$500,000.00
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)	\$250,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$250,000.00
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)	\$100,000.00
Subtotal of Estimated Cost	\$1,100,000.00

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

FY 2024 Audit

Attachment B.5(a)

**PEORIA HOUSING
AUTHORITY**

**Basic
Financial Statements and
Supplementary Information**

December 31, 2024

Peoria Housing Authority

Moving Families Forward.

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1
BASIC FINANCIAL STATEMENTS	
Statement of Net Position	5
Statement of Revenues, Expenses and Changes in Net Position	6
Notes to Basic Financial Statements	7
SUPPLEMENTARY INFORMATION	
Financial Data Schedule	28
SINGLE AUDIT INFORMATION	
Schedule of Expenditures of Federal Awards	33
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	34
Independent Auditor's Report on Compliance For Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance	36
Schedule of Findings and Questioned Costs	39
Summary Schedule of Prior Year Audit Findings	45
Corrective Action Plan	48



INDEPENDENT AUDITOR’S REPORT

Board of Commissioners
Peoria Housing Authority
Peoria, Illinois

Disclaimer of Opinion and Unmodified Opinion

We were engaged to audit the accompanying financial statements of the business-type activities and we have audited the aggregate discretely presented component units of the Peoria Housing Authority (the “Authority”), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Business-type Activities	Disclaimer
Aggregate Discretely Presented Component Units	Unmodified

Disclaimer of Opinion on the Business-type Activities

We do not express an opinion on the financial statements of the Authority’s business-type activities referred to above. Because of the significance of the matter described in the Basis for Disclaimer of Opinion on the Business-Type Activities section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements.

Unmodified opinion on the Discretely Presented Component Units

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the aggregate discretely presented component units of the Authority, as of December 31, 2024, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Taft 4 Redevelopment, LLC and Taft 9 Redevelopment, LLC, which represent 100% of the assets, net position, and revenues of the aggregate discretely presented component units as of December 31, 2024. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Authority, are based solely on the report of the other auditors.

MELBOURNE

8035 Spyglass Hill Road
Melbourne, FL 32940
321-757-2020

ORLANDO

255 South Orange Avenue, #1000
Orlando, FL 32801
407-841-8841

Basis for Disclaimer of Opinion on the Business-Type Activities

We were unable to obtain information to support the amounts reported in the financial statements of the business-type activities nor were we able to complete sufficient audit procedures on this information. In addition, the Statement of Cash Flows and certain required disclosures for the business-type activities have been omitted, which is required by accounting principles generally accepted in the United States of America.

Basis for Unmodified Opinion on the Discretely Presented Component Units

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Auditor's Responsibilities for the Audit of the Business-Type activities of the Authority.

Our responsibility is to conduct an audit of the Authority's financial statements in accordance with generally accepted auditing standards and to issue an auditor's report. However, because of the matter described in the Basis for Disclaimer of Opinion on the Business-Type Activities section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements of the business-type activities of the Authority.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit.

Auditor's Responsibilities for the Audit of the Discretely Presented Component Units

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule is presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and is not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

The information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Because of the matter described in the Basis for Disclaimer of Opinion paragraph, we do not express an opinion or provide any assurance on the supplementary information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also separately issued our report on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

September 30, 2025
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Peoria Housing Authority

STATEMENT OF NET POSITION

December 31, 2024

	Primary Government	Discrete Component Units
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 6,757,217	\$ 896,725
Cash and cash equivalents - restricted	324,364	1,070,840
Receivables, net	2,614,206	28,173
Due from HUD	1,143,455	23,304
Investments - unrestricted	605,605	-
Prepaid expenses	58,553	7,805
Inventory, net	141,501	-
Total current assets	11,644,901	2,026,847
NONCURRENT ASSETS		
Cash - restricted	325,353	-
Capital assets, net	25,321,810	48,839,962
Notes receivable	18,712,485	-
Other noncurrent assets	163,519	357,245
Total noncurrent assets	44,523,167	49,197,207
Total assets	56,168,068	51,224,054
LIABILITIES		
CURRENT LIABILITIES		
Current portion of long-term debt	-	107,792
Current portion of capital lease obligation	29,422	-
Accounts payable	647,722	180,804
Accrued salaries and benefits	28,723	-
Tenant security deposits	103,813	30,769
Unearned revenue	21,841	79,638
Accrued interest payable	-	1,371,897
Other current liabilities	1,515,210	65,118
Total current liabilities	2,346,731	1,836,018
NONCURRENT LIABILITIES		
Long-term debt, net of current portion	30,671,930	28,288,192
Capital lease obligation, net of current portion	23,046	-
Accrued compensated absences	63,479	-
Family self-sufficiency escrow	325,353	-
Other noncurrent liabilities	682,010	571,750
Total noncurrent liabilities	31,765,818	28,859,942
Total liabilities	34,112,549	30,695,960
NET POSITION		
Net investment in capital assets	20,172,037	20,443,978
Restricted	-	1,040,071
Unrestricted	1,883,482	(955,955)
Total net position	\$ 22,055,519	\$ 20,528,094

The accompanying notes are an integral part of this financial statement.

Peoria Housing Authority

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the year ended December 31, 2024

	Primary Government	Discrete Component Units
OPERATING REVENUES		
HUD operating revenues	\$ 19,571,290	\$ -
Tenant revenue, net	1,992,199	1,813,796
Other government grants	522,837	-
Other operating revenue	1,667,393	63,592
Total operating revenues	23,753,719	1,877,388
OPERATING EXPENSES		
Administrative	4,452,914	345,951
Tenant services	17,310	-
Utilities	1,167,700	359,533
Maintenance	1,716,701	344,583
Protective services	63,028	95,146
General	2,012,043	381,434
Depreciation	2,668,061	2,119,011
Housing assistance payments	14,221,853	-
Total operating expenses	26,319,610	3,645,658
OPERATING LOSS	(2,565,891)	(1,768,270)
NONOPERATING REVENUES		
Interest income - unrestricted	208,911	-
Interest expense	(115,728)	(1,416,233)
Total nonoperating revenues	93,183	(1,416,233)
Change in net position before capital contributions	(2,472,708)	(3,184,503)
CAPITAL CONTRIBUTIONS		
HUD capital grants	1,712,014	-
Capital contributions	-	19,227,462
Change in net position before transfers	(760,694)	16,042,959
TRANSFERS	-	-
Transfers from discrete component unit to the Authority	(22,937,173)	22,937,173
Change in net position	(23,697,867)	38,980,132
Total net position - beginning	45,753,386	(18,452,038)
Total net position - ending	\$ 22,055,519	\$ 20,528,094

The accompanying notes are an integral part of this financial statement.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

The Peoria Housing Authority (the "Authority") is a governmental, public organization created under federal and state housing laws for the purpose of providing low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development ("HUD") and other Federal Agencies. The primary purpose of the Authority is to provide safe, decent, sanitary, and affordable housing to low-income, elderly, and disabled families in Peoria, Illinois.

The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board's ("GASB") *Codification of Governmental Accounting and Financial Reporting Standards*, Section 2100, *Defining the Financial Reporting Entity*, as the Board independently oversees the Authority's operations.

The definition of the reporting entity as described by GASB Codification Section 2100 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The Authority's reporting entity is comprised of an enterprise fund which includes the activities of several housing programs.

The Authority is related to the City of Peoria only to the extent that Commissioners are appointed by the Mayor of the City of Peoria. The City of Peoria is not financially accountable for the Authority as it cannot impose its will on the Authority and there is no potential for the Authority to provide financial benefit to, or impose financial burdens on, the City of Peoria. Accordingly, the Authority is not a component unit of the City of Peoria.

Blended component units

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government and are therefore blended with the primary government.

The Authority has the following blended component units:

- New Southtown, LP
- River West South, LP
- Peoria Housing Authority Development Corporation ("PHADC")
- PHADC, New Southtown, GP, LLC
- River West South, LLC

New Southtown, LP and River West South, LP were discretely presented component units as of December 31, 2023. The Authority purchased the ownership interest from the original investor partner and they considered blended component units as of December 31, 2024.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Discretely presented component units

Under Government Accounting Standards Board's Codification of *Government Accounting and Financial Reporting Standard* ("GASB Codification"), Section 2100, *Defining the Financial Reporting Entity*, the following partnerships meet the criteria for discrete presentation and are presented in the component unit column in the government-wide financial statements in order to clearly distinguish their balances and transactions from the primary government. The discrete component units are not considered governmental entities. Therefore, they follow all applicable FASB standards and do not follow government accounting standards similar to the Authority. However, for presentation purposes in order to conform to the presentation of the Authority, certain transactions may be reflected differently in these financial statements than in separately issued information. Separately issued financial information for the discrete component units can be obtained from the Authority.

- Taft 4 Redevelopment, LLC ("TAFT 4")
- Taft 9 Redevelopment, LLC ("TAFT 9")

Taft 4 Redevelopment, LLC was formed to own and operate 60 units of low- income residential properties and is currently known as Providence Pointe 4%. In September 2021, the Authority's development corporation, PHADC, entered into a development agreement with Taft 4 Development, LLC and Bear Development, LLC.

Taft 9 Redevelopment, LLC was formed to own and operate 82 units of low- income residential properties and is currently known as Taft Homes. In September 2021, the Authority's development corporation, PHADC, entered into a development agreement with Taft 9 Development, LLC and Bear Development, LLC.

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities rely, to a significant extent, on fees and charges for support.

Governments use fund accounting, whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, deferred outflows of resources, liabilities, deferred inflow of resources, fund net position, revenues and expenditures/expenses.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements (continued)

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating activities generally arise from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consist primarily of rental charges to tenants and operating grants from the U.S. Department of Housing and Urban Development ("HUD"), and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses. Operating expenses for the Authority include the cost of administrative, tenant services, general, maintenance, utilities, protective services, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets, deferred outflows of resources, liabilities and deferred inflows of resources (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector, thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

For financial reporting purposes, the Authority considers its grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than non-operating activities. Grants associated with capital acquisition and improvements are considered capital contributions and are presented after non-operating activity on the accompanying statement of revenues, expenses and changes in net position. The Authority maintains its accounts in accordance with the chart of accounts prescribed by HUD.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting (continued)

As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of accounts written off in the amount of \$161,221.

4. Summary of HUD programs

The accompanying basic financial statements include the activities of several housing programs subsidized by HUD at the Authority. A summary of each significant program is provided below.

a. *Low Rent Public Housing Programs*

The Low Rent Public Housing Programs consist of asset management projects ("AMPs") which collect both operating and capital fund subsidy and various other related HUD grants both directly and indirectly. The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are typically owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD's Development, Capital Fund Program ("CFP") grants and various other related HUD grants. Funding of the program's operations and development is provided by annual federal contributions or appropriations, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

b. *Housing Assistance Payments ("HAP") Programs*

HAP Programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. The Section 8 Housing Choice Voucher program ("HCV") is funded through federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenants.

c. *Central Office Cost Center*

The Central Office Cost Center ("COCC") is a business unit within the Authority that generates revenue through fees for service from the Authority's AMPs, programs and activities.

5. Budgets

Budgets are prepared on an annual basis for each program and are used as a management tool throughout the accounting cycle. Budgets are not, however, legally adopted nor required in the basic financial statement presentation.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net position

a. *Cash and cash equivalents*

For financial statement purposes cash and cash equivalents are considered to be amounts in demand deposits, interest-bearing demand deposits, and time deposits and other investments with original maturities of three months or less. Investments for the Authority are reported at fair value.

b. *Receivables and amounts due from HUD*

Receivables, net consist of revenues earned at year-end and not yet collected. Amounts presented as due from HUD principally result from grant revenue being accrued for allowable program expenses not yet funded. Other receivables consist of tenant receivables, portability receivables for the housing assistance payments programs and receivables from various parties in the normal course of business. An allowance for uncollectible amounts is estimated by management based on historical collection experience and a review of the current status of accounts receivable (see Note B-2).

c. *Prepaid items*

Payments made to vendors for services that will benefit periods beyond the fiscal year end are recorded as prepaid items on the Authority's statement of net position.

d. *Capital assets*

The Authority's policy is to capitalize assets with a value in excess of \$5,000 and a useful life in excess of two years. The Authority capitalizes the costs of site acquisition and improvement, structures, infrastructure, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair value on the date contributed. When land, buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Buildings and improvements	10 - 40 years
Equipment	3 - 10 years

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net position (continued)

e. *Tenant security deposits*

Tenant security deposits are deposits held by the Authority that are required of tenants before they are allowed to move into an Authority owned site. The Authority records this cash as restricted, with an offsetting liability, as these funds may be reimbursable to the tenant when they move out.

f. *Accrued compensated absences*

Compensated absences are those absences for which employees will be paid, such as annual vacation and sick leave. A liability for compensated absences for annual/vacation leave that is attributable to services already rendered and that is not contingent on a specific event, outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place. In accordance with the provisions of GASB Codification Section C60, *Compensated Absences*, the estimated liability for vested leave benefits is recorded when it is earned as an expense and the cumulative unpaid amount is reported as a liability.

g. *Unearned revenues*

Unearned revenues include amounts collected before revenue recognition criteria are met and generally consist of prepaid tenant rents and subsidy received before the amounts are earned.

h. *Net position*

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of December 31, 2024, is classified into three components of net position:

i.) *Net investment in capital assets*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii.) *Restricted component of net position*

This category consists of components of net position restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net position (continued)

h. Net position (continued)

iii.) Unrestricted component of net position

This category includes all of the remaining net position that does not meet the definition of the other two components. Certain amounts of unrestricted net position, even though categorized as unrestricted in accordance with generally accepted accounting standards, are still programmatically restricted based on the funding streams provided by HUD.

7. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the basic financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

8. Income taxes

The Authority is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for federal or state income taxes has been made in the financial statements. The Authority's blended component units may be subject to the income tax provisions of Minnesota Statutes and the Internal Revenue Code.

The applicable blended component units of the Authority account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC") 740, *Income Taxes*, which clarifies that accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken.

The Authority's blended component units' income tax filings are subject to audit by various taxing authorities. They are subject to income tax examinations by tax authorities for the prior three years.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

9. Impairment of long-lived assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. Impaired capital assets that will no longer be used are reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally are measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. Management has determined that long-lived assets were not impaired at December 31, 2024.

10. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as non-operating such as depreciation expense, housing assistance payments and extraordinary maintenance expense. In addition, the schedule's format includes non-operating items as operating such as investment revenue, HUD capital grants revenue, gains and losses on the disposal of fixed assets and interest expense. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

11. Leasing activities

The Authority is the lessor of dwelling units to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue. Primarily all of the capital assets of the Authority are for these leasing activities except for administrative offices and equipment.

In accordance with the provisions of GASB Codification Section L20, *Leases*, the determination of whether an arrangement is a lease is made at the lease's inception and a contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having the right to direct the use of the asset. A lessee is required to recognize a lease liability and an intangible right of use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. Management only reevaluates its determination if the terms and conditions of the contract are changed.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

12. Impact of recently implemented accounting principles

In June 2022, GASB issued statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary-related payments and amended certain previously required disclosures. The Authority adopted the requirements of the guidance effective January 1, 2024, and has applied the provisions of this standard to the beginning of the period of adoption. The implementation of this standard had no material effect on the Authority's December 31, 2024 financial statements.

13. Impact of recently issued accounting policies

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*. This statement is effective for the Authority's December 31, 2025 fiscal year end.

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This statement is effective for the Authority's December 31, 2026 fiscal year end.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This statement is effective for the Authority's December 31, 2026 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Authority's financial statements.

NOTE B - DETAILED NOTES

1. Deposits and investments

As of December 31, 2024, the Authority's cash consist of cash accounts with carrying amounts of \$7,406,934.

In accordance with GASB Codification Section C20, *Cash Deposits with Financial Institutions*, the Authority's exposure to deposit and investments risk is disclosed as follows:

Custodial credit risk. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority does not have a deposit policy for custodial credit risk.

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority minimizes its exposure to interest rate risk by investing in short-term investments with maturities of 12 months or less.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE B - DETAILED NOTES (continued)

1. Deposits and investments (continued)

Restricted deposits

As of December 31, 2024 restricted cash and cash equivalents consist of the following:

Current:		
Tenant security deposits	\$	176,734
Escrows and reserves		147,630
Subtotal current		324,364
Noncurrent:		
Family self-sufficiency escrow		325,353
Total restricted cash	\$	649,717

2. Receivables, net

As of December 31, 2024, receivables, net consist of:

Accrued interest receivable	\$	22,266,127
Due from other governments		321,147
Tenant receivables		279,616
Miscellaneous		370,379
Fraud recovery		27,862
Total receivables		23,265,131
Allowance for doubtful accounts - tenants		(146,944)
Allowance for doubtful accounts - interest		(20,503,981)
	\$	2,614,206

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE B - DETAILED NOTES (continued)

3. Capital assets, net

A summary of changes in capital assets, net is as follows:

	Balance at January 1, 2024, restated	Transfers in/ additions	Transfers out/ deletions	Balance at December 31, 2024
Non-depreciable:				
Land	\$ 5,823,086	\$ -	\$ (309,422)	\$ 5,513,664
Construction in progress	319,819	1,395,196	-	1,715,015
Total non-depreciable	6,142,905	1,395,196	(309,422)	7,228,679
Depreciated:				
Buildings and improvements	90,689,762	-	(2,418,086)	88,271,676
Equipment - dwelling	1,681,864	285,724	-	1,967,588
Equipment - administration	3,977,537	2,450,131	-	6,427,668
Total depreciated	96,349,163	2,735,855	(2,418,086)	96,666,932
Total capital assets	102,492,068	4,131,051	(2,727,508)	103,895,611
Less accumulated depreciation	(75,905,740)	(2,668,061)	-	(78,573,801)
Capital assets, net	<u>\$ 26,586,328</u>	<u>\$ 1,462,990</u>	<u>\$ (2,727,508)</u>	<u>\$ 25,321,810</u>

4. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at January 1, 2024, restated	Additions	Reductions	Payable at December 31, 2024	Current portion
Taft loans payable	\$ 1,800,000	\$ -	\$ -	\$ 1,800,000	\$ -
River West South 1st mortgage	650,000	-	-	650,000	-
River West South 2nd mortgage	214,785	-	-	214,785	-
New Southtown, LP 1st mortgage	27,537,145	-	-	27,537,145	-
New Southtown, LP 2nd mortgage	470,000	-	-	470,000	-
Capital lease obligations	52,468	-	-	52,468	29,422
FSS escrow	283,850	41,503	-	325,353	-
Compensated absences	95,171	-	(15,830)	79,341	15,862
Other noncurrent liabilities	559,391	122,619	-	682,010	-
Total noncurrent liabilities	<u>\$ 31,662,810</u>	<u>\$ 164,122</u>	<u>\$ (15,830)</u>	<u>\$ 31,811,102</u>	<u>\$ 45,284</u>

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE B - DETAILED NOTES (continued)

5. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. As part of the Authority's risk management program, the Authority carries commercial insurance, for risks of loss regarding workers' compensation, employee health and general liability. There were no significant reductions of insurance coverage from prior years and settlements did not exceed insurance coverage for each of the past three years.

6. Commitments and contingencies

a. *Legal*

Generally, the Authority is party to various pending or threatened legal actions arising from the normal course of operations. As of the date of this report, management is not aware of any such instances.

b. *Grants and contracts*

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such examinations.

7. Concentrations

As of and for the year ended December 31, 2024, 84% of revenues and 30% of the receivables reflected in the basic financial statements are from HUD.

The Authority operates in a heavily regulated environment. The operations of the Authority are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes. In addition, any excess reserves may reduce future funding levels and possibly be subject to recapture.

8. Subsequent events

The Authority has evaluated subsequent events through the date noted on the Independent Auditor's Report, the date the financial statements were available to be issued and has determined that no material transactions have occurred that would warrant additional adjustment or disclosure in the financial statements.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS

1. Condensed discrete component unit information

Condensed Statement of Net Position

	TAFT 4 Redevelopment, LLC	TAFT 9 Redevelopment, LLC	Total discrete component units
ASSETS			
CURRENT ASSETS			
Current assets	\$ 901,032	\$ 1,125,815	\$ 2,026,847
Capital assets, net	24,709,584	24,130,378	48,839,962
Noncurrent assets	210,883	146,362	357,245
Total assets	25,821,499	25,402,555	51,224,054
LIABILITIES			
CURRENT LIABILITIES			
Current liabilities	883,691	952,327	1,836,018
Noncurrent liabilities	15,779,433	13,080,509	28,859,942
Total liabilities	16,663,124	14,032,836	30,695,960
NET POSITION			
Net investment in capital assets	8,874,378	11,569,600	20,443,978
Restricted	525,514	514,557	1,040,071
Unrestricted	(241,517)	(714,438)	(955,955)
Total net position	\$ 9,158,375	\$ 11,369,719	\$ 20,528,094

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

1. Condensed discrete component unit information (continued)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	TAFT 4 Redevelopment, LLC	TAFT 9 Redevelopment, LLC	Total Discrete component units
OPERATING REVENUES			
Tenant revenue, net	\$ 782,766	\$ 1,031,030	\$ 1,813,796
Other operating revenue	20,434	43,158	63,592
Total operating revenues	<u>803,200</u>	<u>1,074,188</u>	<u>1,877,388</u>
OPERATING EXPENSES			
Administrative	150,435	195,516	345,951
Utilities	148,581	210,952	359,533
Maintenance	154,572	190,011	344,583
Protective services	39,254	55,892	95,146
General	90,398	291,036	381,434
Depreciation	1,068,868	1,050,143	2,119,011
Total operating expenses	<u>1,652,108</u>	<u>1,993,550</u>	<u>3,645,658</u>
OPERATING LOSS	(848,908)	(919,362)	(1,768,270)
NONOPERATING EXPENSES			
Interest expense	(626,133)	(790,100)	(1,416,233)
CAPITAL CONTRIBUTIONS			
Partner contributions	8,321,555	10,905,907	19,227,462
CHANGE IN NET POSITION	6,846,514	9,196,445	16,042,959
Total net position - beginning of the year	<u>2,311,861</u>	<u>2,173,274</u>	<u>4,485,135</u>
TOTAL NET POSITION - END OF THE YEAR	<u>\$ 9,158,375</u>	<u>\$ 11,369,719</u>	<u>\$ 20,528,094</u>

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

2. Restricted cash and cash equivalents

A summary of restricted cash and cash equivalents for the Authority's discretely presented component units is as follows, as of December 31, 2024:

	TAFT 4 Redevelopment, LLC	TAFT 9 Redevelopment, LLC	Total Discrete component units
Escrow deposits	\$ 26,925	\$ 36,798	\$ 63,723
Reserve for replacements	-	36,900	36,900
Other reserves	27,000	-	27,000
Operating reserve	218,000	280,000	498,000
Debt service reserve	122,000	160,000	282,000
MADS reserve	130,000	-	130,000
Tenant security deposits	14,370	18,847	33,217
	<u>\$ 538,295</u>	<u>\$ 532,545</u>	<u>\$ 1,070,840</u>

3. Capital assets

A summary of changes in capital assets for the Authority's discretely presented component units is as follows, for the fiscal year ended December 31, 2024:

	Balance at January 1, 2024	Transfers in/ additions	Transfers out/ deletions	Balance at December 31, 2024
Non-depreciable:				
Construction in progress	\$ 12,918,860	\$ -	\$ (12,918,860)	\$ -
Depreciable:				
Buildings and improvements	19,872,843	16,622,614	-	36,495,457
Furniture and equipment	1,268,479	5,277,436	-	6,545,915
ROU - Ground lease	8,080,316	371,799	-	8,452,115
Total depreciated	<u>29,221,638</u>	<u>22,271,849</u>	<u>-</u>	<u>51,493,487</u>
Total capital assets	42,140,498	22,271,849	(12,918,860)	51,493,487
Total accumulated depreciation	<u>(534,514)</u>	<u>(2,119,011)</u>	<u>-</u>	<u>(2,653,525)</u>
Capital assets, net	<u>\$ 41,605,984</u>	<u>\$ 20,152,838</u>	<u>\$ (12,918,860)</u>	<u>\$ 48,839,962</u>

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

4. Noncurrent liabilities

A summary of changes in notes, loans, associated accrued interest and other noncurrent liabilities for the Authority's discretely presented component units is as follows, for the fiscal year ended December 31, 2024.

	Payable at January 1, 2024	Additions	Reductions	Payable at December 31, 2024	Due within one year
Long-term debt:					
TAFT 4 Redevelopment, LLC					
Bonds payable - Series 2021A	\$ 5,195,000	\$ -	\$ (5,195,000)	\$ -	\$ -
Bonds payable - Series 2021B	4,560,324	-	(4,560,324)	-	-
IHDA mortgage	-	5,195,000	-	5,195,000	55,773
IHDA HOME loan	-	2,647,853	-	2,647,853	-
PHA AHP loan	900,000	-	-	900,000	-
PHA sponsor loan	1,876,619	-	-	1,876,619	-
PHA DTC loan	1,668,750	-	-	1,668,750	-
CDA loan	3,546,984	-	-	3,546,984	-
TAFT 9 Redevelopment, LLC					
IHDA loan	-	5,950,000	-	5,950,000	52,019
PHA AHP loan	765,087	-	-	765,087	-
PHA sponsor loan	985,085	-	-	985,085	-
PHA seller loan	3,750,000	-	-	3,750,000	-
CAHGP grant	1,110,606	-	-	1,110,606	-
Total long-term debt	24,358,455	13,792,853	(9,755,324)	28,395,984	107,792
Other noncurrent liabilities	1,181,761	-	(664,011)	517,750	-
Total noncurrent liabilities	\$ 25,540,216	\$ 13,792,853	\$ (10,419,335)	\$ 28,913,734	\$ 107,792

a. TAFT 4 Redevelopment, LLC

i. Bonds payable - 2021 Series A and Series B

The acquisition, construction and rehabilitation of TAFT 4 was financed in part with IHDA (the Issuer) Multifamily Mortgage Revenue Notes 2021 Series A and Series B bonds in the amount of \$5,195,000 and \$8,000,000, respectively. Interest earned on the bonds is federal income tax exempt to the holders.

TAFT 4 has executed a Funding Loan Agreement for the 2021 Series A and B bonds with the issuer, Citibank, N.A. (the Funding Lender), and Zions Bancorporation, N.A. (the Fiscal Agent), which set forth TAFT 4's obligation to pay the Fiscal Agent sufficient funds to enable the Fiscal Agent to pay any principal and interest due on the bonds.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

4. Noncurrent liabilities (continued)

a. TAFT 4 Redevelopment, LLC (continued)

i. Bonds payable - 2021 Series A and Series B (continued)

The Multifamily Note agreement associated with the 2021 Series A bonds was issued with a principal amount of \$5,195,000, and an interest rate equal to 3.38% per annum. Interest only payments are required until April 1, 2025, at which time interest will accrue at 3.53%, and monthly payments of principal and interest will be due until the maturity date of April 1, 2055. A mandatory prepayment was required on October 1, 2024, but was extended until April 1, 2025.

The Multifamily Note agreement associated with the 2021 Series B bonds was issued with a principal amount of \$8,000,000, and an interest rate equal to the LIBOR plus 2.25% per annum. Interest only payments are required until the maturity date of April 1, 2025. A mandatory prepayment was required on October 1, 2024, but was extended until April 1, 2025.

During the year ended December 31, 2024, the Series A bonds incurred interest of \$172,644, of which \$34,452 was capitalized into property and equipment, and the remaining expensed. The Series B bonds incurred interest of \$393,064, of which \$80,902 was capitalized into property and equipment, and the remaining expensed.

The Series A and B bonds were repaid in full December 20, 2024 from capital contributions and proceeds from the IHDA mortgage note payable.

ii. Mortgage payable - IHDA

In 2024, TAFT 4 entered into a permanent mortgage note in the original amount of \$5,195,000 from the Illinois Housing Development Authority ("IHDA"). The mortgage bears interest at a rate of 3.48% per annum. Principal and interest payments are due monthly, and the mortgage is amortized over 30 years. The mortgage matures February 1, 2055. During the year ended December 31, 2024, \$6,026 of interest was incurred.

iii. IHDA HOME loan

In 2024, TAFT 4 entered into a permanent mortgage note in the original amount of \$1,896,814 from IHDA, which was increased to \$2,647,853. The loan is noninterest bearing, and annual payments of \$1,200 plus 25% of surplus cash flows are due. Any unpaid amount will be payable as a balloon payment upon maturity of the loan, June 1, 2064.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

4. Noncurrent liabilities (continued)

a. TAFT 4 Redevelopment, LLC (continued)

iv. PHA AHP loan

TAFT 4 entered into a promissory note with the Authority in the original amount of \$900,000. The note is noninterest bearing, and any remaining balance will be due upon the earlier of the sale of the property or September 1, 2071.

v. PHA sponsor loan

TAFT 4 entered into a loan agreement with the Authority in the original amount of \$1,876,619, and a maturity date of September 1, 2071. The note is noninterest bearing, and payments will be made solely from cash flow. Any outstanding balance will be repaid at the maturity date.

vi. PHA DTC loan

TAFT 4 entered into a promissory note with the Authority in the original amount of \$1,668,750. The note bears compounding interest at a rate of 6.5% per annum, and payments will be made solely from available cash flow. Any unpaid balance will be due upon the earlier of the sale of the property or September 1, 2071. During the year ended December 31, 2024, \$130,009 of interest was incurred, of which \$24,698 was capitalized into property and equipment, and the remaining expensed.

vii. CDA loan

TAFT 4 entered into a promissory note with CDA Housing, Inc., in the original amount of \$3,750,000. The note bears compounding interest at a rate of 2% per annum, and payments will be made solely from available cash flow. Any unpaid balance will be due upon the earlier of the sale of the property or September 1, 2071. During the year ended December 31, 2024, \$78,485 of interest was incurred, of which \$15,197 was capitalized into property and equipment, and the remaining expensed. Accrued interest as of December 31, 2024 was \$252,744.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

4. Noncurrent liabilities (continued)

a. TAFT 4 Redevelopment, LLC (continued)

vii. CDA loan (continued)

Aggregate annual maturities of the long-term debt over each of the next five years and thereafter are as follows:

	IHDA loan	IHDA HOME loan	AHP loan	Sponsor loan	DTC loan	CDA loan	Total
2025	\$ 55,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,773
2026	62,904	-	-	-	-	-	62,904
2027	65,129	-	-	-	-	-	65,129
2028	67,432	-	-	-	-	-	67,432
2029	69,816	-	-	-	-	-	69,816
Thereafter	4,873,946	2,647,853	900,000	1,876,619	1,668,750	3,546,984	15,514,152
	<u>\$ 5,195,000</u>	<u>\$ 2,647,853</u>	<u>\$ 900,000</u>	<u>\$ 1,876,619</u>	<u>\$ 1,668,750</u>	<u>\$ 3,546,984</u>	<u>\$ 15,835,206</u>

b. TAFT 9 Redevelopment, LLC

i. IHDA loan

In 2024, TAFT 9 entered into a permanent mortgage note in the original amount of \$5,950,000 from IHDA. The mortgage bears interest at a rate of 4.32% per annum. Principal and interest payments are due monthly, and the mortgage is amortized over 30 years. The mortgage matures February 1, 2065. The note also requires monthly deposits to a reserve, and tax and insurance escrow accounts. During the year ended December 31, 2024, \$8,568 of interest was incurred.

ii. PHA AHP loan

TAFT 9 entered into a promissory note with the Authority in the original amount of \$900,000. The note is noninterest bearing, and any remaining balance will be due upon the earlier of the sale of the property or September 1, 2071.

iii. PHA sponsor loan

TAFT 9 entered into a loan agreement with the Authority in the original amount of \$985,085, and a maturity date of September 1, 2071. The loan bears compounding interest at a rate of 4.18% per annum, and payments will be made solely from available cash flow. Any unpaid balance will be due upon the earlier of the sale of the property or September 1, 2071. During the year ended December 31, 2024, \$46,267 of interest was incurred, of which \$10,394 was capitalized into property and equipment, and the remaining expensed. Accrued interest as of December 31, 2024 was \$147,003.

Peoria Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended December 31, 2024

NOTE C - DISCRETE COMPONENT UNITS NOTES (continued)

4. Noncurrent liabilities (continued)

b. TAFT 9 Redevelopment, LLC (continued)

iv. PHA seller loan

TAFT 9 entered into a loan agreement with the Authority in the original amount of \$3,750,000, and a maturity date of September 1, 2071. The loan bears compounding interest at a rate of 4.25% per annum, and payments will be made solely from available cash flow. Any unpaid balance will be due upon the earlier of the sale of the property or September 1, 2071. During the year ended December 31, 2024, \$179,428 of interest was incurred, of which \$40,308 was capitalized into property and equipment, and the remaining expensed. Accrued interest as of December 31, 2024 was \$569,641.

v. CAHGP grant

TAFT 9 entered into a promissory note with Peoria Housing Development Corp, NFP, in the original amount of \$1,110,606. The note is noninterest bearing, and any unpaid balance will be due upon maturity, September 1, 2073.

Aggregate annual maturities of the long-term debt over each of the next five years and thereafter are as follows:

	IHDA loan	AHP loan	Sponsor loan	Seller loan	CAHGP grant	Total
2025	\$ 52,019	\$ -	\$ -	\$ -	\$ -	\$ 52,019
2026	59,143	-	-	-	-	59,143
2027	61,749	-	-	-	-	61,749
2028	64,470	-	-	-	-	64,470
2029	67,311	-	-	-	-	67,311
Thereafter	5,645,308	765,087	985,085	3,750,000	1,110,606	12,256,086
	<u>\$ 5,950,000</u>	<u>\$ 765,087</u>	<u>\$ 985,085</u>	<u>\$ 3,750,000</u>	<u>\$ 1,110,606</u>	<u>\$ 12,560,778</u>

SUPPLEMENTARY INFORMATION

Peoria Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2024

Line Item No.	Account Description	Total Amps	Section 8 Housing Choice Voucher Program 14,871	14,896 PIH Family Self-Sufficiency Program	EFA Forfeitures	Business Activities	14,879 Mainstream Vouchers	9 Other Federal Program 1	9 Other Federal Program 2	14,870 Resident Opportunity and Supportive Services	YouthBuild Program	14,892 Jobs-Plus Pilot Initiative	COCC	Total Blended Component Units	Eliminations	Total Primary Government	Total Discrete Component Units	Total
111	Cash - Unrestricted	2,267,064	1,843,879	35,596	-	1,363,965	158,272	-	-	-	-	-	-	1,104,017	-	6,757,217	896,725	7,653,942
113	Cash - Other Restricted	124,083	325,353	-	-	-	-	-	-	-	-	-	-	22,067	-	471,603	1,037,623	1,509,126
114	Cash - Tenant Security Deposits	106,726	-	-	-	-	-	-	-	-	-	-	-	70,008	-	176,734	33,217	209,951
115	Cash - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	1,480	-	1,480	-	1,480
100	Total Cash	2,517,873	2,169,232	35,596	-	1,363,965	158,272	-	-	-	-	-	-	1,197,572	-	7,408,934	1,967,565	9,376,499
122	Accounts Receivable - HUD	907,170	184,970	-	-	-	11,951	-	-	4,168	-	-	-	-	-	1,143,455	23,304	1,166,759
124	Accounts Receivable - Other Government	-	-	-	-	-	-	-	137,192	-	180,105	3,850	-	-	-	321,147	-	321,147
125	Accounts Receivable - Miscellaneous	16,703	-	-	-	295,958	-	-	-	-	-	-	-	-	-	370,379	8,472	378,851
126	Accounts Receivable - Tenants Dwelling Rents	217,987	-	-	-	-	-	-	-	-	-	-	-	-	-	279,616	18,701	298,317
126.1	Allowance for Doubtful Accounts - Dwelling Rents	(95,463)	-	-	-	-	-	-	-	-	-	-	-	-	-	(146,944)	-	(146,944)
126.2	Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	(20,503,981)	-	-	-	-	-	-	-	(20,503,981)	-	(20,503,981)
128	Fraud recovery	24,870	-	-	-	-	-	-	-	-	-	-	-	-	-	27,862	-	27,862
129	Accrued Interest Receivable	-	-	-	-	-	-	22,266,127	-	-	-	-	-	-	-	22,266,127	-	22,266,127
120	Allowances for doubtful accounts	1,048,798	209,840	35,596	-	295,958	11,951	1,762,146	137,192	4,168	180,105	3,850	-	12,786	-	3,757,661	51,477	3,809,138
131	Investments - unrealized	605,605	-	-	-	-	-	-	-	-	-	-	-	-	-	605,605	-	605,605
142	Prepaid Expenses and Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143	Inventories	204,236	-	-	-	-	-	-	-	47,772	-	-	-	10,781	-	58,553	7,805	66,358
143.1	Allowance for Obsolete Inventories	(62,735)	-	-	-	-	-	-	-	-	-	-	-	-	-	(62,735)	-	(62,735)
144	Interprogram due from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	4,313,778	2,379,072	35,596	-	1,653,943	169,923	1,762,146	137,192	4,168	180,105	3,850	-	1,264,023	(559,405)	11,970,254	2,026,847	13,997,101
161	Land	3,625,726	-	-	-	803,991	-	-	-	-	-	-	-	640,068	-	5,613,664	-	5,613,664
162	Buildings	57,424,198	-	-	-	-	-	-	-	-	-	-	-	30,761,040	-	88,271,676	36,495,457	124,767,133
163	Furniture, Equipment & Machinery - Dwellings	1,966,402	-	-	-	-	-	-	-	-	-	-	-	1,066	-	1,967,598	6,546,915	8,514,503
164	Furniture, Equipment & Machinery - Administration	2,358,964	135,637	-	-	-	-	-	-	-	-	-	-	3,955,087	-	6,427,668	-	6,427,668
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(49,412,043)	(128,389)	-	-	-	-	-	-	-	-	-	-	(3,921,873)	-	(78,573,801)	(2,653,925)	(81,227,726)
167	Construction In Progress	1,712,015	-	-	-	-	-	-	-	-	-	-	-	3,000	-	1,715,015	-	1,715,015
160	Total Fixed Assets, Net of Accumulated Depreciation	17,675,352	5,248	-	-	803,991	-	-	-	-	-	-	-	6,310,708	-	25,221,810	48,838,982	74,161,772
171	Notes, loans, and mortgages receivable - Noncurrent	-	447,888	-	-	-	-	18,264,597	-	-	-	-	-	-	-	18,712,485	-	18,712,485
174	Other Assets	-	-	-	-	153,778	-	-	-	-	-	-	-	9,741	-	163,519	357,245	520,764
180	Total Non-Current Assets	17,675,352	453,136	-	-	957,769	-	18,264,597	-	-	-	-	-	6,320,449	-	44,187,814	48,197,207	93,385,021
190	Total Assets	21,989,130	2,832,208	35,596	-	2,617,712	169,923	20,028,743	137,192	4,168	180,105	3,850	-	1,146,474	(559,405)	56,168,068	51,224,064	107,392,122
290	Total Assets and Deferred Outflows of Resources	21,989,130	2,832,208	35,596	-	2,617,712	169,923	20,028,743	137,192	4,168	180,105	3,850	-	1,146,474	(559,405)	56,168,068	51,224,064	107,392,122

See independent auditor's report

Peoria Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2024

Line Item No.	Account Description	Total Amps	Section 8 Housing Choice Voucher Program 14.871	14.886 PIH Family Self-Sufficiency Program	EFA Forfeitures	Business Activities	14.879 Mainstream Vouchers	9 Other Federal Program 1	9 Other Federal Program 2	14.870 Resident Opportunity and Supportive Services	YouthBuild Program 17.274	14.892 Jobs-Plus Pilot Initiative	COCC	Total Blended Component Units	Eliminations	Total Primary Government	Total Discrete Component Units	Total
312	Accounts Payable - 90 Days	183,837	228,983	-	-	-	-	-	-	-	8,958	-	98,087	(78,303)	-	441,522	180,804	622,326
321	Accrued Wage/Payroll Taxes Payable	6,235	2,710	-	-	-	-	-	-	3,916	-	-	12,861	-	-	12,861	-	12,861
322	Accrued Compensated Absences	6,880	2,180	-	-	-	-	-	-	6,630	-	-	15,862	152	-	15,862	-	15,862
325	Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,371,887	1,371,887
331	Accounts Payable - HUD	-	161,180	-	-	-	-	-	-	-	-	-	-	-	-	161,180	-	161,180
333	Accounts Payable - Other Government	45,020	-	-	-	-	-	-	-	-	-	-	-	-	-	45,020	-	45,020
341	Tenant Security Deposits	85,484	-	-	-	-	-	-	-	-	-	-	-	8,329	-	103,813	30,769	134,582
342	Unearned Revenues	21,841	-	-	-	-	-	-	-	-	-	-	-	-	-	21,841	79,638	101,479
343	Current portion of LT debt - capital projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,422	107,792	137,214
345	Other Current Liabilities	28,481	-	-	-	-	438	-	-	-	1,466	-	343	1,310,273	-	1,340,203	-	1,340,203
346	Accrued liabilities - other	128,308	5,574	-	-	-	-	-	-	-	-	-	-	-	-	139,411	65,118	204,529
347	Interprogram Due To	221,038	-	-	-	-	16,885	-	137,192	4,168	168,661	3,850	-	6,510	(559,405)	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,596	-	35,596
310	Total Current Liabilities	736,145	400,617	35,596	-	-	17,424	-	137,192	4,168	180,105	3,850	138,378	1,252,861	(559,405)	2,946,731	1,836,018	4,182,748
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-	-	-	-	-	23,046	28,871,930	-	28,894,976	28,288,192	57,183,168
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	1,800,000	-	-	-	-	-	-	-	1,800,000	-	1,800,000
353	Noncurrent Liabilities - Other	325,353	-	-	-	-	-	-	-	-	-	-	172,819	588,381	-	1,007,963	571,750	1,579,713
354	Accrued compensated Absences - Non Current	27,560	-	-	-	-	-	-	-	-	-	-	26,562	608	-	63,479	-	63,479
350	Total Noncurrent Liabilities	27,560	334,112	-	-	-	-	1,800,000	-	-	-	-	172,217	29,431,928	-	31,765,818	28,859,942	60,625,760
500	Total Liabilities	783,705	734,729	35,596	-	-	17,424	1,800,000	137,192	4,168	180,105	3,850	310,595	30,384,590	(559,405)	34,112,548	30,895,960	64,808,509
508.4	Net investment in capital assets	18,582,333	-	-	-	1,110,413	-	-	-	-	-	-	474,043	-	-	20,172,037	20,443,978	40,616,015
511.4	Restricted net position	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,040,071	1,040,071
512.4	Unrestricted net position	2,643,392	2,082,231	-	-	1,507,289	152,398	18,226,743	-	-	-	-	361,836	(23,100,118)	-	1,883,482	(655,955)	927,527
513	Total Equity	21,225,425	2,097,479	-	-	2,617,712	152,398	18,226,743	-	-	-	-	835,979	(23,100,118)	-	22,955,519	20,528,084	42,983,613
600	Total Liabilities, Unrestricted inflows of Resources and Equity	21,989,130	2,832,208	34,696	-	2,817,712	169,823	20,026,743	137,192	4,168	180,105	3,850	1,146,474	7,564,472	(899,405)	56,168,068	51,224,054	107,392,122

See independent auditor's report

Peoria Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2024

Line Item No.	Account Description	Total Amps	Section 8 Housing Choice Voucher Program 14.871	14.856 PHH Family Self-Sufficiency Program	EFA Forfeitures	Business Activities	14.879 Mainstream Vouchers	8 Other Federal Program 1	9 Other Federal Program 2	14.870 Resident Opportunity and Supportive Services	17.274 YouthBuild Program	14.895 Jobs-Plus Pilot Initiative	COCC	Total Blended Component Units	Eliminations	Total Primary Government	Total Discrete Component Units	Total
70300	Net Tenant Rental Revenue	1,273,397	-	-	-	-	-	-	-	-	-	-	-	804,042	-	2,077,439	1,812,910	3,890,349
70400	Tenant Revenue - Other	75,513	-	-	-	-	-	-	-	-	-	-	-	468	-	75,981	32,683	108,674
70500	Total Tenant Revenue	1,348,910	-	-	-	-	-	-	-	-	-	-	-	804,510	-	2,153,420	1,845,593	3,999,023
70600	HUD PHA Grants	3,655,903	15,228,481	104,035	-	-	501,778	-	-	77,233	-	3,850	-	-	-	19,571,290	-	19,571,290
70810	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	1,043,981	-	(1,043,981)	-	-	-
70710	Management Fee	1,712,014	-	-	-	-	-	-	-	-	-	-	68,120	-	(68,120)	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	205,083	-	(205,083)	-	-	-
70730	Book-keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70900	Other government grants	-	-	-	-	-	-	137,192	-	-	365,645	-	-	-	-	522,837	-	522,837
71100	Investment Income - Unrestricted	67,869	-	-	-	-	-	81,010	-	-	-	-	-	-	-	208,911	-	208,911
71500	Other revenue	598,549	23,725	-	-	31,146	-	-	-	-	-	-	76,636	936,639	-	1,667,393	19,297,054	20,964,447
70900	Total Revenue	7,383,045	15,312,748	104,035	-	31,146	501,778	81,010	137,192	77,233	385,645	3,850	1,395,000	1,741,349	(1,318,164)	25,838,865	21,136,657	46,975,522
81100	Administrative Salaries	505,793	421,781	71,986	-	-	-	-	7,483	53,417	219,839	-	654,788	-	(654,788)	1,929,107	101,577	2,030,684
81200	Auditing Fees	53,475	14,850	-	-	-	-	-	-	-	-	-	2,700	8,400	-	78,925	23,000	101,925
81300	Outside Management Fees	699,052	329,622	-	-	-	15,277	-	-	-	-	-	-	8,274	(1,043,961)	8,274	111,058	119,312
81310	Book-keeping Fee	45,940	153,885	-	-	-	5,258	-	-	-	-	-	-	-	(205,083)	-	-	-
81400	Advertising and Marketing	640	64	-	-	-	-	-	-	-	597	-	8,310	1,250	-	10,961	857	11,718
81500	Employee Benefit Contributions - Administrative	303,665	112,770	28,307	-	-	-	630	-	11,647	23,861	-	205,720	18,821	696,421	12,736	699,157	
81500	Other Expenses	127,538	364,858	-	-	-	-	-	-	9,482	-	-	469,283	18,821	1,047,762	72,781	1,120,553	
81700	Legal Expenses	58,677	-	-	-	-	-	-	-	-	-	-	105,374	1,947	165,998	4,752	170,750	
81800	Travel	714	18,033	-	-	-	-	-	-	1,591	5,044	-	12,476	345	42,053	-	42,053	
81900	Other	184,100	69,970	-	-	25,137	-	-	129,059	-	-	-	23,447	15,571	447,394	19,200	466,594	
82000	Asset Management Fee	69,120	-	-	-	-	-	-	-	-	-	-	-	36,119	-	7,359	-	36,119
82100	Tenant services - salaries	7,859	-	-	-	-	-	-	-	-	-	-	-	-	-	7,859	-	7,859
82200	Relocation Costs	118	-	-	-	-	-	-	-	-	-	-	-	1,564	-	1,682	-	1,682
82400	Tenant Services - Other	7,448	-	-	-	-	-	-	-	380	-	-	-	461	-	8,269	-	8,269
83100	Water	163,522	-	-	-	-	-	-	-	-	-	-	2,238	105,273	-	291,033	95,507	386,540
83200	Electricity	279,542	-	-	-	-	-	-	-	-	-	-	58,288	17,589	348,369	229,132	578,531	
83300	Gas	179,286	3,949	-	-	-	-	-	-	-	-	-	12,953	3,566	186,734	34,684	224,628	
83500	Sewer	198,164	-	-	-	-	-	-	-	-	-	-	3,259	77,011	278,474	-	278,474	
83900	Other utilities expense	32,699	-	-	-	-	-	-	-	-	-	-	5,492	10,889	48,060	-	48,060	

See independent auditor's report

Peoria Housing Authority

FINANCIAL DATA SCHEDULE

For the year ended December 31, 2024

Line Item No.	Account Description	Total Amps	Section 8 Housing Choice Voucher Program 14,871	14,886 PIH Family Self-Sufficiency Program 14,871	EFA Forfeitures	Business Activities	14,879 Mainstream Vouchers	9 Other Federal Program 1	9 Other Federal Program 2	14,870 Resident Opportunity and Supportive Services	17,274 YouthBuild Program	14,892 Job-Plus Pilot Initiative	COCC	Total Blended Component Units	Eliminations	Total Primary Government	Total Discrete Component Units	Total
94100	Ordinary Maintenance and Operations - Labor	453,021	-	-	-	-	-	-	-	-	-	-	-	17,268	-	453,021	106,334	559,355
94200	Ordinary Maintenance and Operations - Contract Costs	132,823	2,880	-	-	-	-	-	-	-	-	-	22,488	17,688	-	175,989	34,640	210,629
94300	Ordinary Maintenance and Operations - Contract Costs	820,497	16,950	-	-	-	-	-	-	-	-	-	134,025	116,209	-	1,097,681	203,808	1,301,489
95100	Protective Services - Labor	81,735	-	-	-	-	-	-	-	-	-	-	4,363	-	-	51,735	95,146	146,881
95200	Protective Services - Other Contract Costs	6,890	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,293
96110	Property Insurance	335,023	81,036	-	-	-	-	-	-	-	-	-	31,847	111,536	-	658,842	93,590	653,432
96120	Liability Insurance	60,782	12,784	-	-	-	-	-	-	-	-	-	4,016	-	-	77,592	8,837	104,589
96130	Workmen's Compensation	41,423	17,340	3,742	-	-	-	-	-	1,736	-	-	31,520	-	-	95,761	8,837	104,598
96140	All Other Insurance	23,331	4,992	-	-	-	-	-	-	-	-	-	15,322	-	-	43,645	32,508	76,151
96200	Other General Expenses	783	-	-	-	-	684,637	-	-	-	142,304	-	1,864	44,155	-	837,743	246,501	1,130,244
96210	Compensated Absences	1,287	(2,017)	-	-	-	-	-	-	-	-	-	-	760	-	30	-	30
96300	Payments in Lieu of Taxes	44,803	-	-	-	-	-	-	-	-	-	-	-	253,403	-	298,206	-	298,206
96400	Bad Debt - Tenant Rents	147,340	-	-	-	-	-	-	-	-	-	-	-	-	-	161,221	31,867	193,028
96710	Interest on Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	114,768	-	114,768	-	114,768
96720	Interest on Notes Payable (Short and Long)	-	-	-	-	-	-	-	-	-	-	-	-	892	-	892	-	892
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	961,070	(1,318,164)	9,653,421	2,974,687	12,628,108
96900	Total Operating Expenses	5,110,411	1,623,637	104,035	-	719,774	20,435	137,192	137,192	77,233	385,645	3,850	1,808,303	961,070	(413,303)	16,182,444	18,161,970	34,344,414
97000	Excess Operating Revenue over Operating Expenses	2,272,634	13,689,209	-	-	(686,628)	481,243	81,010	-	-	-	-	-	780,779	-	-	-	94,344,414
97200	Casualty Losses - Non-Capitalized	53,224	-	-	-	-	-	-	-	-	-	-	-	-	-	53,224	-	53,224
97300	Housing Assistance Payments	13,790,140	-	-	-	-	498,445	-	-	-	-	-	-	-	-	14,198,585	-	14,198,585
97350	HAP Portability-n	22,668	-	-	-	-	-	-	-	-	-	-	-	-	-	22,668	-	22,668
97400	Depreciation Expense	1,469,379	8,188	-	-	-	-	-	-	-	-	-	64,953	1,125,541	-	2,669,061	2,119,011	4,787,072
99000	Total Expenses	6,633,014	15,444,133	104,035	-	719,774	429,990	137,192	137,192	77,233	385,645	3,850	1,873,256	2,106,611	(1,318,164)	26,996,559	5,099,698	31,896,257
10000	Excess (deficiency) of total revenue over (under) total expenses	750,031	(131,387)	-	-	(686,628)	71,786	81,010	-	-	-	-	(478,256)	(395,262)	-	(760,694)	16,042,989	15,282,295
11020	Required annual debt principal payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning Equity	20,475,394	2,228,866	-	-	3,306,340	80,601	18,145,733	-	-	-	-	1,314,135	202,417	-	46,753,396	(18,419,997)	27,333,418
11040	Total Prior Period Adjustments, Equity transfer and correction of errors	-	-	-	-	-	-	-	-	-	-	-	-	(22,937,173)	-	(22,937,173)	22,965,102	(32,071)
11180	Unit Months Available	7,906	25,284	-	-	-	760	-	-	-	-	-	-	-	-	33,972	-	26,379
11210	Number of Unit Months Leased	7,094	20,518	-	-	-	767	-	-	-	-	-	-	-	-	2,097,479	-	2,097,479
11170	Administrative Fee Equity	-	2,097,479	-	-	-	-	-	-	-	-	-	-	-	-	2,097,479	-	2,097,479
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,916,998	-	2,916,998
11270	Excess Cash	2,916,998	-	-	-	-	-	-	-	-	-	-	-	-	-	1,712,014	-	1,712,014
11620	Building Purchases	1,712,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,712,014

See independent auditor's report

SINGLE AUDIT INFORMATION

Peoria Housing Authority

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended December 31, 2024

Federal grantor/pass-through grantor/ program or cluster title	Assistance listing number		Federal expenditures
<u>Direct from the U.S. Department of Housing and Urban</u>			
<u>Development:</u>			
Public and Indian Housing	14.850		\$ 3,286,113
Housing Voucher Cluster:			
Section 8 Housing Choice Voucher Program	14.871	15,228,491	
Mainstream Vouchers	14.879	501,778	
Subtotal Housing Voucher Cluster			15,730,269
Public Housing Capital Fund	14.872		2,081,804
PIH Family Self-Sufficiency Program	14.896		104,035
Resident Opportunity and Supportive Services	14.870		77,233
Jobs-Plus Pilot Initiative	14.895		3,850
			21,283,304
<u>Direct from the U.S. Department of Labor:</u>			
YouthBuild Program	17.274		385,645
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$ 21,668,949

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and local assistance includes federal grant activity of the Peoria Housing Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Housing Choice Voucher Program, AL No. 14.871, to be considered an expenditure for the purposes of this schedule. Therefore, the amount in this schedule is the total amount received directly from HUD.

NOTE 2 - INDIRECT COST RATE

The Authority did not elect to use the 10-percent de minimis indirect cost rate.

NOTE 3 - SUB-RECIPIENTS

During the year ended December 31, 2024, the Authority had no sub-recipients.

NOTE 4 - NONCASH ASSISTANCE AND OTHER

The Authority did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended December 31, 2024.

See independent auditor's report.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners
Peoria Housing Authority

We were engaged to audit, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Peoria Housing Authority (the "Authority"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated September 30, 2025. Our report disclaims an opinion on such financial statements because we were unable to obtain adequate records or supporting documentation necessary to perform audit procedures required.

Report on Internal Control over Financial Reporting

In connection with our engagement to audit the financial statements of the Authority, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency described in the accompanying schedule of findings and questioned costs as **Finding No. 2024-001** to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as **Finding No. 2024-002 and 2024-003** to be significant deficiencies.

Report on Compliance

In connection with our engagement to audit the financial statements of the Authority, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as **Finding No. 2024-001**. Additionally, if the scope of our work had been sufficient to enable us to express opinions on the basic financial statements, other instances of noncompliance may have been identified and reported herein.

The Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the findings identified in our engagement and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the engagement to audit the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an engagement to perform an audit in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

September 30, 2025
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP



**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE**

To the Board of Commissioners
Peoria Housing Authority
Peoria, Illinois

Report on Compliance for Each Major Federal Program

Disclaimer of Opinions

We have audited the Peoria Housing Authority’s (the “Authority”) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on Authority’s Major Federal Programs, the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund for the year ended December 31, 2024; and we were engaged to audit the Authority’s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund, for the year ended December 31, 2024. The Authority’s major federal programs are identified in the Summary of Opinions section of our report.

Summary of Opinions

<i>Major Federal Program</i>	<i>Type of Opinion</i>
Housing Voucher Cluster	Disclaimer
Public and Indian Housing	Disclaimer
Public Housing Capital Fund	Disclaimer

Disclaimer of Opinion on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund

We do not express an opinion on the Authority’s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund.

Because of the significance of the matter described in the Basis for Disclaimer of Opinion on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund.

MELBOURNE

8035 Spyglass Hill Road
Melbourne, FL 32940
321-757-2020

ORLANDO

255 South Orange Avenue, #1000
Orlando, FL 32801
407-841-8841

Basis for Disclaimer of Opinion on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund

As described in the accompanying schedule of findings and questioned costs, we were unable to obtain audit evidence supporting the Authority’s compliance with the compliance requirements applicable to the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund as noted in the chart below and as described in **Finding No. 2024-004 and 2024-005**. As a result of these matters, we were unable to determine whether the Authority complied with the requirements applicable to the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund.

Finding #	Assistance Listing #	Program (or Cluster) Name	Compliance Requirement
2024-004	14.871	Housing Voucher Cluster	Eligibility
2024-005	14.871	Housing Voucher Cluster	Reporting
2024-005	14.871	Housing Voucher Cluster	Special Tests and Provisions
2024-005	14.850	Public and Indian Housing	Allowability
2024-005	14.850	Public and Indian Housing	Eligibility
2024-005	14.850	Public and Indian Housing	Procurement
2024-005	14.850	Public and Indian Housing	Special Tests and provisions
2024-005	14.872	Public Housing Capital Fund	Allowability
2024-005	14.872	Public Housing Capital Fund	Cash Management
2024-005	14.872	Public Housing Capital Fund	Procurement

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Authority’s federal programs.

Auditor’s Responsibilities for the Audit of Compliance

Auditor’s Responsibilities for the Audit of Compliance for the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund

Our responsibility is to conduct an audit of compliance in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance and to issue an auditor’s report. However, because of the matter described in the Basis for Disclaimer of Opinion on the Housing Voucher Cluster, Public and Indian Housing, and Public Housing Capital Fund section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on compliance.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit.

Other Matter

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as **Finding No. 2024-001 and 2024-005**, to be material weaknesses.

A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as **Finding No. 2024-004** to be a significant deficiency.

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

September 30, 2025
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Peoria Housing Authority
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2024

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Disclaimer of Opinion**

Internal control over financial reporting:

Material weakness identified? **Yes (Finding No. 2024-001)**

Significant deficiency identified? **Yes (Finding No. 2024-002 and 2024-003)**

Noncompliance material to financial statements noted? **Yes (Finding No. 2024-001)**

Federal Awards

Internal control over major programs:

Material weakness identified? **Yes (Finding No. 2024-001 and 2024-005)**

Significant deficiency identified? **Yes (Finding No. 2024-004)**

Type of auditor's report issued on compliance for major programs:

Housing Voucher Cluster - Disclaimer of Opinion

Public and Indian Housing - Disclaimer of Opinion

Public Housing Capital Fund - Disclaimer of Opinion

Any audit findings that are required to be reported in accordance with 2 CFR 200.516(a)? **Yes (Finding No. 2024-001, 2024-004, and 2024-005)**

The programs tested as major programs are as follows:

Housing Voucher Cluster

Public and Indian Housing - AL No. 14.850

Public Housing Capital Fund - AL No. 14.872

The threshold for distinguishing types A and B programs was **\$750,000**.

Did the auditee qualify as a low-risk auditee? **No**.

Peoria Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

For the year ended December 31, 2024

B. FINDINGS AND QUESTIONED COSTS - FINANCIAL STATEMENTS AUDIT

2024-001 Delayed Financial Reporting - Disclaimer of Opinion

Material Weakness in Internal Control

Material Noncompliance

(Repeated in part from prior year, Finding No. 2023-002)

Condition: During our audit of the Authority's financial statements, numerous material balances lacked full support and it was noted that certain accounts had not been properly reconciled and correcting entries were not available. Given these issues, the auditor did not have enough time to complete the necessary audit procedures and as such have issued a disclaimer of opinion on the financial statements.

Context: We obtained the financial information from the Authority's general ledger system. As part of our audit process, the financial information was compared to the unaudited submission sent to the U.S. Department of Housing and Urban Development Real Estate Assessment Center ("REAC"). Due to the lack of support, adequate audit procedures were not able to be performed on significant areas.

Criteria: In accordance with AU-C 265, when a deficiency or a combination of deficiencies in internal control is identified, which indicates that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected on a timely basis, a material weakness should be reported.

Cause: The Authority was unable to maintain proper oversight of its financial closing processes and recording keeping during a period of staff transitions. As a result the Authority did not have access to accurate closing schedules and was not able to implement the internal controls and processes to ensure that the general ledger and the unaudited REAC submission was complete and accurate.

Effect: The general ledger and the unaudited data submitted to REAC required numerous and material audit adjustments that delayed the audit, and therefore HUD could not provide proper timely financial oversight based on the unaudited REAC submission. In addition, we were not able to complete the required audit procedures which resulted in a disclaimer of opinion on the financial statements.

Auditor's Recommendations: The Authority should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Authority should consider additional staff training on development activities.

Management Response: See Corrective Action Plan.

Peoria Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

For the year ended December 31, 2024

B. FINDINGS AND QUESTIONED COSTS - FINANCIAL STATEMENTS AUDIT (continued)

2024-002 Internal Controls over Inventory

Significant Deficiency in Internal Control

(Repeated from prior year, Finding No. 2023-001)

Condition: During our audit of the Authority's financial statements, we noted that the year-end inventory balance reported on the financial statements continues to remain unchanged with no noted review in this area by management.

Context: We obtained the financial information from the Authority's general ledger system. As part of our audit process, the financial information was compared to the unaudited submission sent to the U.S. Department of Housing and Urban Development Real Estate Assessment Center ("REAC") and with the prior year. We also reviewed these balances and their impact on prior year audit findings.

Criteria: In accordance with AU-C 265, when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis, a significant deficiency should be reported.

Cause: The Authority did not perform a year-end inventory count and no procedures were completed during the year to correct the balance.

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

Auditor's Recommendations: The Authority should review and adhere to the internal inventory policies which includes a year-end count of inventory.

Management Response: See Corrective Action Plan.

2024-003 Internal Controls over Outdated Policies and Procedures

Significant Deficiency in Internal Control

(Repeated from prior year, Finding No. 2023-003)

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

Context: We obtained the most recent policies from Management and reviewed the Authority's Board Meeting minutes for review of policies during the year.

Peoria Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

For the year ended December 31, 2024

B. FINDINGS AND QUESTIONED COSTS - FINANCIAL STATEMENTS AUDIT (continued)

2024-003 Internal Controls over Outdated Policies and Procedures (continued)

Significant Deficiency in Internal Control

(Repeated from prior year, Finding No. 2023-003)

Criteria: Board approved policies and procedures are instrumental in shaping the internal control environment and demonstrating safeguarding over assets. These policies outline tasks and protocol for how Board oversight wishes management to effectively use resources to accomplish established goals. These policies should be maintained and updated on a regular basis to reflect the will of oversight and actual ongoing operations.

Cause: The Board has not reviewed and approved policies in many years which has led to them falling out of date.

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

Auditor's Recommendations: The Authority should have the Board review and approve policies on a regular basis. Regular basis in this case should be at least every 3-5 years and shorter if there is a change in actual operations or regulatory guidance.

Management Response: See Corrective Action Plan.

C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

2024-001 Financial Reporting - Disclaimer of Opinion

Housing Voucher Cluster

Public and Indian Housing - AL No. 14.850

Public Housing Capital Fund - AL No. 14.872

Material Weakness in Internal Control

Material Noncompliance

Same as Financial Statement Audit Finding 2024-001 above.

Peoria Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

For the year ended December 31, 2024

C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS (continued)

2024-004 Eligibility

Housing Voucher Cluster

Significant Deficiency in Internal Control

Material Noncompliance

(Repeated in part from prior year, Finding No. 2023-004)

Condition: Out of an approximate population of 1,800 Housing Voucher Cluster tenants we tested 42 tenants and the following deficiencies were noted:

- Two files did not agree with the amount of HAP reported in the HAP register,
- Two files did not have inspection documentation during the period,
- Two files were missing QC checklists,
- One file was missing a signed 9886 form effective for the period,
- One file was missing required identification for an adult member of a household, and
- One file will missing all supporting documentation.

Criteria: The Authority's Administrative Plan and 24 CFR 982.516 requires internal controls to be in place to ensure proper procedures are being followed in compliance with HUD requirements regarding timely, complete, and accurate tenant files.

Context: The auditor randomly selected tenant files out of the population from each program as outlined, which we consider to be a statistically valid sample size. The auditor reviewed the tenant files and support to ensure that proper procedures are being followed and that the Authority is in compliance with HUD requirements regarding timely, complete, and accurate tenant files.

Cause: The Authority experienced staffing and operational challenges and did not have the available staff to follow the established internal controls to ensure proper compliance with regards to timely recertifications and collection of required HUD documentation to verify eligibility and calculate accurate housing assistance payments.

Effect: The Authority is not in compliance with HUD requirements regarding eligibility which could result in the incorrect amount of rental assistance provided.

Questioned Costs: Unknown.

Auditor Recommendations: The Authority should reevaluate their established procedures and controls in place to ensure full compliance in regards to eligibility and the timeliness of recertifications. The Authority needs to correct the deficiencies noted in the tested files and consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Management Response: See Corrective Action Plan.

Peoria Housing Authority

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

For the year ended December 31, 2024

C. FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS (continued)

2024-005 Inability to Test Compliance Requirements

Housing Voucher Cluster
Public and Indian Housing - AL No. 14.850
Public Housing Capital Fund - AL No. 14.872
Material Weakness in Internal Control
Material Noncompliance
(Repeated in part from prior year, Finding 2023-005)

Condition: The Authority did not provide adequate records or supporting documentation for the necessary audit procedures to be performed for the following compliance requirements:

- Housing Voucher Cluster - Reporting, Special Tests and Provisions (Waiting List)
- Public and Indian Housing - Allowability, Eligibility, Procurement, Special Tests and Provisions (Waiting List)
- Public Housing Capital Fund – Allowability, Cash Management, Procurement

Criteria: Uniform Guidance, per 2 CFR Section 200.302 and 200.303, requires recipients of federal awards funding to maintain records with sufficient documentation to support compliance.

Context: The auditor was not able to review adequate support to perform audit procedures for compliance testing.

Cause: The Authority experienced staffing and operational challenges during the prior year and did not have the available staff to follow the established internal controls to meet the timeframe given for audit testing.

Effect: The auditor was unable to obtain sufficient appropriate evidence to form an opinion on compliance.

Questioned Costs: Unknown.

Auditor Recommendations: The Authority should implement controls to ensure documentation is maintained and made available.

Management Response: See Corrective Action Plan.

Peoria Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

For the year ended December 31, 2024

2023-001 Accounting Controls - Internal Controls over Inventory

Significant Deficiency in Internal Control

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

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

Current Year Status: Repeated in the current year, see Finding Number **2024-002**.

2023-002 Control Environment - Staffing Turnover and Related Internal Controls

Significant Deficiency in Internal Control

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

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

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

Peoria Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS (continued)

For the year ended December 31, 2024

2023-002 Control Environment - Staffing Turnover and Related Internal Controls (continued)

Significant Deficiency in Internal Control

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

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

Auditor's Recommendations: Management should continue to isolate the reasons for staff turnover and implement a plan to fully staff the departments.

Current Year Status: Repeated in part in the current year, see Finding Number **2024-001**.

2023-003 Internal Policies - Outdated Policies and Procedures

Significant Deficiency in Internal Control

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

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

Current Year Status: Repeated in the current year, see Finding Number **2024-003**.

Peoria Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS (continued)

For the year ended December 31, 2024

2023-004 Housing Choice Voucher Tenant Files - Rent Calculations

Housing Choice Voucher - AL No. 14.871

*Significant Deficiency in Internal Control
Noncompliance*

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

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

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

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

Current Year Status: Repeated in the current year, see Finding Number **2024-004**.

2023-005 Procurement - Lack of Support for Procurement of Vendor

Public and Indian Housing - AL No. 14.850

Public Housing Capital Fund - AL No. 14.872

*Significant Deficiency in Internal Control
Noncompliance*

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

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

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

Current Year Status: Repeated in the current year, see Finding Number **2024-005**.

Peoria Housing Authority

Moving Families Forward

CORRECTIVE ACTION PLAN

September 30, 2025

U.S. Department of Housing and Urban Development

The Peoria Housing Authority respectfully submits the following corrective action plan for the year ended December 31, 2024.

Berman Hopkins Wright & LaHam, CPAs and Associates, LLP

8035 Spyglass Hill Road

Melbourne, FL 32940

Audit period: January 1, 2024 - December 31, 2024

The findings from the December 31, 2024 schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS – FINANCIAL STATEMENTS

2024-001 Delayed Financial Reporting - Disclaimer of Opinion

Material Weakness in Internal Control

Material Noncompliance

(Repeated in part from prior year, Finding No. 2023-002)



Peoria Housing Authority

Moving Families Forward

Condition: During our audit of the Authority's financial statements, numerous material balances lacked full support, and it was noted that certain accounts had not been properly reconciled, and correcting entries were not available. Given these issues, the auditor did not have enough time to complete the necessary audit procedures and as such has issued a disclaimer of opinion on the financial statements.

Auditor's Recommendations: The Authority should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Authority should consider additional staff training on development activities.

Action Planned In Response To Finding:

The lack of uniformity in the financial reporting process has been due to a lapse in staffing, as well as time required to deal with immediate neglected financial reporting needs. PHA understands the imperative nature of timely financial reporting from a posting, as well as a reconciling standpoint.

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

- Account reconciliations will be done on a monthly basis. These reconciliations will not be limited to the normal short-term accounts such as Cash, Accounts Receivable and Accounts Payable. The proceeding reconciliation process will not only consider the aforementioned permanent accounts but will also consider the temporary accounts found within the Statement of Financial Activities.
- Audit support will be compiled and sustained for all accounts. This support will be in the form of documentation comprising the account's audit trail.
- PHA's Director of Finance will sign off on a reconciled full detail G/L for all entities monthly-by the 15th day following each monthly period.

Name of Responsible Person: Finance Director, Staff Accountants

100 S. Richard Pryor Place, Peoria, Illinois 61605 * Phone (309)676-8736 Fax (309)677-7301 * www.peoriahousing.org



Peoria Housing Authority

Moving Families Forward

Projected Completion Date: December 31, 2025

2024-002 Internal Controls over Inventory

Significant Deficiency in Internal Control

(Repeated from prior year, Finding No. 2023-001)

Condition: During our audit of the Authority's financial statements, we noted that the year-end inventory balance reported on the financial statements continues to remain unchanged with no noted review in this area by management.

Auditor's Recommendations: The Authority should review and adhere to the internal inventory policies which include a year-end count of inventory.

Action Planned In Response To Finding:

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

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

- **Inventory Reconciliation:** We have immediately begun reconciling inventory and plan a complete inventory count by December 31, 2025. This includes verifying inventory transactions and reviewing historical data.
- **Interim Controls:** We will implement interim measures, such as increasing the frequency of inventory checks and reviews, to enhance inventory oversight and mitigate risks.



Peoria Housing Authority

Moving Families Forward

- Cross Training: Implementing a cross-training program for key staff members to ensure multiple employees are proficient in inventory count procedures, reducing the impact of staff turnover.
- Documentation: Enhancing documentation and standard operating procedures for year-end inventory counts to ensure consistency and clarity.
- The accounting department will incorporate the receiving and recording of inventory as part of its daily cycle of responsibilities.

Name of Responsible Person: Finance Director, Staff Accountants

Projected Completion Date: December 31, 2025

FINDINGS - FEDERAL AWARDS

2024-003 Internal Controls over Outdated Policies and Procedures

Significant Deficiency in Internal Control

(Repeated from prior year, Finding No. 2023-003)

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

Auditor's Recommendations: The Authority should have the Board review and approve policies on a regular basis. Regular basis in this case should be at least every 3-5 years and shorter if there is a change in actual operations or regulatory guidance.



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Action Planned In Response To Finding:

PHA's Procurement and Financial Management Policies are "outdated" due to lack of staffing to compile the adequate information and language to produce these necessary guidelines for the organization's operation. PHA has decided to enlist knowledgeable third-parties with the specific government accounting experience required to produce updated versions of these policies.

- PHA has contracted with the external accounting firm BDO to assist in the production of an updated Financial Management Policy. Said policy will not only address the Standard Operating Procedures of a cohesive internal control environment, but it will also address the risks mitigated by the procedures within.
- PHA has also contracted with external Procurement experts Mike Gifford and Jaclyn Herrington to educate and assist with the production of PHA's updated procurement policy.
- PHA's Director of Finance will periodically audit the processes within the organization's policies to ensure these criteria are being correctly implemented.

Name of Responsible Person: Procurement Manager, Finance Director

Projected Completion Date: March 2026

2024-004 Eligibility

Housing Voucher Cluster

Significant Deficiency in Internal Control

Material Noncompliance

(Repeated in part from prior year, Finding No. 2023-004)

Condition: Out of an approximate population of 1,800 Housing Voucher Cluster tenants we tested 42 tenants and the following deficiencies were noted:

100 S. Richard Pryor Place, Peoria, Illinois 61605 * Phone (309)676-8736 Fax (309)677-7301 * www.peoriahousing.org



Peoria Housing Authority

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- Two files did not agree with the amount of HAP reported in the HAP register,
- Two files did not have inspection documentation during the period,
- Two files were missing QC checklists,
- One file was missing a signed 9886 form effective for the period,
- One file was missing required identification for an adult member of a household, and
- One file will missing all supporting documentation.

Auditor Recommendations: The Authority should reevaluate their established procedures and controls in place to ensure full compliance in regards to eligibility and the timeliness of recertifications. The Authority needs to correct the deficiencies noted in the tested files and consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Action Planned In Response To Finding:

- Implement a new review process, 2nd review of files and quarterly internal audit of tenant files.
- Improvement of the tenant file checklist to ensure all required documents are consistently filed.
- Corrections will be made to the tenant ledgers and HAP payments will be adjusted retroactively if necessary.
- Revise the operations procedures for rent calculations, payment processing, and ledger reconciliations
- Conduct refresher training for the HCV staff
- Conduct refresher training for inspection staff on timely inspection requirements
- Implement an automated tracking system with alerts for upcoming and overdue inspections.
- Increase staff and adjust workload to meet inspection timelines.



Peoria Housing Authority

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Name of Responsible Person: Inspections Coordinator, Housing Director and Compliance Director.

Projected Completion Date: By the end of the current fiscal year.

2024-005 Inability to Test Compliance Requirements

Housing Voucher Cluster

Public and Indian Housing - AL No. 14.850

Public Housing Capital Fund - AL No. 14.872

Material Weakness in Internal Control

Material Noncompliance

(Repeated in part from prior year, Finding 2023-005)

Condition: The Authority did not provide adequate records or supporting documentation for the necessary audit procedures to be performed for the following compliance requirements:

- Housing Voucher Cluster - Reporting, Special Tests and Provisions (Waiting List)
- Public and Indian Housing – Allowability, Eligibility, Procurement, Special Tests and Provisions (Waiting List)
- Public Housing Capital Fund – Allowability, Cash Management, Procurement

Auditor Recommendations: The Authority should implement controls to ensure documentation is maintained and made available.

Action Planned In Response To Finding:



Peoria Housing Authority

Moving Families Forward

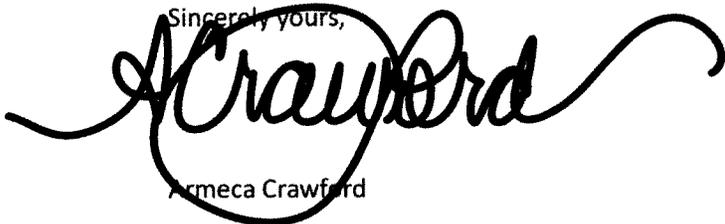
- The Compliance Director will be responsible for maintaining updated records and ensuring accessibility during audits.
- Implement checklists for each compliance area (reporting, Eligibility, Procurement) to confirm all documents are gathered before deadlines.
- Schedule quarterly internal mini audits to test readiness and correct gaps before the annual audit.
- Maintain written standard operating procedures for how documentation should be completed, stored and updated.
- Assign responsibility for each compliance area (waiting lists, who oversees procurement, who handles reporting)
- Implement the use of audit readiness templates that outline exactly what needs to be prepared for each compliance requirement.

Name of Responsible Person: Housing Director, Compliance Director

Projected Completion Date: By the end of the current fiscal year.

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

Sincerely yours,



Armeca Crawford

Chief Executive Officer

100 S. Richard Pryor Place, Peoria, Illinois 61605 * Phone (309)676-8736 Fax (309)677-7301 * www.peoriahousing.org



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

**RAB AND RESIDENT ADVISORY
COMMITTEE COMMENTS**

Attachment C.1

Resident Advisory Committee Meeting

Meeting Summary

October 8th, 2025, PHA Multi-Purpose Room

Ethan McDougall presented the Annual Plan to the Resident Advisory Committee, including financial information, updates on the ACOP and Admin Plan, as well as improvements planned in the next year.

These comments were made after the annual plan was presented.

Comment: Sterling Tower bathrooms are closed during weekends and at night, which poses a risk for elderly residents who live on high floors. A suggestion was made to get Sterling Bathrooms on a fob system to allow access after hours. **Response:** The PHA believes that this is a good improvement that will decrease barriers and improve resident functionality. Discussions will take place to install fob systems on doors.

Comment: Some East and West Towers of Sterling Towers still have carpeting, and should be updated. **Response:** The PHA believes that this carpeting should be updated and replaced with resilient flooring.

Comment: The Resident Advisory Committee wishes for the Capital plan to include changing a maintenance room on the East tower in Sterling Tower to a laundry room above floor 7, and incorporate barrier free accessible accommodations in laundry room remodeling, as well as incorporating resident feedback when units are being modernized. **Response:** The PHA will evaluate opportunities to change the purpose of some spaces within Sterling Towers, and will also evaluate possible routes to modernize the existing laundry facilities.

Comment: Incorporate regular plans for transportation within the RSCI/Capital funds budget. **Response:** The PHA has already explored the possibility of adding transportation options to their sites to increase accessibility.

Peoria Housing Authority

Moving Families Forward

Sterling Towers

2026 Annual Plan - Resident Meeting

August 18, 2025 (Comments)

Resident Concerns and Community Needs

1. **Intercom System** - current system is inoperable and is a grave safety risk to the resident, in case of an emergency and for those with disabilities
PHA is budgeting the upgrades that will operate from the wifi and will have back-up, in case the wifi goes down. It is our goal to install the equipment before the end of the year.
2. **Key Fobs**, to apartment doors don't work consistently
Along with the intercom system, PHA is exploring immediate measures to reconcile the key fob system, as it too presents a safety risk. PHA is exploring systems such as Swiftlane and ButterflyMX
3. **Vending Machine**
The vending machine is loud and needs repairs. Residents would like to explore possibly having resident council to oversee the vending machine and participate in cost sharing.
4. **Package Locker for reduced delivery issues**
PHA is in the planning phase to add package lockers to Sterling Towers. This initiative was included in 2025 upgrades, with the goal of installation before the end of the year.
5. **Community Room/Cafeteria Upgrades**
Common area lighting needs to be improved. Certain areas of the building are dark due to poor and low lighting.
PHA will consider lighting and common area upgrades within the 5-year capital budget
6. **Elevator issue** – The elevators are slow and some times do not work at all. Considering the emergencies, medical care visitors and people with disabilities, this health and safety hazard.
PHA is applying for a Hazard Grant to help upgrade, repair or replace elevators. The grant will be submitted by the end of September. Meanwhile, PHA will order a full inspection and meet with the current elevator provider to determine any immediate option to improve safety

Peoria Housing Authority

Moving Families Forward

7. Plumbing in the West Side of the building

- a. Plumbing frequently backs up causing water to back-up in apartments on the first floor. need a quote and possible replacement.
- b. PHA to budget plumbing upgrades and also apply for a hazard grant to upgrade plumbing. Meanwhile, PHA will contract plumbers to determine measure to improve the plumbing system on the first floor.
- c. Residents impacted by the first floor back-up will need to be transferred to safer units
- d. PHA will also contract a plumber to jet the sewer lines on a monthly basis to ease the chances of plumbing back-ups.

8. Common Area Upgrades – West Building including flooring

The flooring is very old and causing a stench, needs deep clean. The East Building was upgraded but, the West Building wasn't done. Floors 2-5 floors must be cleaned.

PHA will budget common area upgrades in the 5-year capital plan.

Meanwhile, PHA will seek estimates to have the carpet cleaned.

9. Ventilation in is limited, making the hallways making it very hot. Residents want PHA to look in to adding a ventilation system.

PHA will use it's existing contractor to look into roof ventilation and provide recommendations and cost estimates.

10. Security Surveillance – More Cameras are needed

- a. PHA has budgeted for security upgrades in the 5-year capital plan
- b. The Swiftlane intercom will also camera allowing surveillance of the building entrance
- c. PHA is also exploring camera for the elevators and stairwells

11. Common Room, Cable needs fixed

12. Washer and Dryer should be upgraded, they are very old.

PHA will review the current laundry contract and determine if it's time to upgrade or renew the laundry contract.

13. Return the building to Elderly

- a. PHA will submit a designated housing plan with the 2026 Annual Plan. The last designated housing plan expired in 2020 because it was not renewed by the PHA. This was an agency oversight.

Peoria Housing Authority

Moving Families Forward

14. Trash Compactor needs to be fixed

PHA will budget compactor upgrades in the 5-year capital plan.

Meanwhile, the PHA team will have the compactor inspected and determine the level of repairs needed.

PHA will also increase the number of trash pick-ups a month, to reduce the amount of trash around the dumpsters

15. Residents want more activities, including

a. Transportation to get to some of the cite-wide events.

b. Computer Lab for Residents - PHA will explore adding computer stations in the family self-sufficiency office. The ROSS coordinator can arrange for MOUs to assist with trainings

c. **More from the Ross Program** - Possible sessions to inform about insurance Benefits

Peoria Housing Authority IL003

2026 Annual PHA Plan

Attachment C.2

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

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

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires: 09/30/2027

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

I, Kathryn Murphy, the Grant and Budget Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2022-2026 and/or Annual PHA Plan for fiscal
 year 2026 of the Peoria Housing Authority is consistent with the
PHA Name

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

City of Peoria
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.

The Peoria Housing Authority's 2022-2026 5-Year Pan and 2026 Annual Plan and
Analysis of Implementations by providing decent, affordable housing to qualified
households in Peoria.

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: Kathryn Murphy	Title: Grants and Budget Manager
Signature: 	Date: 10/15/2025

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, Civil Rights and Related Laws
& Regulations**

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**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 01/01/2026, 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).

PEORIA HOUSING AUTHORITY

IL003

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

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: Armeca Crawford	Name Board Chairman: <i>KARAR HEFFNER</i>
Signature: <i>ACrawford</i> Date: 10/16/2025	Signature: <i>[Signature]</i> Date: 10/16/25

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, RRE, 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.

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

**Attachment C.4 Challenged
Elements & PHA's
Response (NONE)**

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 #101525-01**

Peoria Housing Authority

TO: PEORIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
FROM: ARMECA CRAWFORD, CHIEF EXECUTIVE OFFICER
DATE: OCTOBER 15, 2025
RE: RESOLUTION 101525-01 APPROVAL OF THE 2026 PEORIA HOUSING AUTHORITY ANNUAL PLAN

OBJECTIVE: To obtain Board approval of the FY2026 Annual Agency Plan to submit to the U.S. Department of Housing and Urban Development on or before October 18, 2025.

PRESENT: Each year, the U.S. Department of Housing and Urban Development requires all housing authorities to submit an Annual Agency Plan, which outlines the housing authorities' goals and objectives.

To ensure public participation, the FY2026 Annual Agency Plan was advertised in the local newspaper and made available for review on the Peoria Housing Authority website and by request via mail. Public meetings were held, and comments were received.

ADVANTAGES: Approval of Resolution 101525-01 will allow the PHA to submit the completed 2025 Annual Plan to HUD by the submission deadline of October 18, 2024.

DISADVANTAGES: Without completion of and submission by the required deadline date, the PHA will not be in compliance with HUD regulations and is subject to loss of future Capital Fund Program grants.

ACTION: Approve Resolution 101525-01 for submission to the U.S. Department of Housing and Urban Development on or before October 18, 2024

The administration, on behalf of PHA's CEO, Armecca N. Crawford, informs the Board as follows:

WHEREAS, the Administration has completed its assessment of the 2026 Annual Agency Plan; and



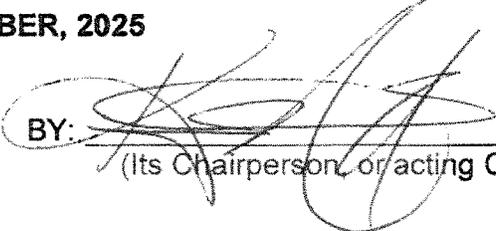
Peoria Housing Authority

WHEREAS, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that all housing authorities submit an Annual Agency Plan. The PHA posted publicly and made the Plan available for public review from August 18th 2025 to October 14th, 2025. The Executive office received no public comments, and reviewed four comments submitted by a Resident Advisory Committee, at a meeting held October 8, 2025,

WHEREAS, the approval of this Resolution will allow the PHA to submit the Plan and its attachments by the required deadline of October 18, 2025.

NOW THEREFORE BE IT RESOLVED, THAT THE BOARD OF COMMISSIONERS OF THE PEORIA HOUSING AUTHORITY, BASED ON THE ADMINISTRATION'S RECOMMENDATION, DO HEREBY APPROVE RESOLUTION 101525-01, APPROVAL OF THE 2026 PEORIA HOUSING AUTHORITY ANNUAL PLAN for submission to HUD by October 18, 2025 as presented by the PHA Administration.

ADOPTED THIS 15TH DAY OF OCTOBER, 2025

BY: 

(Its Chairperson, or acting Chairperson)

ATTEST: 

(Its Secretary, or acting Secretary)



Peoria Housing Authority IL003

FY 2026 Annual PHA Plan

Annual Plan Submission Confirmation