

PHA 5-Year and Annual Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>PEORIA HOUSING AUTHORITY</u> PHA Code: <u>IL1003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>866</u> Number of HCV units: <u>1940</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
PHA 3:						
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<p>Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p>The Peoria Housing authority is committed to providing affordable housing opportunities for all of the citizens living in an area generally known as "Central Illinois. In addition, through the development of strong partnerships with current residents and appropriate community agencies, the Peoria Housing Authority seeks to develop new programs (housing, social, educational) to enhance the quality of life for its residents, thereby offering numerous opportunities for self-sufficiency.</p>					

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Increase the availability of decent, safe, and affordable housing:</p> <ul style="list-style-type: none"> • Reduce public housing vacancies – On-going • Leverage private or other public funds to create additional housing opportunities – On-going • Acquire or build units or developments – 8 new units at Harrison Homes • Other – Outreach to apartment complexes to utilize Section 8 Project Based Vouchers (PBV) 150 units – On-going <p>Improve the quality of assisted housing:</p> <ul style="list-style-type: none"> • Improve public housing management – Public Housing Assessment System 73% for 2007 • Improve voucher management - Section 8 Management Assessment System 72% for 2007 • Increase Customer Satisfaction – On-going • Concentrate on efforts to improve specific management functions – Annual Recertifications errors Quality Control Process in Place, Asset Management Transitions process – Transition in Place • Renovate or modernize Public Housing Units: Completed through our Forced Account Labor Crew • Demolish or dispose of obsolete public housing – Taft Homes – 1 building with 4 units, the US Department of Housing and Urban Development has denied request to demolish units. • Provide replacement housing – On-going – Harrison Homes • Other: - Mixed-financed affordable housing development – On-going <p>Increase assisted housing choices:</p> <ul style="list-style-type: none"> • Provide voucher mobility counseling: Section 8 Briefings – Monthly • Conduct outreach efforts to potential voucher landlords – On-going the department is recruiting new landlords continuously through the efforts of the Section 8 Supervisor • Increase voucher payment standards – Currently at the new 2009 Fair Market Rents published October 2008 at 100% • Implement voucher homeownership program: Program in place for Section 8 Program and RiverWest Development • Implement public housing or other homeownership programs – Turnkey III sell of remaining units. 2 units remaining • Implement public housing site-based waiting lists: Section 8 Program and RiverWest • Convert housing to vouchers: Project Based RiverWest Public Housing <p>Improve community quality of life and economic vitality</p> <ul style="list-style-type: none"> • Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments – On-going • Implement public housing security improvements – On-going monthly reports • Designate developments or buildings for particular resident groups (elderly persons with disabilities): Plans for newly developed units for Harrison Homes and Sterling Towers designated elderly only. <p>Promote self-sufficiency and asset development of families and individuals:</p> <ul style="list-style-type: none"> • Promote self-sufficiency and asset development of assisted households objectives: <ul style="list-style-type: none"> ○ Increase the number and percentage of employed persons in assisted families: - Family Self-Sufficiency ○ Provided or attract supportive services to improve assistance recipients' employability – Family Self-Sufficiency ○ Provide or attract supportive services to increase independence for the elderly or families with disabilities – Resident Opportunities Self-Sufficiency (ROSS) grant application and partnering with Advocates for Access ○ Other: <ul style="list-style-type: none"> ▪ Housing Incentive Program – Applicants and residents must meet the criteria for the program ▪ Voucher Homeownership Program ▪ Increase families on the Section 8 Family Self-Sufficiency Program <p>Ensure equal opportunity in Housing for All Americans:</p> <p>Ensure equal opportunity and affirmatively further fair housing:</p> <ul style="list-style-type: none"> ○ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status and disability ○ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability ○ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. <p>Other PHA Goals and Objectives:</p> <ul style="list-style-type: none"> • Submit Asset Management Stop-Loss Kit for Year 3 by October 15, 2008 – continue reviewing processes and implementing procedures to improve decentralization operations - Stop-Loss Kit submitted by the deadline date, decentralization complete for Asset Management. • The Housing Authority is participating as a key stakeholder with the City of Peoria, Peoria Public School District 150 to develop and integrate comprehensive area plan for the Southern Gateway area where Harrison Homes is located. The PHA sold 22 acres of land to the Peoria Public School District to build a community-learning Center (birth-8th grade). Groundbreaking held on April 16, 2009. The PHA will hold brainstorming meetings to explore design ideas for developing Taft Homes a mixed income development utilizing a public/private partnership along with other creative funding sources. • The PHA plans to obtain information on the Capital Fund financing program and give consideration to utilize this program as a source to leveraging Capital Funds for the development of new housing. • Begin a good housekeeping program for the Section 8 Housing Choice Voucher Program and public housing. • Create a non-profit organization that will include but not be limited to allowing the PHA to engage in acquisition activities, provide outside business sources, and generate new revenue. • The PHA plans to utilize Section 8 project-based vouchers for the following: <ul style="list-style-type: none"> A. Plans to utilize vouchers for the development of vacant land at the Molleck and Harrison Homes sites. (See Replacement Housing Plan) B. Utilize project based vouchers at privately owned developments to create new mixed financed sites. • The PHA plans to explore the possibility of utilizing the website for the acceptance of applications and explore utilizing the website to provide Section 8 landlord HAP payment information and statements. • Amend the Admissions and Continued Occupancy Policy (ACOP) to reflect current regulatory environments and other revisions including minimum rent increase. • Consider the possibility of voluntarily transferring Section 8 vouchers to another Housing Authority if leasing utilization does not improve. Section 8 Department has implemented an aggressive lease-up strategy. • Consider participation in the Peoria Chamber of Commerce electricity cooperative. • Complete Phase I – Disaster Recovery Plan. • Continue the process of reviewing records/documents located the central warehouse for records retention Project Phase I and dispose of a minimum of 200 boxes. • Explore the purchase of property utilizing Section 8 operating reserves or Capital Funds. • The PHA is committed to providing quality affordable housing to residents of Peoria and plans to develop mixed-income housing at Harrison Homes. Plans are underway to create a master plan for the redevelopment to include a combination of single family, multi family and elderly housing. PHA plans to develop a phased mixed income development utilizing various financing sources. The benefit of mixed finance increases opportunities for physical, social and integration of public housing.
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PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
Amendment to the Capital Fund Program 2009 Agency Plan that includes the amendment for the American Recovery and Reinvestment Act (ARRA) of 2009 Capital Fund Stimulus Grant additional work items: Tuck-pointing, Time and Attendance system for all sites, Purchase property to expand portfolio, dwelling structure interior and exterior unit renovations, development, exterior siding Unit Repairs, replace storm exterior doors, replace furnaces and water heaters.
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
Peoria Housing Authority, Administration Office, 100 S. Richard Pryor Place, Peoria, Illinois 61605 (309) 676-8736 and each Asset Management Site that includes Harrison Homes, Taft Homes and Sterling Towers development site.

PHA Plan Elements

- (1) Public Housing Maintenance and Management: (list below)
 - 1. Eligibility, Selection and Admissions Policy, Including Deconcentration and Wait list Procedure can be found in the PHA's Section 8 Administrative Plan and Admissions and Continued Occupancy Policy (ACOP)
 - 2. Financial Resources

Planned Sources and Uses	Planned Dollars	Planned Uses
1. Federal Grants (FY 2009) Grants		
a. Public Housing Operating Fund	\$3,600,000	
b. Public Housing Capital Fund	\$1,600,000	
c. Public Housing Capital Replacement Fund	\$1,000,000	
d. HOPE VI Demolition	\$0	
e. Annual Contributions for Section 8 Tenant-Based Assistance	\$7,000,000	
f.		
g. Resident Opportunity and Self-Sufficiency Grants	\$48,000	
2. Prior Year Federal Grants (unobligated funds only)		
Capital Replacement Funds 2006, 2007 & 2008	\$3,200,000	
Capital Fund Program 501-2007	\$1,000,000	
Capital Fund Program 501-2008	\$1,760,000	
3. Public Housing Dwelling Rental Income	\$1,000,000	
4. Other income		
Interest Income	\$70,000	
Other Income	\$80,000	
Total Resources	\$20,358,000	

- 3. Rent Determination
Public Housing Admissions and Continued Occupancy Policy Public Housing the PHA employs discretionary policies for determining income based rent. Minimum Rent \$50. The PHA has adopted a discretionary minimum rent hardship exemption policy ACOP Section 15. Fixed amount or percentage rents are at 30% of the adjusted income. 2009 Policy changed that increase in earned income will be calculated at Interims. At rent reexaminations tenants report changes in income or family composition at the time the family experiences an income increase or there are changes in the family composition. Flat Rents were determined. Section 8 The payment standards are at 100% of the Fair Market Rents. Minimum rent is \$50.
- 4. Operations and Management
See the PHA Organizational Chart attachment

Program Name	Units or Families served at Year Beginning 1/1/08	Expected Turnover
Public Housing	660	1.5%
Section 8 Vouchers	1382	15%

- 5. Grievance Policy can be found in the Housing Authority's Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan, which can be found at the Administration building and all office sites.
- 6. Designated Housing Elderly – Sterling Towers East and West IL06P003005 and IL06P003007 that consist of 185 Units with 10 accessible units application status applied for an extension in June of 2008
- 7. Community Service Program for all families that are at minimum rent must complete 8 hours of Community Service each month as stated in the ACOP and Admin Plan. Section 8 FSS Program – Homeownership 50 participants/32 FSS participants. Public Housing FSS Program 46 participants with 61 as the estimated size. The programs were designed to assist residents in improving their own and their neighbor's economic and social well being and give residents a greater stake in their communities. The PHA believes that this requirement will allow residents the opportunity to "give something back" to their community thereby facilitating upward mobility. In order to be eligible for continued occupancy, each adult family member, unless they are exempt from this requirement, must either contribute 8 hours per month of community service within the community in which the public housing development is located or participate in an economic self-sufficiency.
- 8. Safety and Crime Preventions - There is a need to ensure the safety of public housing residents from high incidences of violent and/or drug-related crime in some or all of the PHA developments and surrounding or adjacent areas. Residents are fearful for their safety and the safety of their children. Observed lower-level crime, vandalism and graffiti and people on our waiting list are unwilling to move into one or more development due to perceived or actual levels of violent and drug-related crimes. The PHA utilizes off duty police officers to patrol the areas of Harrison Homes and Taft Homes to keep our residents safe and secured from crime, criminal activity and drug related crimes. Coordination is between the security, residents and PHA employees. Statistical information of criminal activity is reported each month to the Board of Commissioners in order to demonstrate that the PHA is taking precautions to prevent criminal activity throughout its developments.
- 9. Pet Policies – ACOP, policies for the disabled, elderly and residents of the PHA can be found in the Admissions and Continued Occupancy Policy
- 10. The PHA certifies that it complies with the Civil Rights Certifications within its Admissions and Continued Occupancy Policy and Section 8 Administrative Plan under 24 CFR Part 903.7 9 (o) and the Civil Rights Certification within this package.
- 11. The Fiscal Year Audit was completed in April 2009.
- 12. Asset Management – The PHA is engaging in activities that will contribute to the long-term Asset Management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in the PHA Plan/ Asset Management activities undertaken by the PHA are development based accounting, comprehensive stock assessment and Asset Management Based site management.
- 13. The PHA has adopted the Violence Against Women Act (VAWA) to implement applicable provisions of the VAWA and Department of Justice Reauthorization Act of 2005. The PHA goals, objectives and policies are to enable PHA to serve the needs of children and adult victims of domestic violence and stalking as defined in VAWA.

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Hope VI, Mixed Finance Modernization, Demolition</p> <p>A. IL003-002 Harrison Homes, Replacement Housing, July 2009 28 total units, Office, Community & Senior housing</p> <p>B. Mixed Finance Development, Tax Credit Application. Tentative 50 units of Mixed Finance Units. Application December 2009</p> <p>C. Proposed Development will consist of approximately 200 units</p>																																																																																																																																																																																																																																
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																																																																																																																																																																																
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>																																																																																																																																																																																																																																
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>																																																																																																																																																																																																																																
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																																																																																																																																																																
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">Housing Needs of Families in the Jurisdiction by Family Type – Based on the US Census Data 2000</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Family Type</th> <th style="text-align: center;">Overall</th> <th style="text-align: center;">Affordability</th> <th style="text-align: center;">Supply</th> <th style="text-align: center;">Quality</th> <th style="text-align: center;">Accessibility</th> <th style="text-align: center;">Size</th> <th style="text-align: center;">Location</th> </tr> </thead> <tbody> <tr> <td>Income <=30% of AMI</td> <td style="text-align: center;">2,022</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td style="text-align: center;">4,871</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td style="text-align: center;">7,891</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Elderly</td> <td style="text-align: center;">23,590</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Families with Disabilities</td> <td style="text-align: center;">21,612</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Race/Ethnicity - W</td> <td style="text-align: center;">136,550</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Race/Ethnicity – B</td> <td style="text-align: center;">30,996</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Race/Ethnicity – O</td> <td style="text-align: center;">508</td> <td style="text-align: center;">3</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">5</td> </tr> </tbody> </table> <p style="text-align: center;">Housing Needs of Families on the Waiting List</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">Section 8 Tenant Based Assistance</th> <th colspan="4" style="text-align: center;">Public Housing June 23, 2008</th> </tr> <tr> <th style="width: 20%;"></th> <th style="text-align: center;"># of Families</th> <th style="text-align: center;">% of total families</th> <th style="text-align: center;">Turnover</th> <th style="width: 20%;"></th> <th style="text-align: center;"># of Families</th> <th style="text-align: center;">% of total families</th> <th style="text-align: center;">Turnover</th> </tr> </thead> <tbody> <tr> <td>Waiting list total</td> <td style="text-align: center;">260</td> <td></td> <td></td> <td>Waiting list total</td> <td style="text-align: center;">341</td> <td></td> <td></td> </tr> <tr> <td>Extremely low income <=30% AMI</td> <td style="text-align: center;">169</td> <td style="text-align: center;">65%</td> <td></td> <td>Extremely low income <=30% AMI</td> <td style="text-align: center;">333</td> <td style="text-align: center;">98%</td> <td></td> </tr> <tr> <td>Very Low income (>30% but <=50% AMI)</td> <td style="text-align: center;">79</td> <td style="text-align: center;">30%</td> <td></td> <td>Very Low income (>30% but <=50% AMI)</td> <td style="text-align: center;">8</td> <td style="text-align: center;">2%</td> <td></td> </tr> <tr> <td>Low income (>50% but <80% AMI)</td> <td style="text-align: center;">11</td> <td style="text-align: center;">4%</td> <td></td> <td>Low income (>50% but <80% AMI)</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0%</td> <td></td> </tr> <tr> <td>Families with Children</td> <td style="text-align: center;">204</td> <td style="text-align: center;">78.46</td> <td></td> <td>Families with Children</td> <td style="text-align: center;">244</td> <td style="text-align: center;">72%</td> <td></td> </tr> <tr> <td>Elderly Families</td> <td></td> <td></td> <td></td> <td>Elderly Families</td> <td style="text-align: center;">24</td> <td style="text-align: center;">72%</td> <td></td> </tr> <tr> <td>Families with Disabilities</td> <td style="text-align: center;">10</td> <td style="text-align: center;">3.85%</td> <td></td> <td>Families with Disabilities</td> <td style="text-align: center;">6</td> <td></td> <td></td> </tr> <tr> <td>Race/ethnicity</td> <td style="text-align: center;">Black – 216</td> <td style="text-align: center;">83.08%</td> <td></td> <td>Race/ethnicity</td> <td style="text-align: center;">Black - 286</td> <td style="text-align: center;">83.87%</td> <td></td> </tr> <tr> <td>Race/ethnicity</td> <td style="text-align: center;">White – 42</td> <td style="text-align: center;">16.15</td> <td></td> <td>Race/ethnicity</td> <td style="text-align: center;">White – 52</td> <td style="text-align: center;">15.25</td> <td></td> </tr> <tr> <td>Race/ethnicity</td> <td style="text-align: center;">Not Assigned – 2</td> <td style="text-align: center;">.77%</td> <td></td> <td>Race/ethnicity</td> <td style="text-align: center;">Not Assigned – 3</td> <td style="text-align: center;">.88%</td> <td></td> </tr> <tr> <td>Characteristics by Bedroom Size</td> <td></td> <td></td> <td></td> <td>Characteristics by Bedroom Size</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1BR</td> <td></td> <td></td> <td></td> <td>1BR</td> <td style="text-align: center;">97</td> <td style="text-align: center;">28.454%</td> <td></td> </tr> <tr> <td>2BR</td> <td></td> <td></td> <td></td> <td>2BR</td> <td style="text-align: center;">150</td> <td style="text-align: center;">43.99%</td> <td></td> </tr> <tr> <td>3BR</td> <td></td> <td></td> <td></td> <td>3BR</td> <td style="text-align: center;">75</td> <td style="text-align: center;">21.99%</td> <td></td> </tr> <tr> <td>4BR</td> <td></td> <td></td> <td></td> <td>4BR</td> <td style="text-align: center;">11</td> <td style="text-align: center;">3.23%</td> <td></td> </tr> <tr> <td>5BR</td> <td></td> <td></td> <td></td> <td>5BR</td> <td style="text-align: center;">8</td> <td style="text-align: center;">2.35%</td> <td></td> </tr> <tr> <td>5+BR</td> <td></td> <td></td> <td></td> <td>5+BR</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <=30% of AMI	2,022	5	5	5	5	4	5	Income >30% but <=50% of AMI	4,871	4	5	5	4	5	4	Income >50% but <80% of AMI	7,891	3	3	4	4	3	3	Elderly	23,590	2	2	2	2	2	2	Families with Disabilities	21,612	4	5	4	5	3	3	Race/Ethnicity - 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Families with Disabilities	21,612	4	5	4	5	3	3																																																																																																																																																																																																																										
Race/Ethnicity - W	136,550	3	3	4	3	3	3																																																																																																																																																																																																																										
Race/Ethnicity – B	30,996	5	4	4	4	5	5																																																																																																																																																																																																																										
Race/Ethnicity – O	508	3	4	4	4	3	5																																																																																																																																																																																																																										
Section 8 Tenant Based Assistance				Public Housing June 23, 2008																																																																																																																																																																																																																													
	# of Families	% of total families	Turnover		# of Families	% of total families	Turnover																																																																																																																																																																																																																										
Waiting list total	260			Waiting list total	341																																																																																																																																																																																																																												
Extremely low income <=30% AMI	169	65%		Extremely low income <=30% AMI	333	98%																																																																																																																																																																																																																											
Very Low income (>30% but <=50% AMI)	79	30%		Very Low income (>30% but <=50% AMI)	8	2%																																																																																																																																																																																																																											
Low income (>50% but <80% AMI)	11	4%		Low income (>50% but <80% AMI)	0	0%																																																																																																																																																																																																																											
Families with Children	204	78.46		Families with Children	244	72%																																																																																																																																																																																																																											
Elderly Families				Elderly Families	24	72%																																																																																																																																																																																																																											
Families with Disabilities	10	3.85%		Families with Disabilities	6																																																																																																																																																																																																																												
Race/ethnicity	Black – 216	83.08%		Race/ethnicity	Black - 286	83.87%																																																																																																																																																																																																																											
Race/ethnicity	White – 42	16.15		Race/ethnicity	White – 52	15.25																																																																																																																																																																																																																											
Race/ethnicity	Not Assigned – 2	.77%		Race/ethnicity	Not Assigned – 3	.88%																																																																																																																																																																																																																											
Characteristics by Bedroom Size				Characteristics by Bedroom Size																																																																																																																																																																																																																													
1BR				1BR	97	28.454%																																																																																																																																																																																																																											
2BR				2BR	150	43.99%																																																																																																																																																																																																																											
3BR				3BR	75	21.99%																																																																																																																																																																																																																											
4BR				4BR	11	3.23%																																																																																																																																																																																																																											
5BR				5BR	8	2.35%																																																																																																																																																																																																																											
5+BR				5+BR																																																																																																																																																																																																																													

Is the waiting list closed (select one)	Yes			Is the waiting list closed (select one)	NO		
How long has it been closed	11 months			How long has it been closed			
Does the PHA expect to open the list in the PHA Plan Year	Yes			Does the PHA expect to open the list in the PHA Plan Year			
Does the PHA permit Specific Categories of families on the waiting list, even if generally closed	Yes			Does the PHA permit Specific Categories of families on the waiting list, even if generally closed			

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Maximize the number of affordable units available to the PHA within its current recourses by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 Lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the consolidated plan development process to ensure coordination with broader community strategies
- Improve move-out condition of the units.

Increase the number of affordable housing units by:

- Leverage affordable hosing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance
- Research Capital Fund Financing Program
- Research the Project Based Voucher Program
- Explore partnerships in community for housing development

Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing and tenant based Section 8 assistance
- Adopt rent policies to support and encourage work
- Adhere to regulatory requirements for all affordable newly constructed housing

Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support encourage work

Elderly

- Seek designation of public housing for the elderly – Approval for Sterling towers

Families with Disabilities

- Carry out the modifications needed in public housing based on the section 504 needs assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Adhere to regulatory requirements for all new affordable construction

Races or ethnicities with disproportionate housing needs

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Conduct activities to affirmatively further market fair housing

- Counsel Section 8 Tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations

Strategies that influence the PHA's selection of the other Housing needs

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with locals or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups.

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>According to the Strategic goals the PHA continues to work on filling vacancies and leverage private or other public funds to create additional housing opportunities such as mixed financing for the building of new units at our oldest development site. The housing authority continues to make an effort to meet the goals outlined and will continue to address the needs of low income families</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial Deviation/modification”</p> <p>With the award of the American Recovery and Reinvestment Act Capital Funds, the Housing Authority has found it necessary to determine areas of renovation and rehabilitation needs throughout its developments with some of our old units. Our primary focus to provide safe and affordable housing that is clean and in good repair. Therefore, substantial Deviation/and Modification to our 5-Year plan was made to accommodate those developments which have been in need of substantial repair, such as time and attendance system at all sites, tuck-pointing/seal, floor coverings, renovating dwelling structures, exterior/interior repairs, siding unit repairs, replacing storm and exterior doors and replacement of water heaters in some of our older sites. The PHA will continue to make improvements to meet the demand of our development structures.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 5-Year and Annual PHA Plans. 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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. 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 Act 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **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.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance 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.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall 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, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (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.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of 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.
13. **Violence Against Women Act (VAWA).** 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 child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims 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 victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (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; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert;

2) An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-

year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

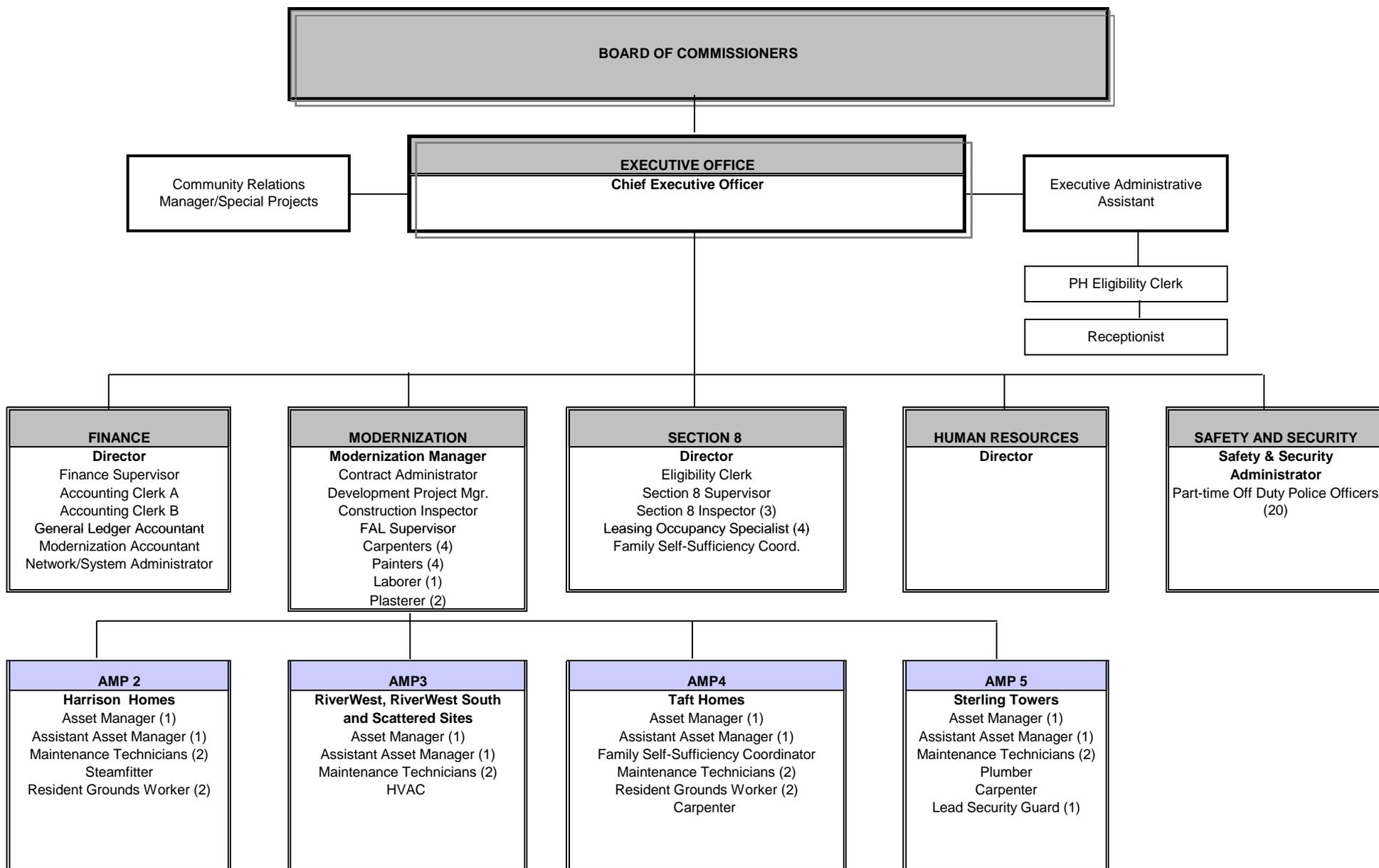
11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PEORIA HOUSING AUTHORITY

ORGANIZATIONAL CHART

July 13, 2009



PEORIA HOUSING AUTHORITY
ORGANIZATIONAL CHART
July 13,2009

BOARD OF COMMISSIONERS

2008

Chair
Richard
Zuckerman

Vice Chair
Robert McQuirter

Treasurer
Aurthur Perkins

Secretary
John Williams

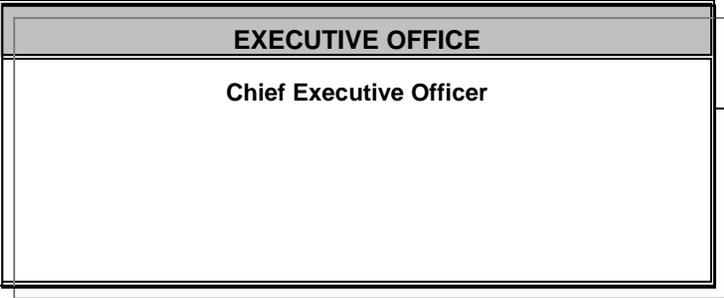
Commissioner
Duane Heward

Commissioner
Carl Cannon

Resident
Commissioner
Robin Stuckey

Community Relations
Manager/Special Projects

Receptionist



Executive Administrative
Assistant

Eligibility Clerk

FINANCE

Director

Finance Supervisor

Accounting Clerk A

Accounting Clerk B

General Ledger Accountant

Modernization Accountant

Network/System Administrator

Modernization
Modernization Manager
Contract Administrator
Project Coordinator
Construction Inspector
Supervisor
Carpenter 4
Painter 4
Labor 1
Plasterer
PH Family Self-Sufficiency Coord.

AMP 2
Harrison Homes
Asset Manager (1)
Assistant Asset Manager (1)
Maintenance Technicians (2)
Steamfitter
Resident Grounds Worker (2)

AMP3
RiverWest, RiverWest South and Scattered Sites
Asset Manager (1)
Assistant Asset Manager (1)
Maintenance Technicians (2)
HVAC

AMP4
Taft Homes
Asset Manager (1)
Assistant Asset Manager (1)
Maintenance Technicians (2)
Resident Grounds Worker (2)
Carpenter

AMP 5
Sterling Towers
Asset Manager (1)
Assistant Asset Manager (1)
Maintenance Technicians (2)
Plumber
Carpenter
Lead Security Guard (1)

SECTION 8

Director

Eligibility Clerk

Section 8 Inspector (3)

Leasing Occupancy Specialist (4)

Family Self-Sufficiency Coord.

Quality Control Specialist

HUMAN RESOURCES

Director



RESIDENT ADVISORY BOARD MEETING

Tuesday, July 29, 2008

Sterling Towers

2601 W. Reservoir

4:00 p.m.

Resident Advisory Board Members Attending: Glenda Johnson, Barbara Fortune, Joan Wesley, Robin Stuckey and Resident Advisor, Regina Morgan.

Peoria Housing Authority Staff Members attending: CEO, Brenda Coates; CFO, Robert Cobler, Executive Administrative Assistant, Donna Wilson; Modernization Accountant, Brian Snyder; Asset Manager for the Scattered Sites, Lori Frampton; and Community Relations/Special Projects Manager, Tara Tucker.

Statement of Financial Resources

The meeting was opened by Robert Cobler who opened the meeting by reviewing his portion of the Annual Agency Plan page 19 of 22. He reviewed with the RAB the information inputted in the table, which is an estimated of funding for 2009. He indicated that on each line item there is a projection of the 2008 funds for the housing authority. Based on the current funding received by the PHA that is 82% of what we are actually entitled to receive, the dollar amounts listed on this page is just an estimate of the projection for next year that included:

Federal Grants

1. 3.6 million for the public housing operating fund;
2. 1.6. million for the public housing capital fund;
3. 1 millions for the Replacement housing fund;
4. 7 million for the Annual Contributions for Section 8 Tenant-based Assistance;
5. at this time we are receive \$48,000 for the ROSS Grants. The PHA just completed the grant for 2009 requesting a little more than \$63,000.

Prior year Federal Grants not-contracted Un-obligated include:

1. 3.2 million for Capital Funds 2006 – 2008;
2. 1 million for Capital Fund Program 501-2007; and
3. approximately 1.7 million for 501-2008 Capital Fund Program.

Public Housing Dwelling Rental Income

Mr. Cobler stated that money received for the Public Housing Dwelling Rental Income is estimated at 1 million dollars.

Other Income

- Interest Income - \$70,000.00
- Other income for Late, legal, Laundry, property insurance from damages incurred include roughly \$80,000.00

In all Total Resources, Mr. Cobler estimated would amount to \$20,258,000.00. Mr. Cobler reminded the Advisory Board that this is all a projection and the PHA will not know until next year what we will receive.

Capital Fund Program Annual Statement Parts I, II, III

In the absence of the Modernization Manager, Brian Snyder, Modernization Manager review with the RAB the Annual Statement/Performance and Evaluation Report for the Capital Fund Replacement Housing Factor Part I: Summary, Part II: Supporting Pages and Part III: Implementation Schedules for 2009 indicating the demolition for 2009 of units in line item 1485 for Harrison Homes in the amount of \$100,000 for unforeseen contingencies, 1499 – Harrison Homes Development for maintenance of the existing buildings for grant No. IL06P00350109. Grant No: IL06000350109 for Taft Homes line item 1460 for unit turnover by the Forced Account Labor Crew and exterior unit painting and repairs. 1465 Dwelling Equipment will be used for the Replacement of furnaces and Water Heaters, which will be replaced in phases. Sterling Towers East/West 1475 Safety and crime prevention, which will be for the FOB system at the West building in the amount of \$100,000. Scattered Sites 1460 renovation of interior and exterior units line item 1460 that will be completed by the Forced Account Labor Crew. Mr. Snyder indicated that the same amounts would be found in the next 5-year original projections and will be revised as the year progresses assuming that the PHA receives the same amount for the coming years.

Ms. Wesley commented on the unit cycle painting amount indicating that her unit has never been painted that in fact she purchased the paint and had her unit painted. Staff explained that even though the amount is allocated for that line item, during that Fiscal Year incidents might occur that would cause a revision in the budget and the money would be used elsewhere for instance this year tuck-pointing. Mr. Snyder stressed that the focus for the PHA right now is to demolish units and replace the units with replacement housing funds.

Mrs. Morgan asked about the \$100,000 allocated for demolition. Mr. Snyder informed her that the \$100,000 would be used for any contract that goes over the original contract amount when other issues are found during the demolition process. It is a safety net to cover any unforeseen issues that are not covered in the original contract. The contracts are based on the scope of work, but there could be change orders based on something that was not included in the scope of work, that is uncovered during the demolitions. Right now there is a lot of underground rework for Rick wells that the PHA could not determine was there before the demolition started. This becomes an extra costs and a revision to the contract, which is a built in contingency.

Mrs. Morgan asked why this wouldn't be written into the original contract. Mr. Snyder indicated that no contractor would approve a contract with this type of contingency written into it due to the costs that may incur for unforeseen work.

Mr. Snyder gave a brief overview of the 5-year plan for Capital Funding with no response from the RAB.

Goals and Objectives for the Year 2009

CEO, Brenda Coates went over the Goals and Objectives for 2009, which included:

- Submit Asset Management Stop-Loss Kit for Year 3 by October 15, 2008 – continue reviewing processes and implementing procedures to improve decentralized operations.
- The Housing Authority is participating as a key stakeholder with the City of Peoria, Peoria Public School District 150 to develop an integrated comprehensive area plan for the Southern Gateway area where Harrison Homes is located. The PHA sold 22 acres of land to the Peoria a Public School District to build a community-learning center (birth-8th grade).

Ms. Coates indicated that the school board plans to have the school up and running by 2010. The school would be a public school with a community concept according to school board plans.

- The PHA is committed to providing quality affordable housing to residents of Peoria and Plans to develop mixed-income housing at Harrison Homes. Plans are underway to create a master plan for the redevelopment to include a combination of single family, multi family and elderly housing. PHA plans to develop a phased mixed income development utilizing various financing sources. The benefit of mixed finance increases opportunities for physical, social and integration of public housing.

Ms. Wesley asked if the residents that are being displaced be returning to Harrison.

Mrs. Coates explained that as the PHA began the demolition process, residents were relocated to other parts of the development, to other developments or chose to simply move out of public housing. None of the residents were displaced due to the demolition of Harrison Homes.

- The PHA will hold brainstorming meetings to explore design ideas for developing Taft Homes as a mixed income development utilizing a public/private partnership along with other creative funding sources.
- The PHA plans to obtain information on the Capital Fund financing program and give consideration to utilize this program as a source to leveraging Capital Funds for the development of new housing.
- Begin a good housekeeping program for the Section 8 Housing Choice Voucher Program and public housing.

Ms. Coates explained that the PHA is planning on scheduling training session for those residents who continue to have complaints made against them due to garbage, loud noise, and other disturbances. It will be a mandatory policy to better the neighborhoods.

- Create a non-profit organization that will include but not be limited to allowing the PHA to engage in acquisition activities, provide outside business sources, and generate new revenue.

- The PHA plans to utilize Section 8 project-based vouchers for the following:
 - A. Plans to utilize vouchers for the development of vacant land at the Molleck and Harrison Homes sites. (See Replacement Housing Plan)
 - B. Utilize project based vouchers at privately owned developments to create new mixed financed sites.
- The PHA plans to explore the possibility of utilizing the website for the acceptance of applications and explore utilizing the website to provide Section 8 landlord HAP payment information and statements.

Mrs. Coates informed the RAB that Tara Tucker our Community Relations and Special Projects Manager is in the process of revising the website to include updated information on a daily basis.

Ms. Wesley asked if the website would include the availability of open units at the sites.

Ms. Tucker indicated that the possibility of including that information could certainly be explored.

- Amend the Admissions and Continued Occupancy Policy (ACOP) to reflect current regulatory environments and other revisions including minimum rent increase.
- Consider the possibility of voluntarily transferring Section 8 vouchers to another Housing Authority if leasing utilization does not improve. Section 8 Department has implemented an aggressive lease-up strategy.
- Consider participation in the Peoria Chamber of Commerce electricity cooperative.
- Complete Phase I – Disaster Recovery Plan.

Mrs. Coates informed the RAB that Ms. Wilson has been drafted into completing the Disaster Plan for the housing authority, which will include all phases of disaster recovery, for possible events that could occur in this area. She mentioned that we have been researching recovery planning on the Homeland Security Website, the City of Peoria Disaster Recovery Plan and other resources to complete the Plan. The Plan has to be consistent with the City of Peoria Disaster Recovery Plan since the City will be the point of contact in the event of a major disaster that could cause considerable damage to the area and loss of life. She stated that we hope to have the plan in place by the end of the year.

- Continue the process of reviewing records/documents located the central warehouse for records retention Project Phase I and dispose of a minimum of 200 boxes.
- Explore the purchase of property utilizing Section 8 operating reserves or Capital Funds.

After the review of the goals and objectives for 2009, Mrs. Coates reminded the RAB the rest of the Plan is consistent with previous plans for the past 5 years by responding to the questions outlined in the plan by checking the appropriate items. She reminded the RAB that the Plan is the US Department of Housing and Urban Development guide to public housing agency policies, programs, operations and strategies for meeting local housing needs and goals. It is through the Plan that a PHA receives capital funding for its developments. To insure public participation the Plan will go on display for a 45-day comment period and can be review by the public at designated places. A public hearing will be held after the 45 day comment period to approve the plan for submission. Any additional comments will be address during the comment period. She informed the RAB that if they should have any other questions to give her a call.

ADJOURNMENT



**PEORIA HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) MEETING
REGARDING: UTILITY ALLOWANCE, FLAT RENT SCHEDULE, MINIMUM RENT
INTERIMS/RE-CERTIFICATIONS, MAINTENANCE CHARGE LIST**

Wednesday, January 21, 2009

PHA personnel present: Tara Tucker, Special Projects Manager; Yvonne Long, Acting Asset Management Director;

RAB members present: Leatha Shareef, Glenda Johnson, Linda McBride

Others present: Regina Morgan

Yvonne Long started the meeting by discussing the agenda with the five major changes and asked the RAB to please feel free to share comments and feedback.

Yvonne Long said that utility allowance and flat rents are to be updated annually and are only applicable with individual meters, which applies to Scattered Sites not Sterling Towers, though we mailed it to everyone per HUD review. This represents proposed changes and is open for 30-day comment and we would like to take it to the board next week.

Regina Morgan asked what the top says?

Yvonne Long stated it was the average monthly gas, electric, and sanitation total monthly allowance. If you live in Scattered Sites the dollar amount goes toward rent and the utility allowances are covered by HUD on a rolling basis. Public housing has an option of income based or flat rent schedule, this is for those whose income would make them too high and flat rent saves them money.

Glenda Johnson asked what is different about east and west towers?

Yvonne Long said the east tower was renovated most recently.

Leatha Shareef asked about water heaters.

Yvonne Long said they are out for bid next week.

Regina Morgan asked if we have to do this every year?

Yvonne Long stated that we did not formally adopt the full flat rent schedule and there was not a substantive change and we did not do what we are formally doing now.

Regina Morgan said a long time ago when the flat rents went to the Scattered Sites has increased significantly.

Yvonne Long said not since the last year, though we can double check.

We needed to make sure we had a board resolution and it was given to all residents and it has been a while that is has been out formally.

Next items are with the ACOP, the existing ACOP is outdated and some has been changed from time to time. There are 16 chapters and a lease. We are updating all but there are 3 things for changing for 2009 and we will propose to the board maintenance increases and interims to cover operating costs. We have decreased capital funds and try to minimize damage at our units almost all are going to be above normal wear and tear we know there is a need for public housing and not just section 8 but there has to be a common ground. One thing, for a key card is 5 dollars without labor.

Regina Morgan asked if a door kicked in, in a domestic violent situation do we cover that?

Yvonne Long stated that if someone broke in we would not charge, this is outside of your control and not normal wear and tear. Actual charges like smoke alarms have flat rates, it is a health and safety violation, that is why the \$25.00 charge.

Regina Morgan asked if maintenance checks when they go in a unit?

Yvonne Long said yes, also for switch plates.

Regina Morgan stated the charges are a lot higher but that costs of materials are up and labor is up also.

Yvonne Long stated that it is going out for 30-day comment.

Linda McBride asked if the fluorescent bulbs would be replaced?

Yvonne Long said yes, just charged for the bulb not the labor.

Regina Morgan asked about false fire alarms?

Yvonne Long said yes they have to pay as a deterrent.

Leatha Shareef asked that all things should be explained up front?

Yvonne Long said we are modifying the move in conference meeting.

Regina Morgan suggests warnings for residents for simple things and there was a house rules book.

Yvonne Long will investigate the book.

Yvonne Long said the second thing is an increase in minimum rent from \$25.00 to \$50.00 for persons at minimum rent to cover the costs. Last is increase in income. Residents must report changes immediately when you have an income change.

Regina Morgan says that everyone should understand that we need this due to the economy we are in.

Yvonne Long and Regina Morgan spoke about the importance of security without a guard and that residents can do their part, like only letting in people they know.

Regina Morgan asked if we are we just going back to the old ways of report interims?

Yvonne Long said yes.

Regina Morgan asked if residents would be told about the income disallowance?

Yvonne Long said yes.

Regina asked about people who quit their jobs, does their rent change?

Yvonne Long said yes, but the minimum rent will be \$50.00 versus hardship, and we can only help by trying to empower the residents.

Regina asked how you prove hardship?

Yvonne Long said I am working on defining it.

Glenda Johnson asked what could we do to help maintenance?

Yvonne Long said to be careful with safety and the other thing is HUD states you have a requirement for 8 hrs of community service. You can use that to benefit PHA operations without causing a liability for the agency and another thing would be to be floor captains. One on every floor to aid other residents. I would be willing to come to a resident council meeting to speak about floor captains.



**PEORIA HOUSING AUTHORITY
Plan Provision**

1. VIOLENCE AGAINST WOMEN ACT – Domestic Violence, Sexual Assault and Stalking

The Peoria Housing Authority (PHA) has adopted a policy, The Violence Against Women Act (VAWA) policy, to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). The PHA's goals, objectives and policies are to enable PHA to serve the needs of child and adult victims of domestic violence and stalking, as defined in VAWA, are stated in the PHA VAWA Policy, copy of which is following.



PEORIA HOUSING AUTHORITY (PHA) VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) declare the Peoria Housing Authority's (PHA) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the PHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the PHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the PHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the PHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the PHA.

III. Other PHA Policies and Procedures

This Policy shall be referenced in and attached to the PHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the PHA's Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan. The PHA's annual public housing agency plan shall also contain information concerning a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the PHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by:

(A) A current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim;

(B) A Family or Household Member as defined under the Illinois Domestic Violence Act 750 ILCS 60/103 subsection (6). "Family or household members" under the Illinois Domestic Violence Act include spouses, former spouses, parents, children, stepchildren and other persons related by blood or by present or prior marriage, persons who share or formerly shared a common dwelling, persons who have or allegedly have a child in common, persons who share or allegedly share a blood relationship through a child, persons who have or have had a dating or engagement relationship, persons with disabilities and their personal assistants, and caregivers as defined in paragraph (3) of subsection (b) of Section 12-21 of the Criminal Code of 1961((720 ILCS 5/12-21): a person who is employed by the elderly person or person with a disability or by another to reside with or regularly visit the elderly person or person with a disability and provide for such person's health and personal care;)

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

F. *Involuntary Displacement* – Occurs when a victim has vacated or will have to vacate their housing unit because of domestic violence, dating domestic violence or stalking against the victim.

G. *Long-term Housing* – Is housing that is sustainable, accessible, affordable and safe for the foreseeable future which:

a. The person rents or owns;

b. Is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program;

c. Directly provided by the PHA, is not time limited and the person meets the eligibility requirements of the program.

G. *Victim* – Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under HUD approved certifications and other certifications or as requested by the PHA.

V. Admissions and Screening

A. *Non-Denial of Assistance*. The PHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Appropriate Basis for Denial of Admissions, Assistance or Tenancy

- A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by PHA:
1. The PHA shall not deny participation or admission to a program on the basis of a person's victim status, if the person otherwise qualifies for admission of assistance.
 2. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and shall not be good cause for denying to a victim to a program, terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 3. In addition to the foregoing, tenancy or assistance will not be terminated by the PHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - (a) Nothing contained in this paragraph shall limit any otherwise available authority of the PHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither the PHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other residents.
 - (b) Nothing contained in this paragraph shall be construed to limit the authority of PHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or PHA, as the case may be, can demonstrate an actual and imminent threat to other residents or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2 or 3. or Federal, State or local law to the contrary, the PHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise

penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the PHA. Leases used for all public housing operated by PHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by PHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* Subject only to waiver as provided in paragraph VII. C, PHA shall require verification, in writing, in all cases where an individual claims protection against an action involving such individual proposed to be taken by PHA. Section 8 owners or managers receiving rental assistance administered by PHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved certification* - by providing to PHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form 50066, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to PHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
3. *Police or court record* – by providing to PHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by PHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of PHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

Failure to Provide Certification HUD Approved or Other Certification

The person shall provide complete and accurate certifications to the PHA, owner or manager within 14 business days after the PHA requests in writing that the person completes the certification. If the person does not provide a complete and accurate certification within the 14 business days, the resident will not be considered a "Victim" under this policy and the PHA, the owner or manager may take action to deny or terminate participation or tenancy.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to PHA or to a Section 8 owner or manager in connection with a verification required under Section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving PHA in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
 2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 3. otherwise required by applicable law.
- B. *Notification of rights.* All residents of public housing and residents participating in the Section 8 rental assistance program administered by PHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

- C. *Compliance Not Sufficient to Constitute Evidence of Unreasonable Act* – The PHA, owner or manager compliance with Sections VII; A.1 HUD Approved Certification and A.2 Other Certification, and D. Failure to Provide Certification, shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

IX. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, a resident may request a transfer to another PHA unit. The PHA may approve a request for transfer if an approved unit size is available at a location that may reduce the risk of harm. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* The PHA will respond to such an application promptly.
- C. *No right to transfer.* The PHA will attempt to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of the PHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member is imminently threatened with harm from domestic violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

- A. *Court orders.* It is the PHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by PHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* The PHA policies regarding family break-up are contained in the PHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of the PHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If PHA staff become aware that an individual assisted by the PHA is a victim of domestic violence, dating violence or stalking, the PHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the PHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. The PHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which PHA has referral or other cooperative relationships.

XII. Notification

PHA shall provide written notification to applicants, residents, and Section 8 owners and managers, of their rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.



**Peoria Housing Authority
Carbon Monoxide Alarm Detector Act**

Pursuant to January 1, 2007, the Peoria Housing Authority purchased an installed carbon monoxide alarms in all of its Public Housing units. According to the Public Act 94-0741, Carbon Monoxide Alarm detectors is an Act concerning safety, which states:

Section 5. Definitions. In this Act:

"Approved carbon monoxide alarm" or "alarm" means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association.

"Dwelling unit" means a room or suite of rooms used for human habitation, and includes a single family residence as well as each living unit of a multiple family residence and each living unit in a mixed use building.

Section 10. Carbon monoxide detector:

- (a) Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.
- (b) Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
- (c) It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance. The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

- (d) The carbon monoxide alarms required under this Act may be either battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.

Section 15. Violation

- (a) Willful failure to install or maintain in operating condition any carbon monoxide alarm required by this Act is a Class B misdemeanor.
- (b) Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction.

As a consequence, the Section 8 Housing Choice Voucher Program is no exception to this law and it is the responsibility of the owner of the property to comply with the above.

Part I: Summary	
PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P00350109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$100,000.00			
3	1408 Management Improvements	\$38,200.00			
4	1410 Administration (may not exceed 10% of line 21)	\$176,754.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$76,040.00			
8	1440 Site Acquisition	\$250,000.00			
9	1450 Site Improvement	\$180,500.00			
10	1460 Dwelling Structures	\$1,245,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$180,000.00			
12	1470 Non-dwelling Structures	\$3,750.00			
13	1475 Non-dwelling Equipment	\$110,000.00			
14	1485 Demolition	\$50,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$250,000.00			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P00350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,660,444.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$18,750.00			
23	Amount of line 20 Related to Security - Soft Costs	\$15,000.00			
24	Amount of line 20 Related to Security - Hard Costs	\$110,000.00			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-002	Operations							
Harrison Homes	Operations	1406		<u>\$25,000.00</u>				
AMP 2	Subtotal			\$25,000.00				
IL 003-002	Management Improvements							
Harrison Homes	Staff Training	1408		\$1,000.00				
AMP 2	Security Guards	1408		\$15,000.00				
	Time & Attendance System	1408		<u>\$4,800.00</u>				
	Subtotal			\$20,800.00				
IL 003-002	Administration							
Harrison Homes	Capital Fund Fee to COCC	1410		<u>\$44,188.00</u>				
AMP 2	Subtotal			\$44,188.00				
IL 003-002	Fees and Costs							
Harrison Homes	A&E for Design and Construction	1430		\$2,500.00				
AMP 2	Consulting, Survey and Appraisal	1430		\$2,500.00				
	Construction Supervision/Inspections	1430		<u>\$36,040.00</u>				
	Subtotal			\$41,040.00				
IL 003-002	Site Acquisition							
Harrison Homes	Purchase Property to Expand Portfolio	1440		<u>\$250,000.00</u>				
AMP 2	Subtotal			\$250,000.00				
IL 003-002	Site Improvements							
Harrison Homes	Modernization Req. for 504 Accessibility	1450		\$1,250.00				
AMP 2	Concrete, Landscaping--roads, sidewalks, stoops, handrails, roads and parking lots	1450		\$10,000.00				
	Infrastructure Work on Management/Maintenance Building	1450		<u>\$100,000.00</u>				
	Subtotal			\$111,250.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-002	Dwelling Structures							
Harrison Homes	Modernization Requirements for 504 Accessibility	1460		\$2,500.00				
AMP 2	Renovate Interior and Exterior of Units	1460		<u>\$75,000.00</u>				
	Subtotal			\$77,500.00				
IL 003-002	Non-Dwelling Structure							
Harrison Homes	Modernization Requirements for 504 Accessibility	1470		<u>\$1,250.00</u>				
AMP 2	Subtotal			\$1,250.00				
IL 003-002	Non-Dwelling Equipment							
Harrison Homes	Safety and Crime Prevention Equipment	1475		<u>\$5,000.00</u>				
AMP 2	Subtotal			\$5,000.00				
IL 003-002	Demolition							
Harrison Homes	Demolition	1485		<u>\$50,000.00</u>				
AMP 2	Subtotal			\$50,000.00				
IL 003-002	Development Activities							
Harrison Homes	Development	1499		<u>\$250,000.00</u>				
AMP 2	Subtotal			\$250,000.00				
	Total IL 003-002 Harrison Homes AMP 2			\$876,028.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-009, 010, 011, 012, 015, 016	Operations							
Scattered Sites	Operations	1406		\$25,000.00				
AMP 3	Subtotal			\$25,000.00				
IL 003-009, 010, 011, 012, 015, 016	Management Improvements							
Scattered Sites	Staff Training	1408		\$1,000.00				
AMP 3	Time & Attendance System	1408		\$4,800.00				
	Subtotal			\$5,800.00				
IL 003-009, 010, 011, 012, 015, 016	Administration							
Scattered Sites	Capital Fund Fee to COCC	1410		\$44,188.00				
AMP 3	Subtotal			\$44,188.00				
IL 003-009, 010, 011, 012, 015, 016	Fees and Costs							
Scattered Sites	A&E for Design and Construction	1430		\$2,500.00				
AMP 3	Consulting, Survey and Appraisal	1430		\$2,500.00				
	Construction Supervision/Inspections	1430		\$5,000.00				
	Subtotal			\$10,000.00				
IL 003-009, 010, 011, 012, 015, 016	Site Improvements							
Scattered Sites	Modernization Requirements for 504 Accessibility	1450		\$1,250.00				
AMP 3	Concrete Repair and Landscaping	1450		\$10,000.00				
	Subtotal			\$11,250.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-009, 010, 011, 012, 015, 016	Dwelling Structures							
Scattered Sites	Modernization Requirements for 504 Accessibility	1460		\$2,500.00				
AMP 3	Renovate Interior and Exterior of Units	1460		\$75,000.00				
	Subtotal			\$77,500.00				
	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3			\$173,738.00				
IL 003-004	Operations							
Taft Homes	Operations	1406		\$25,000.00				
AMP 4	Subtotal			\$25,000.00				
IL 003-004	Management Improvements							
Taft Homes	Staff Training	1408		\$1,000.00				
AMP 4	Time & Attendance System	1408		\$4,800.00				
	Subtotal			\$5,800.00				
IL 003-004	Administration							
Taft Homes	Capital Fund Fee to COCC	1410		\$44,190.00				
AMP 4	Subtotal			\$44,190.00				
IL 003-004	Fees and Costs							
Taft Homes	A&E for Design and Construction	1430		\$2,500.00				
AMP 4	Consulting, Survey and Appraisal	1430		\$2,500.00				
	Construction Supervision/Inspections	1430		\$10,000.00				
	Subtotal			\$15,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-004	Site Improvements							
Taft Homes	Modernization Requirements for 504 Accessibility	1450		\$1,250.00				
AMP 4	Concrete Repair and Landscaping – sidewalks, stoops, handrails, roads and parking lots	1450		\$10,000.00				
	Subtotal			\$11,250.00				
IL 003-004	Dwelling Structures							
Taft Homes	Modernization Requirements for 504 Accessibility	1460		\$2,500.00				
AMP 4	Renovate Interior and Exterior of Units	1460		\$378,000.00				
	Exterior Siding/Unit Repairs	1460		\$282,600.00				
	Replace Storm/Exterior Doors	1460		\$399,600.00				
	Subtotal			\$1,062,700.00				
IL 003-004	Dwelling Equipment							
Taft Homes	Replace Furnaces and Water Heaters	1465		\$130,000.00				
AMP 4	Subtotal			\$130,000.00				
IL 003-004	Non-Dwelling Structure							
Taft Homes	Modernization Requirements for 504 Accessibility	1470		\$1,250.00				
AMP 4	Subtotal			\$1,250.00				
IL 003-004	Non-Dwelling Equipment							
Taft Homes	Safety and Crime Prevention Equipment	1475		\$5,000.00				
AMP 4	Subtotal			\$5,000.00				
	Total IL 003-004 Taft Homes AMP 4			\$1,300,190.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-005, 007	Operations							
Sterling Towers East, West	Operations	1406		<u>\$25,000.00</u>				
AMP 5	Subtotal			\$25,000.00				
IL 003-005, 007	Management Improvements							
Sterling Towers East, West	Staff Training	1408		\$1,000.00				
AMP 5	Time & Attendance System	1408		<u>\$4,800.00</u>				
	Subtotal			\$5,800.00				
IL 003-005, 007	Administration							
Sterling Towers East, West	Capital Fund Fee to COCC	1410		<u>\$44,188.00</u>				
AMP 5	Subtotal			\$44,188.00				
IL 003-005, 007	Fees and Costs							
Sterling Towers East, West	A&E for Design and Construction	1430		\$2,500.00				
AMP 5	Consulting, Survey and Appraisal	1430		\$2,500.00				
	Construction Supervision/Inspections	1430		<u>\$5,000.00</u>				
	Subtotal			\$10,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-005, 007	Site Improvements							
Sterling Towers East, West	Modernization Requirements for 504 Accessibility	1450		\$1,250.00				
AMP 5	Concrete and Landscaping – parking lot, sidewalks	1450		\$5,000.00				
	Tuckpoint & Seal	1450		<u>\$40,500.00</u>				
	Subtotal			\$46,750.00				
IL 003-005, 007	Dwelling Structures							
Sterling Towers East, West	Modernization Requirements for 504 Accessibility	1460		\$2,500.00				
AMP 5	Floor Covering Replacement	1460		\$20,000.00				
	Unit Turnover	1460		<u>\$5,000.00</u>				
	Subtotal			\$27,500.00				
IL 003-005, 007	Dwelling Equipment							
Sterling Towers East, West	Replace Water Heaters	1465		<u>\$50,000.00</u>				
AMP 5	Subtotal			\$50,000.00				
IL 003-005, 007	Non-Dwelling Structure							
Sterling Towers East, West	Modernization Requirements for 504 Accessibility	1470		<u>\$1,250.00</u>				
AMP 5	Subtotal			\$1,250.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06R00350109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$763,987.00			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06R00350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$763,987.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06R00350209 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$794,000.00			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06R00350209 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$794,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06S00350109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$428,828.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$220,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$40,500.00			
10	1460 Dwelling Structures	\$1,660,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$485,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$1,453,747.00			

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S00350109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$4,288,275.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date		Signature of Public Housing Director	
					Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-002	Administration							
Harrison Homes	Capital Fund Fee to COCC	1410		<u>\$185,583.55</u>				
AMP 2	Subtotal			\$185,583.55				
IL 003-002	Fees and Costs							
Harrison Homes	A&E for Design and Construction	1430		\$100,000.00				
AMP 2	Consulting, Survey and Appraisal	1430		\$110,000.00				
	Construction Supervision/Inspections	1430		<u>\$6,500.00</u>				
	Subtotal			\$216,500.00				
IL 003-002	Development Activities							
Harrison Homes	Development	1499		<u>\$1,453,747.00</u>				
AMP 2	Subtotal			\$1,453,747.00				
	Total IL 003-002 Harrison Homes AMP 2			\$1,855,830.55				
IL 003-009, 010, 011, 012, 015, 016	Administration							
Scattered Sites	Capital Fund Fee to COCC	1410		<u>\$66,666.67</u>				
AMP 3	Subtotal			\$66,667.67				
IL 003-009, 010, 011, 012, 015, 016	Dwelling Structures							
Scattered Sites	Renovate Interior and Exterior of Units	1460		<u>\$600,000.00</u>				
AMP 3	Subtotal			\$600,000.00				
	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3			\$666,666.67				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL 003-004	Administration							
Taft Homes	Capital Fund Fee to COCC	1410		<u>\$171,911.11</u>				
AMP 4	Subtotal			\$171,911.11				
IL 003-004	Fees and Costs							
Taft Homes	A&E for Design and Construction	1430		\$0.00				
AMP 4	Consulting, Survey and Appraisal	1430		\$0.00				
	Construction Supervision/Inspections	1430		<u>\$2,000.00</u>				
	Subtotal			\$2,000.00				
IL 003-004	Dwelling Structures							
Taft Homes	Renovate Interior & Exterior of Units	1460		\$378,000.00				
AMP 4	Exterior Siding/Unit Repairs	1460		\$282,600.00				
	Replace Storm/Exterior Doors	1460		<u>\$399,600.00</u>				
	Subtotal			\$1,060,200.00				
IL 003-004	Dwelling Equipment							
Taft Homes	Replace Furnaces and Water Heaters	1465		<u>\$485,000.00</u>				
AMP 4	Subtotal			\$485,000.00				
	Total IL 003-004 Taft Homes AMP 4			\$1,719,111.11				
IL 003-005, 007	Administration							
Sterling Towers	Capital Fund Fee to COCC	1410		<u>\$4,666.67</u>				
AMP 5	Subtotal			\$4,666.67				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Transmitted by	
<input type="checkbox"/> FAX	
<input checked="" type="checkbox"/> FEDERAL EXPRESS	8349-9103- <i>2998</i>
<input type="checkbox"/> E-mail	



Letter of Transmittal

Date: April 27, 2009

To: Steve Meiss, Director
Illinois Department of Public Housing
US Department of Housing and Urban Development
77 W. Jackson Blvd. – Room 2401
Chicago, Illinois 60604-3507

Copy To: William Spearman/Judith Hartfield

RE: 2005-2009 5-Year and Annual Agency Plan Certifications

We are sending you: Herewith Under Separate Cover
 No. of Copies Description

<u>1 Original each</u>	<u>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan</u>
	<u>Certification of Compliance with PHA Plans and Related Regulations</u>
	<u>Certification for a Drug-Free Workplace – Capital Fund</u>
	<u>Certification for a Drug- Free Workplace – Capital Fund Sites for Work Performance</u>
	<u>Certification of Payments to Influence Federal Transactions – Capital Fund Program</u>

- | | |
|--|--|
| <input type="checkbox"/> PLEASE HANDLE | <input type="checkbox"/> PLEASE NOTE, INITIAL & RETURN |
| <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> PER OUR CONVERSATION |
| <input type="checkbox"/> FOR YOUR COMMENT & RETURN | <input type="checkbox"/> PLEASE INVESTIGATE & ADVISE |
| <input checked="" type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> PLEASE RETURN BY _____ |
| <input type="checkbox"/> FOR YOUR SIGNATURE | <input type="checkbox"/> FOR YOUR FILES |
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR REVIEW |
| <input checked="" type="checkbox"/> PER YOUR REQUIREMENT | <input checked="" type="checkbox"/> PER YOUR INSTRUCTION |

REMARKS:
If there are any questions, please contact my office (309) 676-8736 ext. 4002.

PEORIA HOUSING AUTHORITY
 By: Brenda Coates
 Title: Chief Executive Officer

Transmitted by	
<input type="checkbox"/> FAX	
<input checked="" type="checkbox"/> FEDERAL EXPRESS	8349-9103- 2998
<input type="checkbox"/> E-mail	



Letter of Transmittal - Continue

Date: May 1, 2009

To: Steve Meiss, Director

Illinois Department of Public Housing

US Department of Housing and Urban Development

77 W. Jackson Blvd. - Room 2401

Chicago, Illinois 60604-3507

Copy To: William Spearman/Judith Hartfield

RE: 2005-2009 5-Year and Annual Agency Plan Certifications

We are sending you: Herewith Under Separate Cover
 No. of Copies Description

<u>1 Original each</u>	<u>Disclosure of Lobbying Activities/Continuation Sheet</u>
	<u>Civil Rights Certification</u>
	<u>PHA Resolution #AR042709-01 Amendment to the 2005-2009 5-Year and Annual Agency Plan</u>
	<u>Resolution #AR032309-02 ARRA Board Approval to Accept Grant</u>
	<u>Resolution #AR042709-01 Amendment to the 2005-2009 5-Year and 2009 AAP</u>
	<u>Minutes of the Board of Commission accepting Resolution AR032309-02</u>

- | | |
|--|--|
| <input type="checkbox"/> PLEASE HANDLE | <input type="checkbox"/> PLEASE NOTE, INITIAL & RETURN |
| <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> PER OUR CONVERSATION |
| <input type="checkbox"/> FOR YOUR COMMENT & RETURN | <input type="checkbox"/> PLEASE INVESTIGATE & ADVISE |
| <input checked="" type="checkbox"/> FOR YOUR APPROVAL | <input type="checkbox"/> PLEASE RETURN BY _____ |
| <input type="checkbox"/> FOR YOUR SIGNATURE | <input type="checkbox"/> FOR YOUR FILES |
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR REVIEW |
| <input checked="" type="checkbox"/> PER YOUR REQUIREMENT | <input checked="" type="checkbox"/> PER YOUR INSTRUCTION |

REMARKS: Certificate of Publication attached

If there are any questions, please contact my office (309) 676-8736 ext. 4002.

PEORIA HOUSING AUTHORITY

By: Brenda Coates *Brenda Coates*

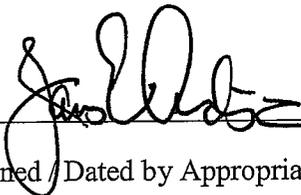
Title: Chief Executive Officer

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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

I, JIM ARDIS the MAYOR certify that the Five Year and
Annual PHA Plan of the PEORIA HOUSING AUTHORITY is consistent with the Consolidated Plan of
PEORIA COUNTY prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ~~2005-2009~~ ²⁰⁰⁵⁻²⁰⁰⁹ Year and/or ~~2009~~ Annual PHA Plan for the PHA fiscal year beginning 1/1/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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 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 waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. 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.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

PEORIA HOUSING AUTHORITY
PHA Name

IL003
PHA Number/HA Code

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

____ Annual PHA Plan for Fiscal Years 20____ - 20____

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

Name of Authorized Official <u>BRENDA COATES</u>	Title <u>Chief Executive Officer</u>
Signature <u>Brenda Coates</u>	Date <u>4/27/09</u>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Peoria Housing Authority, 100 S. Richard Pryor Place, Peoria, Illinois 61605

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Brenda Coates

Title

Chief Executive Officer

Signature

X *Brenda Coates*

Date

4/27/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Peoria Housing Authority, 100 S. Richard Pryor Place, Peoria, Illinois 61605

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

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- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

b. Establishing an on-going drug-free awareness program to inform employees ---

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

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(2) The Applicant's policy of maintaining a drug-free workplace;

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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Peoria Housing Authority - Harrison Homes
Peoria Housing Authority - Scattered Sites
Peoria Housing Authority - Taft Homes
Peoria Housing Authority - Sterling Towers

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Brenda Coates

Title

Chief Executive Officer

Signature

X *Brenda Coates*

Date

4/27/09

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

PEORIA HOUSING AUTHORITY, 100 S. RICHARD PRYOR PLACE, PEORIA, ILLINOIS 61605

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

BRENDA COATES

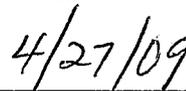
Title

CHIEF EXECUTIVE OFFICER

Signature



Date (mm/dd/yyyy)



DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> B b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> B b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> A b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c 18TH	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US DEPARTMENT OF HOUSING & URBAN DEV	7. Federal Program Name/Description: CAPITAL FUND PROGRAM CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Brenda Coates</u> Print Name: <u>BRENDA COATES</u> Title: <u>CHIEF EXECUTIVE OFFICER</u> Telephone No.: <u>(309) 676-8736 EXT. 4002</u> Date: <u>4/27/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including 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 the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Peoria Housing Authority Page 1 of 1

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

PEORIA HOUSING AUTHORITY

IL003

PHA Name

PHA Number/HA Code

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

Name of Authorized Official

BRENDA COATES

Title

CHIEF EXECUTIVE OFFICER

Signature

Brenda Coates

Date

4/27/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> B b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> B b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> A b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: <i>Peoria Housing Authority</i> <i>1005 Richard Pryor Place</i> <i>Peoria IL 61605</i> Congressional District, if known: 4c 18TH	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US DEPARTMENT OF HOUSING & URBAN DEV	7. Federal Program Name/Description: CAPITAL FUND PROGRAM CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Brenda Coates</i></u> Print Name: <u>BRENDA COATES</u> Title: <u>CHIEF EXECUTIVE OFFICER</u> Telephone No.: <u>(309) 676-8736 EXT. 4002</u> Date: <u>4/27/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including 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 the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.



MEMORANDUM

TO: THE BOARD OF COMMISSIONERS

FROM: BRENDA COATES, CHIEF EXECUTIVE OFFICER

DATE: APRIL 27, 2009

RE: RESOLUTION #AR042709-01 – AMENDMENT TO THE FY 2005-2009 5-YEAR AND ANNUAL AGENCY PLAN (FY 2009)

OBJECTIVE: To obtain Board approval to submit a revision to the FY 2009 5-Year and Annual Agency Plan that will include: additional work items for the American Recovery and Reinvestment Act (ARRA). The additional work items for the ARRA of 2009 (Capital Fund Stimulus Grant) includes Sterling Towers Tuck pointing, purchase of property to expand the PHA's housing portfolio, a new time and attendance system, Proximity Access card system and telephone voice mail system.

**PRESENT
SITUATION:**

The Sterling Towers West tuck-pointing line item was included in a previous five-year action plan but was not completed. The ARRA regulations do not allow for the rollover of a line item to the new Five-Year Plan

To insure public participation, the Plan was advertised in the local newspaper and made available for review at the Administration Office from April 10 – 20, 2009 for a 10-day comment. In addition, the revision was placed on display at each development site. No public comments were received. A public hearing was held to discuss the significant amendment on Monday, April 27, 2009 at 4:30 p.m.

ADVANTAGES: Approval of this resolution will allow the Authority to electronically submit the revision to HUD after Board approval.

DISADVANTAGES: The Peoria Housing Authority will not meet the May 4, 2009 deadline and will not be able to proceed with proposed line items.

ACTION: The Administration recommends approval of Resolution #AR042709-01 to electronically submit the amended Plan to HUD.



**RESOLUTION #AR042709-01
AMENDMENT TO THE FY 2005-2009 5-YEAR AND 2009 ANNUAL AGENCY PLAN**

The Administration informs the Board as follows:

THAT, the Peoria Housing Authority recommends the amendment to the 2005-2009 5-Year and 2009 Annual Agency Plan; and

That, additional work items for the American Recovery and Reinvestment Act 2009 Capital Fund Stimulus Grants includes:

- Sterling Towers – Tuck-pointing,
- Purchasing property to expand the PHA's portfolio,
- A new time and attendance system,
- Proximity Access Card System, and
- Telephone voice mail system.

THAT, the Sterling Towers tuck-pointing line item was included in a previous 5-Year Action Plan but was not completed;

THAT, the ARRA regulations do not allow for the rollover of a line item to the new 5-Year Plan; and

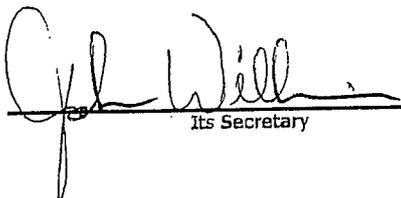
THAT, a public hearing was held on April 27, 2009 to discuss the significant changes to the amendment; and

THAT, approval would allow the PHA to electronically submit the revision to HUD before the May 4, 2009 deadline date to proceed with the proposed line items.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peoria Housing Authority, based on the Administrations recommendation, do hereby approve Resolution #AR042709-01 to amend the 2005-2009 5-Year and 2009 Annual Agency Plan to included the ARRA proposed changes.

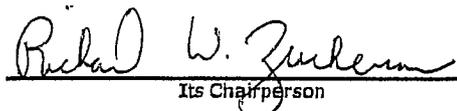
**PASSED BY THE BOARD OF COMMISSIONERS OF THE PEORIA HOUSING AUTHORITY
THIS 27TH DAY OF APRIL 2009.**

ATTEST:



Its Secretary

BY:



Its Chairperson



MEMORANDUM

TO: IMPORTANT NOTICE TO THE PUBLIC

FROM: BRENDA COATES, CHIEF EXECUTIVE OFFICER

DATE: APRIL 8, 2009

RE: AMENDMENT TO THE 2009 5-YEAR AGENCY PLAN REGARDING THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF THE 2009 CAPITAL FUND STIMULUS GRANT

The Peoria Housing Authority (PHA) is amending its Agency Plan for the FY 2009 to include an amendment for the American Recovery and Reinvestment Act (ARRA) of 2009 (Capital Fund Stimulus Grant) additional work items. The additional work items for the ARRA in the Capital Fund Five Year Action Plan includes Sterling Towers West tuck-pointing, purchase property to expand the PHA's housing portfolio, a new time and attendance, Proximity Access Card system and telephone voice mail system.

The Capital Fund 5-Year Action Plan will be available for review from Friday, April 10 – 20, 2009 for a 10-day comment period at the Peoria Housing Authority, 100 S. Richard Pryor Place, Peoria, Illinois 61605 from 8:00 a.m. – 5:00 p.m. – Monday thru Friday. Comments may be made in writing and sent to Brenda Coates, Chief Executive Officer at the address listed above. A public hearing will be held at 4:30 p.m., Monday, April 27, 2009 in the PHA's Administrative Office Multi Purpose Room, followed by the Regular Monthly Meeting of the Board of Commissioners. The public is invited to attend and comment on the amendment to the Peoria Housing Authority's Plan Amendments.





MEMORANDUM

TO: THE BOARD OF COMMISSIONERS

FROM: BRENDA COATES, CHIEF EXECUTIVE OFFICER

DATE: MARCH 23, 2009

RE: RESOLUTION #AR032309-02 - AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) – CAPITAL FUND PROGRAM IL06S00350109

OBJECTIVE: To obtain Board approval of the submission of the American Recovery and Reinvestment Act (ARRA) as outlined by the US Department of Housing and Urban Development for the Capital Funds Grant #IL06S00350109.

PRESENT SITUATION: On February 19, 2009, President Obama signed into law the American Recovery and Reinvestment Act of 2009 in an unprecedented effort to jumpstart the United States economy, create or save millions of jobs, and put a down payment on addressing long-neglected challenges so our county can thrive in the 21st century. The act is an extraordinary response to a crisis unlike any since the Great Depression, and includes measures to modernize out nation's infrastructure, enhance energy independence, expand educational opportunities, preserve and improve affordable health care, provide tax relief, and protect those in greatest need.

The recovery act includes \$13.61 billion dollars for projects and programs administered by the Department of Housing and Urban Development; nearly 75% was allocated to state and local recipients on February 25, 2009 of which the Peoria Housing Authority received \$4,288,275 for the Fiscal Year 2009 under the Capital Fund Program. For the Capital Program, \$4 billion is invested in energy efficient modernization and renovation of our nation's critical public housing inventory.

These investments will support a broad range of housing and community development projects that are ready to go. Many of these projects have been held up for a lack of private investment due to fallout from the broader economic crisis and credit crunch.

On March 3, 2009, based on the regulations set by HUD, the Peoria Housing Authority submitted its Capital Fund Program Amendment to the Consolidated Annual Contribution Contract for the ARRA. Housing Authority's were to submit their grant to HUD by March 18, 2009, the effective date or risk losing the funds, after which, Housing Authority's must submit an approved board resolution no later than 21 calendar days from the effective date. The grant is

conditioned on the acceptance of the PHA to comply with the reporting requirements of the ARRA. (See attached)

The Administration is requesting that the PHA Board of Commissioners accepts this grant and designate the Chief Executive Officer, or in the absence of the CEO, another designated official to sign on behalf of the Peoria Housing Authority.

ADVANTAGES: Approval of the Resolution #AR032309-02, an amendment to the PHA Annual Contributions Contract will provide the Housing Authority's Capital Fund Program assistance in the amount of \$4,288,275 for the improvement of modernization and renovation of its housing sites.

DISADVANTAGES: Without the approval of the resolution, the PHA cannot give priority consideration to the rehabilitation of vacant rental units and capital projects that are already underway or included in the 5-year capital fund plans as required by this Act and the PHA will lose \$4 million dollars in Capital Fund.

ACTION: The Administration recommends that approval of Resolution #AR022309-02.



RESOLUTION #AR032309-02
AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) – CAPITAL FUND PROGRAM
IL06S00350109

The Administration informs the Board as follows:

- THAT**, based on a law signed by the President of United States called the American Recovery and Reinvestment Act (ARRA) on March 19, 2009 that would help jumpstart the US economy, create or save millions of jobs, and put a down payment on addressing long-neglected challenges, the Administration is requesting the approval of Resolution #AR032309-02; and
- THAT**, the recovery act includes \$13.61 billion dollars for projects and programs administered by the Department of Housing and Urban Development; and
- THAT**, nearly 75% was allocated to state and local recipients on February 25, 2009 of which the Peoria Housing Authority received \$4,288,275 for the Fiscal year 2009 under the Capital Fund Program; and
- THAT**, the program is an investment to help support a broad range of housing and community development programs that have been held up for a lack of private investment due to the fallout from the broader economic crisis and credit crunch; and
- THAT**, on March 3, 2009, the Peoria Housing Authority submitted its Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for the ARRA in the Amount of \$4,288,275 in accordance to HUD mandate to submit its Annual Statement/Performance and Evaluation Report for the Capital Fund Program #IL06S00350109 by the effective date March 18, 2009; and
- THAT**, twenty one days after the effective date the Peoria Housing Authority must submit a resolution approved by the PHA Board of Commissioners, to comply with the grant requirements or risk losing the \$4,288,275; and
- THAT**, with out the Boards approval the PHA would be unable to give priority consideration to the rehabilitation and renovations of its units and capital fund programs that are already underway.
- THAT**, The Administration is requesting that the PHA Board of Commissioners accepts this grant and designate the Chief Executive Officer, or in the absence of the CEO, another designated official to sign on behalf of the Peoria Housing Authority.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peoria Housing Authority based on the Administrations recommendation, hereby approves to submit the approved Resolution #AR032309-02 American Recovery and Reinvestment Act (ARRA) Capital Fund Program IL06S00350109 in the amount of \$4,288,275 as mandated by the US Department of Housing and Urban Development on or before its twenty one day effective date March 18, 2009.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE PEORIA HOUSING AUTHORITY
THIS 23rd DAY OF MARCH 2009.**

Attest
By: 
Its Secretary

BY: 
Its Chair



Minutes of the
Regular Monthly Meeting
of the
Board of Commissioners

Meeting Minutes
Monday, March 23, 2009

OPENING:

Chair Richard Zuckerman called to order the Regular Monthly Meeting of the Board of Commissioners for March 23, 2009 at 4:30 p.m. with a roll call of the Board of Commissioners, followed by the Pledge of Allegiance and a moment of silence.

ROLL CALL:

Chair, Richard Zuckerman; Treasurer, Arthur Perkins; Secretary, John Williams; and Commissioners Duane Heward; and Carl Cannon.

ABSENT AT ROLL CALL:

Commissioner Robin Stuckey.

STAFF PRESENT:

Chief Executive Director, Brenda Coates; Chief Financial Officer, Robert Cobler; Section 8 Director, Elizabeth Lewis; Development Project Manager, Lori Frampton; Modernization Accountant, Bryan Snyder; PHA Attorney, Brian Mooty; and other Peoria Housing Authority staff members.

APPROVAL OF THE MINUTES OF THE REGULAR MONTHLY MEETING OF FEBRUARY 23, 2009

Chair Richard Zuckerman asked for any corrections to the minutes of the Regular Monthly Meeting of the Board of Commissioners held on Monday, February 23, 2009. There being none, Treasurer, Arthur Perkins made the motion to approve the minutes of February 23, 2009. Commissioner Duane Heward seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, Perkins, Williams, Heward, and Cannon.

Nays: None. Motion carried.

ACTION ITEMS

Consent Agenda

Chair Zuckerman asked for any requests to remove items for discussion from the Consent Agenda consisting of the Financial, Section 8, and Operations Report for the month ending February 2009. There being none, Commissioner Heward made the motion to approve the

Consent Agenda as submitted. Commissioner John Williams seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, Perkins, Williams, Heward, and Cannon.

Nays: None. Motion carried.

Resolutions

#AR032309-01 – Approval to Amend the Admissions and Continued Occupancy Policy Regarding the Maintenance Charges, Reporting Changes in Household Income and Minimum Rent.

Development Project Manager, Lori Frampton, in the absence of Yvonne Long, stated that the Administration is requesting the Boards approval to amend the Admissions and Continued Occupancy Policy regarding the Maintenance Charges, Reporting Changes in Household Income and Minimum Rent Resolution #AR032309-01. Mrs. Frampton stated that a Resident Advisory Board meeting held on January 21, 2009 to discuss the changes. Staff indicated that only one comment was received and has been addressed. The amendment went out for a 30-day comment period from January 28 – February 28, 2009. Mrs. Frampton indicated that the Maintenance Charges would reflect changes of current costs. Reporting the changes in household income will now give the PHA the opportunity to conduct interim recertifications whenever a change in income occurs instead of conducting them annually. Minimum rent will increase from \$25 to \$50 to be consistent with the Section 8 Program. Based on the information, Mrs. Frampton recommended that the Board approve resolution #AR032309-01.

Chair Zuckerman asked for a correction to the RAB meeting minutes that Regina Morgan is no longer a member of the Resident Advisory Board and should be listed as "other" to the minutes of the Resident Advisory Board.

There being no other question, Chair Zuckerman entertained a motion to approve Resolution #AR032309-01 to amend the Admissions and Continued Occupancy Policy regarding the Maintenance Charges, Reporting Changes in Household Income and Minimum Rent. Commissioner Williams made the motion to approve Resolution #AR032309-01 as submitted along with the change to the RAB minutes. Commissioner Perkins seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, Perkins, Williams, Heward, and Cannon.

Nays: None. Motion carried.

#AR022309-02 – American Recovery and Reinvestment Act (ARRA) Capital Fund

Chief Executive Officer, Brenda Coates informed the Board that with the signing into law of the American Recovery and Reinvestment Act, Peoria Housing Authority is slated to receive 4.2 million dollars. Mrs. Coates stated that this is truly unlike anything that has happened in the history of housing authorities. PHA's were told at the Legislative Conference that this kind of money only comes once or twice in a generation. Therefore, the PHA is excited about being able to receive additional funds to work on work items that are part of the 5-year plan that's been sitting on the back burner for years. A revised resolution was handed to the Board that includes a change in which HUD informed the PHA that the board resolution must state, "The Administration is requesting that the PHA Board of Commissioners accept this Grant" due to

housing authorities are able to reject this grant should they chose to do so. In addition, the Resolution must include that the Board authorizes the Chief Executive Officer to sign off on the grant on behalf of the Housing Authority. The actual Annual Contribution Contract was provided for the Boards review. Mrs. Coates stated that this form has already been executed and forwarded to HUD. PHA's were told that the form must be in HUD's office on or before March 9, 2009 and that PHA's should not wait for a board resolution because they had 21-days to get the resolution back to HUD. HUD has indicated that there were no exceptions on the March 9 deadline. Mrs. Coates stated that the PHA did track our submission, and knows that HUD has received the submission. Mrs. Coates stated that there are strings attached to the funds and this is the purpose of the resolution to make sure that the Commissioners understand that:

1. All of the funds must be obligated or contracted out within 12 months.
2. Sixty (60%) percent of the funds must be spent within two years of the effective date March 18, 2009, which has already started ticking on this. The PHA should be receiving the executed ACC any day.
3. The remaining funds have to be spent within 3-years of the effective date and the PHA must have an annual statement and resolution to approve any changes to the ACC.

Mrs. Coates stated that the PHA received clarification today that a board resolution is not necessary if all of the work being proposed is in the Annual Statement of the 5-year plan.

Vice-Chair McQuirter enter the meeting at 4:58 p.m.

Mrs. Coates stated that HUD wants the PHA to give priority to projects that the PHA can award within 120-days with priority consideration being given to vacancy reduction and energy efficient items that are already in our 5-year plan. Three billion dollars was awarded based on the Capital Fund formula. In Illinois, the PHA received the fourth largest award in the State. HUD has indicated that any housing authority that accepts the grant and does not obligate all the funds within the 12 months, those remaining funds will be redistributed to other housing authorities that are in compliance. Therefore, Mrs. Coates stated that there is a chance for more money to come our way. HUD is urging housing authority officials to get this money out the door and they want it done responsibly, ethically and transparently. PHA's are to focus on energy efficiency, live up to the challenge and demonstrate that the PHA can get this done properly. HUD acted very quickly in getting all of the ACC amendments to the housing authorities, which is probably the fastest that they have operated from our experience. The Peoria Housing Authority is pleased to be able to put our plan in motion to move this money.

Mrs. Coates stated that in the packet there is the HUD notice that was released on March 18, which provides more detail and guidance on the funds. If the PHA chose to, the PHA can present a revision to the procurement policy, call it the "Capital Funds Stimulus Grant Revision", and make revisions eliminate the competitive proposal process if it would hold the PHA up from getting this money out the door. Therefore, the PHA does have that option. The staff is reviewing the process to determine what the PHA can do and whether it will be needed or not.

Commissioner Williams asked would the PHA want to be utilizing the money on complete bids at this time. He asked if the PHA has anything in place that the PHA have bid on previously.

Mrs. Coates stated that the PHA does have some things in place. Primarily the PHA is proposing to use 1.4 million dollars for the Harrison redevelopment. Ms. Coates turned the presentation over to Bryan Snyder, our Modernization Account who gave the Board more information on the proposal in this packet. After which, Mrs. Coates stated that the Annual Statement has been revised and when completed, the PHA did not know that 10% of the funds could be utilized for administrative fees. The ACC was revised to reflect the administrative fees for getting the work completed. Mrs. Coates commended Bob Dant for his hard work in the last few days to receive estimates and try to gather ideas of what it would cost the PHA to do the work at Taft. A revision was made based on his estimates.

Bryan Snyder informed the Board that the Annual Statement gives you a line item total; the rest of the document details the work to be completed at the Asset Management Properties where the money was allocated. He read off some of the line items, which included development activities, renovation of interior and exterior units, site improvements and equipment for the AMPS.

Bob Dant, Construction Inspector stated that Taft Homes has had no renovations for sometime. He stated that he went through each unit to determine what items were put in and lasted for sometime: water heaters, storm doors, furnaces, steel doors that was mostly installed back in 1993. He stated that he also focused on energy, efficient type of things and items made in the area to utilize some of the suppliers around this area. He stated that he has a good feel for what is needed and prices are based on an estimate of what it will take to purchase 50-100 pieces at a time. The fact that the PHA may purchase 200-400 of the same pieces would drive the price down. He stated that he is confident with what he has gotten. The PHA will put it out to bid and see what comes in.

Commissioner Heward asked if the PHA has sufficient staff to handle this work. Mrs. Coates stated that the PHA has a very limited number of individuals that will be working on the project, but she is confident that whatever needs to happen, the PHA will make it happen.

Mr. Dant informed Commissioner Heward that the housing authority has completed bigger projects than this in short period.

Commissioner Cannon asked if the PHA is taking out appliances that are functioning. Mr. Dant stated that salvage has not been addressed and it has always been put in the specs. By the time, you take something out and store it until you need it, most of the time it sits in the warehouse and deteriorates. Therefore, he stated he does not see the PHA salvaging anything, because the PHA had to get rid of it anyway.

Commissioner Cannon stated that if it is a functioning unit, then there must be someone out there that can use the unit. The PHA ought to be able to do something besides destroying the appliance if it is functioning.

Ms. Lucas stated that the furnaces have a life span of 15-17 years. They are obsolete and getting to the point that the PHA cannot get parts for a plastic air housing. Many of the parts are being weeded out and they are getting harder and harder to find. Are they functioning at this moment "Yes"? Will they function next winter, she indicated that it may or may not be possible. The PHA has done gas valves, motherboards, purged motors, and air housing. This is

a major expense. How long these would last in someone's home, at this time she could not determine how the items would be repaired.

Commissioner Cannon stated that this is what they are buying. If it were a functioning unit, to throw it out would not be feasible.

Commissioner Williams asked about the Physical Needs Assessment, would some of these items be looked at for the capital improvement funds.

Mrs. Coates stated that you have received the 5-Year action plan. All of the work items that are a part of this stimulus package are in the 5-year plan. The PHA is required to have a physical need assessment that identifies all of its needs. Therefore, what you have is 35 million dollars of Capital Fund needs that would take a long time to complete. What the PHA is planning to do is to regroup, to make sure that the PHA can get this money obligated. Just the Harrison Development alone, is additional work, work that the PHA has underway. What happens then, is it leaves the PHA a little more money from these line item so that the PHA can use the Capital Fund Stimulus money. The PHA can look at our other grants, to determine how we can shift those funds to get other work done.

Commissioner Williams stated that he was very concerned with the Capital Funds being used at the other AMPS. One of his concerns was at Taft, and the curb appeal. Not that it is very important to consider. He stated that the PHA should try and landscape at Taft to get some curb appeal in that area. That area has deteriorated.

Mrs. Coates stated that with the new siding and the repair of the gutters, the location would look very nice with the money that the PHA is proposing to spend.

Ms. Lucas stated that as you drive down Adams Street, one of the things in addition to the siding that will make a tremendous difference is all 18 of the white columns in front will be replaced. The site will have the siding, the soffits, and the downspouts, all of that will be repaired and replaced. Therefore, the curb appeal along Adams Street will increase tremendously. As far as the planting of flowers and shrubs, the PHA may not be able to do that out of this money. By not doing repairs on furnaces and water heaters, there may be additional funding just simply through our regular budget to begin to address some of those things. In addition, the PHA can work with the residents in cleaning up their yards, with the Dream Center being helpful in attempting to get more and more of the residents involved in planting some flowers around in addition to the garden area in front of the office. More discussion took place on energy efficient items, ARRA Capital funds, how the Administrative money can be utilized toward the Central Office Cost Center (COCC) and individual metering of the Taft Homes. Brian Mooty stated that under the Recovery Act all monies would be recorded on the Internet to allow the public to review how the money is spent. Mrs. Coates stated that the PHA would be restricted to draw down any money until after the work is completed to prevent housing authorities from receiving the 10% at one time. There will be quarterly reporting with a great deal emphasis on accountability. There will be more guidance coming regarding the reports about the expenditures, how the funds were used, etc.

There being no other questions, Chair Zuckerman entertained a motion to approve Resolution #AR032309-02 approval to submit the American Recovery and Reinvestment Act (ARRA) Capital

Fund that will include the board resolution indicating that the Board accepts and the Board does authorize the Chief Executive Officer to sign off on the grant on behalf of the Housing Authority. Commissioner Cannon made the motion to approve the resolution. Commissioner McQuirter seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, McQuirter, Perkins, Williams, Heward, and Cannon.

Nays: None. Motion carried.

OLD BUSINESS

Section 8 Management Assessment Program (SEMAP) Final Rule

Elizabeth Lewis, Section 8 Director informed the Board that during the regular monthly meeting of the Board of Commissioners on February 23, 2009, Section 8 Supervisor, Jennifer Davidson, in her absence presented the Section 8 Management Assessment Program scores to the Board for approval. During her presentation, she had mentioned that HUD would be able to retrieve some of the points that the PHA certified. She indicated that due to the previous audits conducted on the Section 8 department, OIG, Tier One and the Independent Audits because of how the PHA scored under the audits, according to 24 CFR 985.104 the following reasons were listed as to why HUD can retrieve the points and modify the PHA's scores. She said the scores could be modified due to how the PHA scored in the audits mentioned above. HUD does have the right to retrieve some of the points.

Chair Zuckerman explained to Commissioner Cannon the reasons why the scores could be modified since he was not in attendance at the last Board Meeting.

Section 8 Payment Standards

Elizabeth Lewis explained to the Board that effective October 1, 2008, HUD published new fair market rents for the fiscal year 2009. The Fair Market Rents are higher than the current Payment Standards (105% over the payment standards), the PHA will adjust its standards to the new standards effective October 1, 2008 and the new standards will reflect 100 percent of the fair market rents for 2009.

As of April 1, 2008, since the department had enforced the 105% of payment standard, the PHA has had new admissions. Out of those, new admissions, the PHA completed a survey of the increase, which the PHA found that the properties are more affordable and will increase lease-up opportunities. The utility allowance reimbursement for the new admissions, which indicated that the payment standards that the PHA offered were too high for what the PHA needed due to the client income. Most of the calculations were for tenants with "0" income. Therefore, at new admission the PHA was giving our tenants utility reimbursement checks. Therefore, the 2009 Fair Market Rents that are higher at 100% will also make the units affordable. This is why the PHA is moving toward the 100% of the Fair Market rents rather than the 105% of the Fair Market Rents.

NEW BUSINESS

Public Housing Family Self-Sufficiency grant Award for the FY 2008

Chief Executive Officer, Brenda Coates was pleased to announce the PHA received a grant award for the Public Housing Family Self-Sufficiency program for the FY 2008 for \$48,073.00, which is consistent with the award from last year. The amount does not cover the total

salaries and benefits of the employee; it goes a long way to helping the PHA to continue our Family Self-Sufficiency Program. Without this grant, more dollars would be spread to the AMP's for Taft and Harrison Homes. There were some housing authorities in Illinois that did not receive an award and the PHA are very grateful to have received this award.

Legislative Updated

Mrs. Coates informed the Board that she attended the Legislative Conference for 2009 and a lot of new information came out of the conference that the Board needed to be aware of. Mrs. Coates stated that the three billion dollars that was distributed to housing authorities for the capital fund was based on the capital fund formula. There is another 1 billion dollars that is going to be competitive, and at this time the PHA doesn't have much information on that, but there is a notice of funding that is scheduled to come out next month. The only thing that the PHA knows so far is that it is going to be tied to investments that leverage private financing. The PHA will keep you posted on additional information regarding the recovery money.

The atmosphere at the Legislative Conference was one of "it is truly a new day at HUD." She stated that she says that all of the other housing officials, with the appointment of the new HUD Secretary, Shaun Donovan, everyone is thrilled that Mr. Donovan has a solid combination of academics, private and governmental experience in housing policies. He is an architect by trade who earned his Bachelors Degree from Harvard University and has served as a New York City Housing Commissioner. He spoke to housing individuals and commented that this is an unprecedented opportunity unlike any the PHA has seen in the last two decades. The PHA must become accountable in ways that the PHA has not done before and this is truly an opportunity to show the American people that the PHA will not let this opportunity go to waste. He also served as the HUD Deputy Assistant Secretary for Multi Family Housing during the Bill Clinton years. After the information, Mrs. Coates pointed out some of the charts that were presented in the packet with an explanation for each.

RESIDENT AND PUBLIC COMMENTS

Glenda Johnson, Resident Council President for Sterling Towers

Ms. Johnson informed the Board that she has petitioned the residents of Sterling Towers who want to petition the Board to bring back Jimmey Garry as the Manager of Sterling Towers. She indicated that there are over 60 names on the petition that are requesting a reasonable reason as to why Mr. Garry is no longer at Sterling. She indicated that if the information were not given to the residents, their next step would be to contact the Mayor's office.

Public Resident Ron Diamond

Mr. Diamond complimented Jimmey Garry, Manager of Sterling Towers and Rachel Pollard for the excellent work that they were doing at the site, because they have always had the best interest of the residents at heart. He said he possesses great leadership, praised him for his abilities and requested that the PHA keep him in place. Therefore, he requested that the Board reconsider their decision regarding Mr. Garry.

ADJOURNMENT OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS TO MOVE INTO EXECUTIVE SESSION

There being no other items for discussion, Chair Zuckerman entertained a motion to adjourn the Regular Meeting of the Board of Commissioners and move into Executive Session for the purpose of discussing Personnel, Collective Bargaining and Litigation issues. Commissioner Perkins made the motion to adjourn and Commissioner Heward seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, McQuirter, Perkins, Williams, Heward, and Cannon.

Nays: None. Motion carried. The meeting adjourned at 5:36 p.m. to move into Executive Session.

ADJOURNMENT OF EXECUTIVE SESSION

There being no other items for discussion, Chair Zuckerman entertained a motion to adjourn the Executive Session and move into regular session of the Board of Commissioners. Commissioner Cannon made the motion to adjourn and Commissioner Perkins seconded the motion. A roll call of the Commissioners indicated the following.

Ayes: Zuckerman, McQuirter, Perkins, Williams, Heward, and Cannon.

Nays: Motion carried. The meeting adjourned at 6:20 p.m. to move into the regular session of the Board of Commissioners

ADJOURNMENT OF REGULAR MEETING

There being no other business for discussion, Chair Zuckerman entertained a motion to adjourn the regular meeting of the Board of Commissioners. Commissioner Perkins made the motion to adjourn the Board of Commissioners meeting for Monday, March 23, 2009 and Commissioner Williams seconded the motion. A roll call of the Commissioners indicated the following:

Ayes: Zuckerman, McQuirter, Perkins, Williams, Heward, and Cannon.

Nays: Motion carried. The meeting adjourned at 6:21 p.m.

Respectfully submitted by,

PEORIA HOUSING AUTHORITY



John Williams
Board Secretary

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Peoria Housing Authority		Locality (City/County & State) Peoria/Peoria/IL			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name: Peoria Housing Authority - ALL AMPs	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	\$1,288,040.00	\$1,118,040.00	\$1,027,000.00	\$607,000.00
C.	Management Improvements		\$96,000.00	\$27,250.00	\$27,250.00	\$97,250.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$176,754.00	\$176,754.00	\$176,754.00	\$176,754.00
F.	Other					
G.	Operations		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
H.	Demolition					\$250,000.00
I.	Development		\$436,750.00	\$345,500.00	\$436,540.00	\$536,540.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$2,097,544.00	\$1,767,544.00	\$1,767,544.00	\$1,767,544.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,097,544.00	\$1,767,544.00	\$1,767,544.00	\$1,767,544.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name: Peoria Housing Authority – ALL AMPs	Work Statement for Year 1 FFY __2009__	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
		Annual Statement				
	IL3-2, Harrison Homes South AMP 2		\$609,422.00	\$527,610.00	\$683,478.00	\$676,743.00
	IL 3-09, Scattered Sites – AMP 3		\$325,688.00	\$355,688.00	\$505,688.00	\$470,305.00
	IL 3-4, Taft Homes – AMP 4		\$816,746.00	\$613,558.00	\$357,690.00	\$402,308.00
	IL3-5 Sterling Towers – AMP 5		\$345,688.00	\$270,688.00	\$220,688.00	\$218,188.00
	CFP Funds listed for 5 year planning		\$2,097,544.00	\$1,767,544.00	\$1,767,544.00	\$1,767,544.00
	Replacement Housing Factor Funds First Year Increments		\$763,987.00	\$618,483.00	\$0.00	\$0.00
	Replacement Housing Factor Funds Second Year Increment		\$231,000.00	\$405,162.00	\$934,459.00	\$934,459.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Peoria Housing Authority		Locality (City/County & State) Peoria/Peoria/IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name: IL 003-002 Harrison Homes AMP 2	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	\$228,540.00	\$228,540.00	\$162,500.00	\$162,500.00
C.	Management Improvements		\$24,000.00	\$15,250.00	\$15,250.00	\$32,750.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$44,188.00	\$44,188.00	\$44,188.00	\$44,188.00
F.	Other					
G.	Operations		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
H.	Demolition					\$250,000.00
I.	Development		\$287,694.00	\$214,632.00	\$436,540.00	\$162,305.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$609,422.00	\$527,610.00	\$683,478.00	\$676,743.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$609,422.00	\$527,610.00	\$683,478.00	\$676,743.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$36,040.00	Construction Supervision/Inspections		\$36,040.00
	Subtotal 1430		\$53,540.00	Subtotal 1430		\$53,540.00
	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes AMP 2		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00
	Subtotal 1450		\$21,250.00	Subtotal 1450		\$21,250.00
	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes AMP 2		
	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$150,000.00	Interior & Exterior Unit Renovations		\$150,000.00
	Subtotal 1460		\$152,500.00	Subtotal 1460		\$152,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes AMP 2		
Annual Statement	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	Total IL 003-002 Harrison Homes AMP 2		\$228,540.00	Total IL 003-002 Harrison Homes AMP 2		\$228,540.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year: 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$20,000.00	Construction Supervision/Inspections		\$20,000.00
	Subtotal 1430		\$37,500.00	Subtotal 1430		\$37,500.00
	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes AMP 2		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00
	Subtotal 1450		\$21,250.00	Subtotal 1450		\$21,250.00
	IL003-002: Harrison Homes AMP 2			IL003-002: Harrison Homes AMP 2		
	Dwelling Structures			Dwelling Structures		
	Modernization Req. of 504 Accessibility		\$2,500.00	Modernization Req. of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$100,000.00	Interior & Exterior Unit Renovations		\$100,000.00
	Subtotal 1460		\$102,500.00	Subtotal 1460		\$102,500.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Peoria Housing Authority		Locality (City/County & State) Peoria/Peoria/IL			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name: IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	\$232,500.00	\$282,500.00	\$432,500.00	\$182,500.00
C.	Management Improvements		\$24,000.00	\$4,000.00	\$4,000.00	\$21,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$44,188.00	\$44,188.00	\$44,188.00	\$44,188.00
F.	Other					
G.	Operations		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
H.	Demolition					
I.	Development					\$197,117.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$325,688.00	\$355,688.00	\$505,688.00	\$470,305.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$325,688.00	\$355,688.00	\$505,688.00	\$470,305.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$5,000.00	Construction Supervision/Inspections		\$5,000.00
	Subtotal 1430		\$22,500.00	Subtotal 1430		\$22,500.00
	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repair & Landscaping		\$30,000.00	Concrete Repair & Landscaping		\$30,000.00
				Tuckpoint & Seal and Repair Brick		\$100,000.00
	Subtotal 1450		\$31,250.00	Subtotal 1450		\$131,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
Annual Statement	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$175,000.00	Interior & Exterior Unit Renovations		\$125,000.00
	Subtotal 1460		\$177,500.00	Subtotal 1460		\$127,500.00
	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3		\$232,500.00	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3		\$282,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$5,000.00	Construction Supervision/Inspections		\$5,000.00
	Subtotal 1430		\$22,500.00	Subtotal 1430		\$22,500.00
	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repair & Landscaping		\$30,000.00	Concrete Repair & Landscaping		\$30,000.00
	Subtotal 1450		\$31,250.00	Subtotal 1450		\$31,250.00
	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$125,000.00	Interior & Exterior Unit Renovations		\$125,000.00
	Subtotal 1460		\$127,500.00	Subtotal 1460		\$127,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3					
Annual Statement	Dwelling Equipment Replace Appliances & Water Heaters		\$250,000.00			
	Subtotal 1465		\$250,000.00			
	IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3			IL003-009, 010, 011, 012, 015, 016: Scattered Sites AMP 3		
	Non-Dwelling Structures Modernization Requirements of 504 Accessibility		\$1,250.00	Non-Dwelling Structures Modernization Requirements of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3		\$432,500.00	Total IL 003-009, 010, 011, 012, 015, 016 Scattered Sites AMP 3		\$182,500.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Peoria Housing Authority		Locality (City/County & State) Peoria/Peoria/IL			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name: IL 003-004 Taft Homes AMP 4	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	\$574,500.00	\$409,500.00	\$284,500.00	\$134,500.00
C.	Management Improvements		\$24,000.00	\$4,000.00	\$4,000.00	\$21,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$44,190.00	\$44,190.00	\$44,190.00	\$44,190.00
F.	Other					
G.	Operations		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
H.	Demolition					
I.	Development		\$149,056.00	\$130,868.00		\$177,118.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$816,746.00	\$613,558.00	\$357,690.00	\$402,308.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$816,746.00	\$613,558.00	\$357,690.00	\$402,308.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$15,000.00	Construction Supervision/Inspections		\$15,000.00
	Subtotal 1430		\$32,500.00	Subtotal 1430		\$32,500.00
	IL003-004: Taft Homes AMP 4					
	Site Acquisition					
	Purchase Property to Expand Portfolio		\$250,000.00			
	Subtotal 1440		\$250,000.00			
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00
	Subtotal 1450		\$21,250.00	Subtotal 1450		\$21,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
Annual Statement	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$132,000.00	Interior & Exterior Unit Renovations		\$92,000.00
				Cycle Painting		\$130,000.00
	Subtotal 1460		\$134,500.00	Subtotal 1460		\$224,500.00
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Dwelling Equipment			Dwelling Equipment		
	Replace Furnaces, Water Heaters & Appliances		\$120,000.00	Replace Furnaces, Water Heaters & Appliances		\$120,000.00
	Subtotal 1465		\$120,000.00	Subtotal 1465		\$120,000.00
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Req. of 504 Accessibility		\$1,250.00	Modernization Req. of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Safety and Crime Prevention Equipment		\$15,000.00	Safety and Crime Prevention Equipment		\$10,000.00
	Subtotal 1475		\$15,000.00	Subtotal 1475		\$10,000.00
	Total IL 003-004 Taft Homes AMP 4		\$574,500.00	Total IL 003-004 Taft Homes AMP 4		\$409,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$10,000.00	Construction Supervision/Inspections		\$10,000.00
	Subtotal 1430		\$27,500.00	Subtotal 1430		\$27,500.00
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00	Concrete Repairs-sidewalks, stoops, handrails, roads & parking lots		\$20,000.00
	Subtotal 1450		\$21,250.00	Subtotal 1450		\$21,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
Annual Statement	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$102,000.00	Interior & Exterior Unit Renovations		\$72,000.00
	Subtotal 1460		\$104,500.00	Subtotal 1460		\$74,500.00
	IL003-004: Taft Homes AMP 4					
	Dwelling Equipment					
	Replace Furnaces, Water Heaters & Appliances		\$120,000.00			
	Subtotal 1465		\$120,000.00			
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Req. of 504 Accessibility		\$1,250.00	Modernization Req. of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	IL003-004: Taft Homes AMP 4			IL003-004: Taft Homes AMP 4		
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Safety and Crime Prevention Equipment		\$10,000.00	Safety and Crime Prevention Equipment		\$10,000.00
	Subtotal 1475		\$10,000.00	Subtotal 1475		\$10,000.00
	Total IL 003-004 Taft Homes AMP 4		\$284,500.00	Total IL 003-004 Taft Homes AMP 4		\$134,500.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Peoria Housing Authority		Locality (City/County & State) Peoria/Peoria/IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name: IL 003-005, 007 Sterling Towers AMP 5	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	\$252,500.00	\$197,500.00	\$147,500.00	\$127,500.00
C.	Management Improvements		\$24,000.00	\$4,000.00	\$4,000.00	\$21,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$44,188.00	\$44,188.00	\$44,188.00	\$44,188.00
F.	Other					
G.	Operations		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$345,688.00	\$270,688.00	\$220,688.00	\$218,188.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$345,688.00	\$270,688.00	\$220,688.00	\$218,188.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$5,000.00	Construction Supervision/Inspections		\$5,000.00
	Subtotal 1430		\$22,500.00	Subtotal 1430		\$22,500.00
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete & Landscaping – sidewalks, parking lot		\$15,000.00	Concrete & Landscaping – sidewalks, parking lot		\$10,000.00
	Subtotal 1450		\$16,250.00	Subtotal 1450		\$11,250.00
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$10,000.00	Interior & Exterior Unit Renovations		\$10,000.00
				Cycle Painting		\$150,000.00
	Subtotal 1460		\$12,500.00	Subtotal 1460		\$162,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-005, 007: Sterling Towers AMP 5					
Annual Statement	Dwelling Equipment					
	Replace Water Heaters and Appliances		\$100,000.00			
	Subtotal 1465		\$100,000.00			
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Req. of 504 Accessibility		\$1,250.00	Modernization Req. of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	IL003-005, 007: Sterling Towers AMP 5					
	Non-Dwelling Equipment					
	Safety and Crime Prevention Equipment		\$100,000.00			
	Subtotal 1475		\$100,000.00			
	Total IL 003-005, 007 Sterling Towers AMP 5		\$252,500.00	Total IL 003-005, 007 Sterling Towers AMP 5		\$197,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
Annual Statement	Fees and Costs			Fees and Costs		
	A&E for Design and Construction		\$10,000.00	A&E for Design and Construction		\$10,000.00
	Consulting, Survey and Appraisal		\$7,500.00	Consulting, Survey and Appraisal		\$7,500.00
	Construction Supervision/Inspections		\$5,000.00	Construction Supervision/Inspections		\$5,000.00
	Subtotal 1430		\$22,500.00	Subtotal 1430		\$22,500.00
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Site Improvements			Site Improvements		
	Modernization Requirements of 504 Accessibility		\$1,250.00	Modernization Requirements of 504 Accessibility		\$1,250.00
	Concrete & Landscaping – sidewalks, parking lot		\$10,000.00	Concrete & Landscaping – sidewalks, parking lot		\$10,000.00
	Subtotal 1450		\$11,250.00	Subtotal 1450		\$11,250.00
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Dwelling Structures			Dwelling Structures		
	Modernization Requirements of 504 Accessibility		\$2,500.00	Modernization Requirements of 504 Accessibility		\$2,500.00
	Interior & Exterior Unit Renovations		\$10,000.00	Interior & Exterior Unit Renovations		\$10,000.00
	Subtotal 1460		\$12,500.00	Subtotal 1460		\$12,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
Annual Statement	Dwelling Equipment			Dwelling Equipment		
	Replace Water Heaters and Appliances		\$100,000.00	Replace Water Heaters and Appliances		\$80,000.00
	Subtotal 1465		\$100,000.00	Subtotal 1465		\$80,000.00
	IL003-005, 007: Sterling Towers AMP 5			IL003-005, 007: Sterling Towers AMP 5		
	Non-Dwelling Structures			Non-Dwelling Structures		
	Modernization Req. of 504 Accessibility		\$1,250.00	Modernization Req. of 504 Accessibility		\$1,250.00
	Subtotal 1470		\$1,250.00	Subtotal 1470		\$1,250.00
	Total IL 003-005, 007 Sterling Towers AMP 5		\$147,500.00	Total IL 003-005, 007 Sterling Towers AMP 5		\$127,500.00

