

<b>Annual PHA Plan</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

## Annual Plan for Fiscal Year 2024



**East Peoria Housing Authority**  
**139 Cole St**  
**East Peoria IL 61611**

PHA Name: East Peoria Housing Authority  
PHA Number: IL124

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

**Definitions.**

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

A.	PHA Information.																				
A.1	<p> <b>PHA Name:</b> <u>East Peoria Housing Authority</u> <b>PHA Code:</b> <u>IL124</u>  <b>PHA Type:</b> <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY) <u>10/1/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>300</u> <b>Total Combined Units/Vouchers</b> _____  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>Availability of Information:</b> The East Peoria Housing Authority will have copies of the 2024 EPHA Annual Plan draft are available for the public to view at the EPHA Administrative Office located at 139 Cole Street East Peoria Illinois 61611. The Plan will also be available on the EPHA website: <a href="http://www.eastpeoriahousingauthority.com">www.eastpeoriahousingauthority.com</a>. Said locations are reasonable accessible to the public.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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		PH	HCV																		
Lead PHA:																					


**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

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

Y N

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

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

[SEE ATTACHMENT A FOR OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION AND ADMISSIONS AND GREIVANCES PROCEEDURE](#)

[SEE ATTACHMENT B FOR FINANCIAL RESOURCES](#)

[HOMEOWNERSHIP PROGRAM: The EPHA plans to explore options to implement a Homeownership program.](#)

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

**B.2 New Activities.**

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

Y N

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

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

<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <a href="#">SEE ATTACHMENT C</a></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <a href="#">N/A</a></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <a href="#">SEE ATTACHMENT D</a></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.  <a href="#">SEE ATTACHMENT E</a></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><a href="#">SEE ATTACHMENT F</a></p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>					
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="186 646 1463 1098"> <tr> <td data-bbox="186 646 1463 688"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="186 688 1463 1098"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="186 1121 1463 1535"> <tr> <td data-bbox="186 1121 1463 1163"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="186 1163 1463 1535"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="186 1558 1463 1598"> <tr> <td data-bbox="186 1558 1463 1598"><b>Fair Housing Goal:</b></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>	<b>Fair Housing Goal:</b>
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***Describe fair housing strategies and actions to achieve the goal***

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

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

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

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

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

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

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

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

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

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

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

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

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

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

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

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) 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. (24 CFR §903.7(m)(5))

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

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

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

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

**HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . (Notice PIH 2011-47)

**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 Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

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

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

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7 \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7 \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

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

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

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

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

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

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

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

## C. Other Document and/or Certification Requirements.

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

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

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA



fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, 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. (24 CFR §903.7(o)).

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

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

#### **D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 7.52 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.



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## **EAST PEORIA HOUSING AUTHORITY – IL124**

### **2024 PHA ANNUAL PLAN**

### **B.1-REVISION OF EXISTING PHA PLAN ELEMENTS DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS**

#### **ATTACHMENT A**

### **ADMINISTRATIVE PLAN REVISIONS**

#### **East Peoria Housing Authority Housing Choice Voucher Program Summary of Revisions to the Administrative Plan Preference Point System**

On September 23, 2022, we were notified via PIH Notice 2022-29 that our agency was awarded 5 “Fair Share Vouchers” additional Housing Choice Vouchers under the Consolidated Appropriation Act. PHA’s are required by this act to provide these vouchers to survivors of domestic violence and/or individuals who are homeless, or at risk of homelessness.

In October 2022 EPHA revised our waitlist point system to establish preferences to assist these populations. These changes are outlined below. The full administrative plan can be found at [eastpeoriahousingauthority.com](http://eastpeoriahousingauthority.com)



**CURRENT WAITING LIST PREFERENCES/WEIGHTS**

	Preference	Ranking or Point Value
1	Family and/or elderly/disabled households	3 points
2	Applicants residing within Corporate City limits of East Peoria at time of application	2 points
3	Applicants residing within Tazewell County but outside the Corporate City limits of East Peoria at time of application	1 point

**REVISED WAITING LIST PREFERENCES/WEIGHTS**

	Preference	Ranking or Point Value
1	Applicants residing within City Corporate limits of East Peoria at time of application	6 points
2	Applicants residing within Tazewell County but outside the City Corporate limits of East Peoria at time of application	2 points
3	Elderly/disabled households	1 point
4	Victims of Domestic Violence Preference	1 point
5	Homeless Preference	1 point

Weighted range: 12 ---> 0

**VAWA Preference:**

Pursuant to the Violence Against Women Act (VAWA), this preference is available for individuals who have been victims of domestic violence, sexual assault, dating violence or stalking.

The EPHA does not make the determination if an applicant is a victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking. We only make the determination in you qualify for the preference

While self-certification is acceptable documentation under VAWA to determine if a person is a victim, it is not acceptable documentation to qualify for the EPHA VAWA Preference

**To qualify for this preference**, documentation must be provided that demonstrates the applicant has been determined to be a victim of domestic violence, sexual assault, dating violence or stalking, with written verification from the police, a social service agency, courts, physician, and/or a public or private facility giving shelter and/or counseling services to victims.



**Homeless Preference:**

Pursuant to the McKinney-Vento Homeless Assistance Act, this preference is available for individual/families who are homeless, or at risk of homelessness, as defined by section 401(1) of the Act.

**To qualify for this preference**, applicants must demonstrate that they lack a fixed, regular, adequate nighttime residence, with documentation from a public or private social service agency, OR that they are at imminent risk of losing their primary nighttime residence,

**Lack of fixed residence:**

- Primary nighttime residence is a supervised public or private shelter or designated social service agency;
- Primary nighttime residence is a public or private place not ordinarily used as an accommodation for human beings

**Imminent risk of losing primary residence:**

- Served with a court-ordered eviction notice
- Notice of public safety condemnation on current home
- Foreclosure proceedings are pending on current home
- Sudden and Significant loss of income





**East Peoria Housing Authority**  
**Housing Choice Voucher Program**  
**Summary of Proposed Revisions to the Administrative Plan**  
**Criminal Justice**  
**Equity in Public Housing Access**

In January 2021, The Public Housing Access Bill (HB5574) amended The Public Housing Authorities Act to allow an individual with a felony conviction to live in federally assisted housing. With a goal to help to end the cycle of recidivism and homelessness.

To create more housing stability and address the risk of homelessness, SB 1980 HFA2 creates standards for PHAs to use in the criminal background screening process. In October 2022, the EPHA revised our Administrative Plan as outlined by the Bill

<p><b>CHANGES:</b></p> <ul style="list-style-type: none"> <li>- The new bill restricts the timeframe of criminal convictions to 180 days.</li> <li>- The new bill requires notification of pending ineligibility and an opportunity for hearing prior</li> <li>- The new bill requires a Tracking mechanism for denials</li> </ul>	<p><b>CURRENT POLICIES:</b></p> <ul style="list-style-type: none"> <li>- Allow a lookback period of 5 years for criminal activity.</li> <li>- Provides notice of denial and opportunity for an informal hearing prior to denial.</li> </ul>
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<b>NOTIFICATION TO PARTICIPATION/APPLICANTS</b>	
<b>Legal Requirement(s)</b>	HUD Regulations require notification to applicants of criminal background check results, if any, before the Public Housing Authority (PHA) makes an ineligibility determination, as well as the opportunity to dispute or otherwise respond to that record. See 24 CFR § 960.204(c).
<b>Current Policy</b>	<p style="text-align: center;">1. Denial</p> <p>If the PHA proposes to deny admission for criminal activity as shown by a criminal record, the PHA must provide the subject of the record and the applicant with a copy of the criminal record. The PHA must give the family an opportunity to dispute the accuracy and relevance of that record prior to denying assistance in accordance with 24 CFR 982.554.</p> <p style="text-align: center;">2. Ineligibility Determination</p> <p>a) Families determined to be ineligible due to the definition of family, income, or drug-related criminal or violent criminal activity, or a pattern of alcohol abuse, will be notified in writing that they do not qualify for the program. Families will be notified of the right to have an Informal Review.</p>
<b>Revised Policy</b>	<p><b>Denial and Ineligibility Determination</b></p> <p>a) Before denying an applicant’s assistance based on a criminal history record, the EPHA will send a “Pending Ineligibility Notification” to the applicant(s). This notice will explain why further review is needed and allow the applicant the opportunity for an individualized criminal records assessment hearing in compliance with the Housing Authorities Act.</p>



**NOTIFICATION TO PARTICIPATION/APPLICANTS**

<p><b>Legal Requirement(s)</b></p>	<p>(e-5) Criminal history record assessment. The Authority shall use the following process when evaluating the criminal history report of an applicant or other household member to determine whether to rent or lease to the applicant:            (1) Unless required by federal law, the Authority shall not consider the following information when determining whether to rent or lease to an applicant for housing: (we are hcv only)            (A) an arrest or detention;            (B) criminal charges or indictments, and the nature of any disposition arising therefrom, that do not result in a conviction;            (C) a conviction that has been vacated, ordered, expunged, sealed, or impounded by a court;            (D) matters under the jurisdiction of the Illinois Juvenile Court;            (E) the amount of time since the applicant or other household member completed his or her sentence in prison or jail or was released from prison or jail; or            (F) convictions occurring more than 180 days prior to the date the applicant submitted his or her application for housing.</p>
<p><b>Current Policy</b></p>	<p><b>B. Denial of Admission</b></p> <p>In addition to Section C of this chapter (Drug Abuse, Criminal Activity and Domestic Violence), denial of program assistance will be made for an applicant and participant for any of the following grounds:</p> <p>3. The applicant or family member(s) has been evicted from federally- assisted housing in the last five (5) years;</p> <p><b>C. Denial for Drug Abuse, Criminal Activity, and Domestic Violence</b></p> <p>The PHA prohibits admission to the program of an applicant for seven (7) years from the date of termination if a household member has been terminated from federally assisted housing for drug-related criminal activity. However, the PHA may admit the household if the PHA determines:</p> <ol style="list-style-type: none"> <li>(1) That the household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA; or</li> <li>(2) That the circumstances leading to termination no longer exist. (For example, the criminal household member has died or is imprisoned.)</li> </ol>



<p><b>Revised Policy</b></p>	<p>a) B. Denial of Admission</p> <p>In addition to Section C of this chapter (Drug Abuse, Criminal Activity and Domestic Violence), denial of program assistance will be made for an applicant and participant for any of the following grounds:</p> <p>3. The applicant or family member(s) has been evicted from federally- assisted housing in the last three (3) years;</p> <p>C. Denial for Drug Abuse, Criminal Activity, and Domestic Violence</p> <p>The PHA prohibits admission to the program of an applicant for three (3) years from the date of termination if a household member has been terminated from federally assisted housing for drug-related criminal activity. However, the PHA may admit the household if the PHA determines:</p> <ul style="list-style-type: none"> <li>(3) That the household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA; or</li> <li>(4) That the circumstances leading to termination no longer exist. (For example, the criminal household member has died or is imprisoned.)</li> </ul>
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**OTHER CRIMINAL ACTIVITY & NOTIFICATION TO PARTICIPATION/APPLICANTS**

<p><b>Legal Requirement(s)</b></p>	<p>(e-5) Criminal history record assessment. The Authority shall use the following process when evaluating the criminal history report of an applicant or other household member to determine whether to rent or lease to the applicant:</p> <p>(1) Unless required by federal law, the Authority shall not consider the following information when determining whether to rent or lease to an applicant for housing:</p> <ul style="list-style-type: none"> <li>(A) an arrest or detention;</li> <li>(B) criminal charges or indictments, and the nature of any disposition arising therefrom, that do not result in a conviction;</li> <li>(C) a conviction that has been vacated, ordered, expunged, sealed, or impounded by a court;</li> <li>(D) matters under the jurisdiction of the Illinois Juvenile Court;</li> <li>(E) the amount of time since the applicant or other household member completed his or her sentence in prison or jail or was released from prison or jail; or</li> <li>(F) convictions occurring more than 180 days prior to the date the applicant submitted his or her application for housing.</li> </ul>
<p><b>Current Policy</b></p>	<p>a) Households shall be denied admission for five (5) years after the date of the most recent conviction if any household member is convicted of a drug-related criminal activity, violent criminal activity, other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate</p>



	<p>vicinity; other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor or agent), or pattern of alcohol abuse. A “pattern” shall be at least three (3) alcohol-related criminal offenses within the five (5) year period prior to application for assistance.</p> <p>b) The following are standards to be applied as appropriate, for drug-related criminal activity and other criminal activity concerning denial of admission:</p> <ol style="list-style-type: none"> <li>(1) The PHA may determine the use of an illegal drug through a preponderance of evidence of a drug-related charge.</li> <li>(2) The PHA shall determine involvement in criminal activity through the preponderance of evidence for a criminal activity.</li> <li>(3) Any household member includes adults and minors who are on the lease or who are living in the household, but not reported to the PHA.</li> <li>(4) Currently engaging in illegal use of a drug or other criminal activity shall be defined as one year from the date the PHA discovers the preponderance of evidence.</li> <li>(5) Reasonable cause shall be determined by a preponderance of evidence of illegal use of a drug charge or other criminal activity.</li> <li>(6) There is no time period concerning the preponderance of evidence of a drug-related charge for manufacturing, production, or distribution of methamphetamine on the premises of federally assisted housing. Such household members being convicted of this offense will always be denied admission.</li> <li>(7) The time period of ineligibility for admission for other drug-related or other criminal activities shall be five (5) years from the date of the preponderance of evidence.</li> <li>(8) Evidence of criminal activity shall be defined as a preponderance of evidence for criminal activity.</li> </ol>
<p><b>Revised Policy</b></p>	<p>a) c. Households shall be denied admission for six (6) months after the date of the most recent conviction if any household member is convicted of a drug-related criminal activity, violent criminal activity, other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA. or pattern of alcohol abuse. A “pattern” shall be at least three (3) alcohol-related criminal offenses within the three (3) year period prior to application for assistance.</p> <p>d) The following are standards to be applied as appropriate, for drug-related criminal activity and other criminal activity concerning denial of admission:</p> <ol style="list-style-type: none"> <li>(1) The PHA may determine the use of an illegal drugs and criminal activity in accordance with the Housing Authorities Act.</li> </ol>





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|  | <p>(4) Currently engaging in illegal use of a drug or other criminal activity shall be defined as 6 months from the date of the application.</p> <p>(5) Reasonable cause shall be determined by convictions of illegal use of a drugs or other criminal activity within 6 months of the date of application.</p> <p>(8) Evidence of criminal activity shall be defined as convictions for criminal activity.</p> |
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**EAST PEORIA HOUSING AUTHORITY-IL124**  
**2024 PHA ANNUAL PLAN**  
**B.1 STATEMENT OF FINANCIAL RESOURCES**  
**ATTACHMENT B**

Financial Resources Planned Sources and Uses		
	Planned \$	Planned Uses
<b>1. Federal Grants</b>		
Annual Contributions for Tenant-Based Assistance (HCV HAP)	\$1,420,149	
Annual Contributions for Tenant Based Vouchers all Administrative Fees	\$242,564	
<b>2. Other Income (listed below)</b>		
Interest Income	250	
Misc. Income		
<b>Total Sources</b>	<b>\$1,662,963</b>	



# EAST PEORIA HOUSING AUTHORITY – IL124

## 2024 PHA ANNUAL PLAN

### B.3-PROGRESS REPORT

### ATTACHMENT C

East Peoria Housing Authority  
 IL124  
 2024 Annual  
 B.3 PROGRESS REPORT

#### ATTACHMENT C

GOAL	STATUS
TO UTILIZE 95% OR MORE OF THE ALLOCATED ANNUAL FUNDING FROM HUD TO SERVE THE GREATEST NUMBER OF FAMILIES	CURRENT ALLOCATION UTILIZATION RATE OF HAP FUNDS IS 110%. AGENCY HAS EXHAUSTED 2020 WAITLIST AND REOPENED THE LIST JANUARY 2023. SUCCESS RATE HAS INCREASED FROM 35% TO 51%.
TO PROMOTE EQUAL AND FAIR TREATMENT OF ALL HOUSING PARTICPANTS THROGH CONTINUAL EDUCATION OF BOTH THE CLIENT AND PARTICIPATING LANDLORDS.	AGENCY CONTINUES PROVIDES EDUCATION AND INFORMATIONAL BRIEFINGS TO BOTH CLIENTS AND LANDLORDS IN-PERSON AND VIA ONLINE PLATFORM. AGENCY ALSO PROVIDES BRIEFING PACKETS TO
FIND BALANCE BETWEEN PAYMENT STANDARDS AND FAIR MARKET RENTS TO ALLW CLIENTS TO FIND DECENT HOUSING AT 40 PERCENTILE.	CURRENT PAYMENT STANDARDS ARE AT 110% OF FAIR MARKET RENTS. DUE MAJOR FLUCTUATION IN HOUSING COST HAS LIMITED UTILITIZATION USAGE. THE EPHA WAS APPROVED FOR HUD WAIVER 982.503(b), WHICH WOULD AUTHORIZE US TO RAISE PAYMENT STANDARDS BETWEEN 111-120% OF FMR TO COMBAT THE ONGOING HOUSING CRISIS
CONTINUE TO DO THOROUGH BRIEFINGS FOR NEW PARTICIPANTS SO THEY CAN UTILIZE THE EPHA HOUSING PROGRAM TO THEIR FULLEST ADVANTAGE	AGENCY CONTINUES PROVIDING BRIEFINGS VIA ONLINE PLATFORM AS WELL AS ONE ON ONE BRIEFINGS AT THE TIME OF LEASE UP.
RENT REASONABLENESS WILL BE PERFORMED DURING THE INITIAL LEASE-UP PRECESS AND FOR NEW ADMISSIONS AND FOR EXTISTING CLIENTS THAT ARE MOVING AND LIKEWISE WHEN LANDLORDS REQUEST AN INCREASE IN THE CONTRACT RENT AMOUNT FOR A CONTINUING LEASE	RENT REASONABLENESS IS PERFORMED DURING ALL PHASES OF LEASING DISCRIBED IN THE GOALS SECTION AND PER HUD REQUIREMENTS.
ALL SUBSIDIZED UNITS WILL MEET THE HQS DEFINITION PASSING AN INSPECTION INITIALLY BEFORE ANY SUBSIDIES ARE PAID AND AT LEASE UP AND ANNUALLY FOR A CLIENT CONTINUING IN THE SAME UNIT	THE EPHA HAS RESUMED ALL INITIAL INSPECTIONS. AGENCY HAS MOVED TO BIENNIAL INSPECTIONS FOR CLIENTS CONTINUING IN THE SAME UNIT. AGENCY COMPLETED THESE INSPECTIONS IN COMPLIANCE WITH HUD GUIDELINES.
UTILITY ALLOWANCE SCHEDULES WILL BE REVIEWED AT LEAST ANNUALLY AND ADJUSTED WHRE THERE IS A 10% OR MORE CHANGE IN RATES	UTILITY ALLOWANCES ARE REVIEWED ANNUALLY AND A NEW SCHEDULE HAS BEEN IMPLEMENTED WHERE THERE IS A 10% OR MORE CHANGE IN RATES.
ALL PARTICIPATING CLIENTS WILL HAVE THEIR CASE FILE REVIEWED AND ALL INFORMATION VALIDATED AT LEAST ANUALLY.	AGENCY PERFORMS FULL ANNUAL REDERMINATIONS FOR ALL PARTICIPATING CLIENTS AS WELL AS MONTHLY FILE AUDITS PERFORMED BY ED.
MAINTAIN AS CLOSE TO 100% OCCUPANCY IN THE PROJECT BASED PROGRAM	AGENCY IS CURRENTLY LEASED AT 85% AT OUR PROJECT BASED VOUCHER FACILITY. THERE ARE 7 VACANT UNITS CURRENTLY BEING LEASED AND THERE ARE 8 ZERO HAP UNITS THAT ARE NO LONGER



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ASSISTED UNDER THE EPHA PROGRAM. THIS AFFECTS OUR LEASING BECAUSE WE CAN NOT COUNT THESE UNITS NOR CAN WE REQUIRE THE TENANTS TO MOVE.





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## **EAST PEORIA HOUSING AUTHORITY – IL124**

### **2024 PHA ANNUAL PLAN C.1-RESIDENT ADVISORY BOARD COMMENT**

**There were no RAB Comments or Challenged Elements to the East Peoria Housing Authority's FY2024 Annual PHA Plan.**



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**EAST PEORIA HOUSING AUTHORITY – IL124**

**2024 PHA ANNUAL PLAN**

**C.2-CERTIFICATION BY STATE or LOCAL OFFICIALS**

**ATTACHMENT D**

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

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

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

I, John Kahl, the Mayor  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal year 2024 of the East Peoria Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of East Peoria  
*Local Jurisdiction Name*

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

The East Peoria Housing Authority Annual Plan is consistent with the City's commitment to promote affordable housing opportunities and improve the overall quality of life for low-income families within our community.

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: JOHN KAHL	Title: CITY OF EAST PEORIA MAYOR
Signature: <u>John P Kahl</u>	Date: <u>8/23/2023</u>

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

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



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## **EAST PEORIA HOUSING AUTHORITY – IL124**

### **2024 PHA ANNUAL PLAN C.3-CIVIL RIGHTS CERTIFICATION ATTACHMENT E**

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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/1/2023, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


EAST PEORIA HOUSING AUTHORITY  
 PHA Name

IL124  
 PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20 24

       5-Year PHA Plan for Fiscal Years 20        - 20       

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

Name of Executive Director <u>LATOYA BROWN</u>		Name Board Chairman <u>KAREN MCCLELLAND</u>	
Signature 	Date <u>7/13/2023</u>	Signature <u>Karen McClelland</u> Karen McClelland (Jul 14, 2023 15:41 CDT)	Date <u>Jul 14, 2023</u>



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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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



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## **EAST PEORIA HOUSING AUTHORITY – IL124**

### **2024 PHA ANNUAL PLAN C.5-SEMAP CERTIFICATION ACTION PLAN ATTACHMENT F**



**EAST  
PEORIA  
HOUSING  
AUTHORITY**

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**February 11, 2020**

**Mr. William O. Dawson III, Director  
Illinois State Office of Public Housing  
77 West Jackson Blvd., Room 2400  
Chicago, IL 61604-3507  
Attn: Elillian Lewis, Portfolio Management Specialist**

**RE: City of East Peoria Housing Authority FYE 2019 SEMAP Certification Action Plan**

Dear Elillian Lewis

The City of East Peoria Housing Authority received a request to submit a written report describing the action taken to correct deficiencies for the zero-rating received on our SEMAP Certification.

**Our agency received a zero rating for the following indicators:**

Indicator 9	Timely Annual Reexaminations
Indicator 10	Correct Tenant Rent Calculations
Indicator 11	Pre-contract HQS
Indicator 12	Continuing HQS Inspections
Indicator 13	Lease-up

After researching the issues listed above, I found that our agency received a zero rating on these indicators due to our overall reporting rate in MTCS being 93%, which is below the required 94.5% required to be scored on the PIC-related SEMAP Indicators.

- 1) Prior to, during and following the Submission of the SEMAP Certification our agency worked with our software company to clear up numerous outstanding PIC issues that derived from a network system breach.
- 2) Once all PIC corrections were made an internal VMS audit was completed to determine any discrepancies in reported 50058's.

As a result of the audit and corrections our reporting rate has gone from:

- 81.5% July 31, 2019
- 89.11% August 31, 2019
- 93% September 30, 2019
- 94% October 31, 2019
- 100% December 31, 2019



**EAST  
PEORIA  
HOUSING  
AUTHORITY**

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Our agency current maintains a reporting rate of 100%. Reports are run monthly and corrections are being made as needed. I have attached the delinquency reports over the last 6 months as well as reports showing that there are no discrepancies within those specific Indicators.

Please contact me with any questions or concerns or if any further documentation is required.

**Thank you**

*LaToya Brown*

LaToya Brown  
Executive Director  
East Peoria Housing Authority  
401 W. Washington St.  
East Peoria, IL. 61611  
Phone: 309-698-4718  
Fax: 309-698-4719



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Chicago Regional Office  
77 W. Jackson Blvd.  
Chicago, Illinois 60604-3507

Phone: (312) 353-1915 Fax: (312) 913-8889

OFFICE OF PUBLIC HOUSING

November 7, 2022

Karen McClelland, Board Chairperson  
East Peoria Housing Authority  
500 Briarbrook Drive  
East Peoria, IL 61611

Dear Ms. McClelland:

**SUBJECT: Section Eight SEMAP Technical Assistance Review**

This letter is pertaining to the East Peoria Housing Authority (EPHA) SEMAP Technical Assistance Review that was conducted the week of September 19, 2022.

Based on the EPHA's FY2019 SEMAP self-certification, the Agency was designated as Troubled under SEMAP. The designation of Troubled, required the Illinois State Office of Public Housing to conduct a SEMAP Confirmatory Review of the PHA's FYE 2020 SEMAP Certification. However, due to the Cares Act Waivers under PH Notices 2020-5, 2020-14 and 2020-33, and the subsequent waiver that was approved for the FY 2022 SEMAP certification for the PHA, our office conducted a technical assistance review and did not conduct a SEMAP confirmatory. This review was conducted to assist East Peoria Housing Authority (EPHA) in preparation for the 2023 SEMAP Confirmatory review and a new numerical score for SEMAP will not be assigned at this time.

Ms. Pamela Kosuth, Portfolio Management Specialist, and Mr. Naitik Patel, General Engineer, conducted the review.

Attached you will find the report for this review. We hope that you will discuss this report in detail and use it as a technical assistance management tool for improving the overall SEMAP performance of the EPHA. Information in this report may be of personal and confidential nature. Therefore, this report should be shared only in the course of official business.

If you have any questions, please contact Pamela Kosuth, Portfolio Management Specialist, (312) 913-8341 or by email at [pam.kosuth@hud.gov](mailto:pam.kosuth@hud.gov).

Sincerely,

<b>William O Dawson III</b>	<small>Digitally signed by: William O Dawson III DN: CN = William O Dawson III email = william.o.dawsoniii@hud.gov C = US O = U. S: Department of Housing &amp; Urban Development OU = Director, Illinois State Office of Public Housing Date: 2022.11.08 10:27:21 -06'00'</small>
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**William O. Dawson Director  
Illinois State Office of Public Housing  
Region V**

**Enclosure**

**cc: LaToya Brown, Executive Director**



## **Introduction**

The Illinois State Office of Public Housing, U. S. Department of Housing and Urban Development (HUD) conducted a technical assistance review to assess the performance of the Public Housing Authority (PHA) under the Section 8 Management Assessment Program (SEMAP). Due to the Cares Act Waivers under PH Notices 2020-5, 2020-14 and 2020-33, HUD did not conduct a SEMAP confirmatory and will not assign a numerical SEMAP score and/or an overall performance rating to change from the current troubled status score. This review was conducted to assist East Peoria Housing Authority (EPHA) in preparation for the 2023 SEMAP Confirmatory since there is an approved waiver of the 2022 SEMAP certification.

Pam Kosuth, Portfolio Management Specialist (PMS), and Naitik Patel, Engineer, conducted this technical assistance review the week of September 19, 2022.

## **Selection from the Waiting List**

EPHA has provided written policies in its Administrative Plan for selecting applicants from the waiting list. EPHA did not provide their written methods showing they use to obtain the sample size, and how applicants were chosen in the sample size, which should be included in the SEMAP. The universal sample of 295 has a sample size of 10. EPHA sample size was correct with 11 sample size. However, the PHA divided their sample list in two with one list being 2019 and the other 2020, which PHA should have one list for the 2019-2020 year. The PHA would have received full points for have over the correct sample size. EPHA did have in all 11 tenant files or applicant file written notices indicating that the these participates were selected from the waiting list to participate in the program.

## **Rent Reasonableness**

EPHA should have a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units: at the time of initial leasing; if there is any increase in the rent to owner; and at the HAP contract anniversary if there is a 5 percent decrease in the published fair market rent (FMR) in effect 60 days before the HAP contract anniversary.

The PHA's method must take into consideration the location, size, type, quality and age of the units, and the amenities, housing services, and maintenance and utilities provided by the owners in determining reasonable rent.

The quality control sample was 9 tenant files, which was below the correct sample size. All rent reasonableness forms were complete with three comparables, which is the correct comparable size. The files included documentation of rent reasonableness at initial leasing or during the term of the contract.

## **Determination of Adjusted Income**

At the time of admission and annual reexamination, EPHA must verify and correctly determines adjusted annual income for each assisted family, and where the family is responsible for utilities under the lease, the PHA uses the appropriate utility allowances for the unit leased in determining the gross rent. EPHA's quality control sample must demonstrate that income is correctly calculated.

EPHA does quality control of their tenant files on a monthly basis and had 23 files on their list, but

there were only 11 files reviewed. Two files had medical expenses deductions, two files had assets over \$5,000, and one file had childcare expenses in the 50058. These files contained third party verification information for income, medical expenses, and childcare expenses. However, these files did not have all third-party verifications for all assets. The policy is not to maintain third party verifications that are zero in actual assets. EPHA must maintain all third-party assets because the total net cash value of the asset would be incorrect. Three of the files review had incorrect payment standards and could affect the rental amount. For future reviews, please maintain the prior year's information in the current file to verify previous reexaminations. Also, ensure birth certificates and social security cards are maintained in the current file when purging older files.

### **Utility Allowance Schedule**

EPHA has reviewed utility rate data within the last 12 months and has adjusted its utility allowance schedule if there has been a rate change of 10 percent or more since the last time the utility allowance schedule was revised. The time range addressed in this review was October 1, 2019 through September 30, 2020.

EPHA utilizes the HUD Voucher Program Guidebook (7420.10 G, April 2001) and current utility rate data to calculate the HCV utility allowances annually. If the utility allowance changed by 10% or more, EPHA must revise the utility allowance, which they did revise on two separate bedroom sizes. Based on the information provided, EPHA complied with 24 CFR 982.517 during the housing authority's FY 2020 utility allowance schedule.

### **HOS Quality Control Inspections**

This indicator assesses whether an HA supervisor or other qualified person re-inspects a sample of units under contract during the PHA fiscal year, which meets the minimum sample size requirements specified in 24 CFR 985.2 under the PHA's quality control sample, for quality control of HQS inspections. The PHA supervisor's re-inspected sample is drawn from recently completed HQS inspections (i.e. performed during the 3 months preceding the re-inspections) and is to be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors.

The re-inspections performed by EPHA's QC inspector were not conducted at all in 2020 and 2021 due to Covid-19 guidelines and a waiver letter from the General Deputy Assistant Secretary.

### **HOS Enforcement**

The indicator seeks to establish that the housing authority exercises enforcement authority for failed unit inspections. The minimum criteria establish a 24-hour time period for abatement or corrective action to eliminate any deficiency that is determined to be life threatening and qualify under Exigent Health and Safety (EH&S). Non-life-threatening deficiencies have a 30-day time period for corrective action. However, the housing authority may grant approved time extensions for deficiencies upon request and legitimate reason. Furthermore, the housing authority must abate housing assistance beginning no later than the first month following the specified correction period.

Generally, the point award of 10 points is granted when compliance criteria is 98 percent or greater. The point award of 0 points is granted when compliance criteria is less 97 percent or less.

If the PHA found out during the unit inspections that any of their unit had life-threatening deficiencies, the PHA shall correct those deficiencies within 24 hours. And, If the PHA found out during the unit

inspections that any of their unit had any non-life-threatening deficiencies, the PHA shall correct those deficiencies within 30 days. If the non-life-threatening deficiencies was not corrected within 30 days, PHA can abate and then terminate the HAP contract for that unit.

The EPHA did not conduct any inspections at all in 2020 and 2021 due to Covid-19 guidelines and a waiver letter from GDAS Ms. Dominique Blom.

### **Expanding Housing Opportunities**

EPHA falls within the jurisdiction in metropolitan FMR area and to evaluate EPHA's effort to expand housing choices outside areas of poverty or minority concentration. Because EPHA's jurisdiction includes a metropolitan FMR area, its' effort to expand housing opportunities is germane to the SEMAP evaluation process. The PHA has a written policy in their Administrative Plan regarding portability which includes action they will take to encourage participation by owners of units located outside areas of poverty or minority concentration.

EPHA provided a complete briefing packet, which explains how the voucher program works, the PHA's jurisdiction, and what the responsibilities are for the tenants, owners, and EPHA. EPHA provided their jurisdiction and the poverty rate, fair market rates, vacancy list, and a flyer from Heart of Illinois 211 that assistance in housing needs.

### **Payment Standards**

EPHA has adopted a payment standard schedule that establishes voucher payment standard amounts by unit size for each FMR area in the PHA jurisdiction, which do not exceed 110 percent of the current applicable FMR, and which are not less than 90 percent of the current FMR.

### **Annual Reexaminations**

EPHA certified that reexaminations are completed for each participating family in a timely manner. The information currently available in MTCS indicates that there was one late reexamination over two months.

### **Correct Tenant Rent Calculations**

EPHA has correctly calculated the family's share of the rent to owner in the Housing Choice Voucher Program. This is confirmed by data extracted from the Multi-family Tenant Characteristics System (MTCS) database. EPHA has correctly calculated tenant rent 99% of the time.

### **Pre-Contract HQS Inspection**

This indicator assesses whether newly leased units pass HQS Inspection on or before the beginning date of the assisted lease and HAP contract. A score of 5 points is awarded if 98% of newly leased units passed HQS Inspection before the beginning date of the assisted lease and HAP contract.

The Multifamily Tenant Characteristic System (MTCS) report indicated that all 300 (295 in PIC and 5 more to be added = 300 units; 100%) of newly leased units passed the HQS inspection on or before the beginning date of the assisted lease and HAP contract during EPHA's 2020-21 fiscal year.

### **Annual HQS Inspections**

This indicator seeks to establish that the housing authority conducts annual inspections of all units under contract. A two-month allowance is granted for completing all annual inspections. The compliance criteria establish 10 points for this indicator if fewer than 5 percent of annual inspections are more than two months overdue. Also, 5 points are granted for this indicator if 5 to 10 percent of annual inspections are more than two months overdue. If more than 10 percent or more annual inspections are more than two months overdue 0 points are granted for this indicator.

The MTCS report indicated that zero annual HQS inspections were conducted during EPHA's 2020 fiscal year.

### **Lease-up**

EPHA did not receive a score for 2020 based on the lease up score. EPHA did have a score of 95% for year 2021. The percentage is a compute score that is based on how EPHA enters into assistance contracts on behalf of eligible families for the number of units that have been under budget for at least one year.



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**RE: 2020 SEMAP Submission Waiver**

The East Peoria Housing Authority was approved for Expedited Regulatory Waivers per Notice PIH 2021-34. This waived the requirement to submit SEMAP Certification for FY 2022.

HUD waiver was approved March 8, 2022, by Dominique Blom General Deputy Assistant Secretary. Waiver availability period ends December 2022

*LaToya Brown*

**LaToya Brown  
Executive Director  
East Peoria Housing Authority**

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**Latoya Brown  
Executive Director  
[LaToyaBrown@eastpeoriahousingauthority.com](mailto:LaToyaBrown@eastpeoriahousingauthority.com)**

**139 Cole St.  
East Peoria, IL 61611  
Phone: 309/698-4718 • Fax: 309/698-4719**

**[WWW.EASTPEORIAHOUSINGAUTHORITY.COM](http://WWW.EASTPEORIAHOUSINGAUTHORITY.COM)**





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

March 8, 2022

Ms. LaToya Brown  
Executive Director  
East Peoria Housing Authority  
139 Cole Street  
East Peoria, IL 61611

Dear Ms. Brown:

The Department of Housing and Urban Development (HUD) reviewed the East Peoria Housing Authority (EPHA) request submitted pursuant to **Notice PIH 2021-34, "Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Programs."** The Notice provided instructions on the expedited processing of public housing authority (PHA) requests to continue to use specific regulatory waivers for the Public Housing and Housing Choice Voucher (HCV) (including Mainstream and Mod Rehab) programs impacted by the COVID-19 pandemic. The waivers you requested are marked "Yes" in column one on the table below.

***Background:***

*The Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136) provided HUD with authority, in the context of the public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the HCV and Public Housing programs. Most CARES Act waivers and alternative requirements contained in notice PIH 2021-14 (published May 5, 2021) expire on December 31, 2021; specific previously exercised HCV waiver approvals may extend into 2022. Notice PIH 2021-34 provides instruction on expedited waiver processing that would allow for PHAs to continue to use specific CARES Act regulatory waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) programs. It also provides for an expedited approval process for one new waiver in the Housing Choice Voucher Program related to payment standards that will help facilitate leasing, which was not part of the CARES Act waivers. The regulatory waivers covered under Notice PIH 2021-34 are stated in the chart below.*

EPHA's application was submitted by an authorized official and included EPHA's justifications for the waiver(s) to be granted. Notice PIH 2021-34 specifies that good cause justification must include: (a) why a PHA needs the waiver; (b) the impact on PHA operations or applicants if the waiver is not provided; and (c) the proposed waiver duration is limited to only the time necessary for a PHA to resume normal operations and not to exceed December 31, 2022.



Additionally, if requesting a waiver of Regulation 24 CFR § 982.503(b) Voucher Tenancy: New Payment Standard Amount, a PHA must certify that it meets one of the following good cause reasons (explained in further detail in Notice PIH 2021-34): (1) The PHA's jurisdiction is in a Fair Market Rent (FMR) area identified by HUD to have significant rental market fluctuations, where an increase in the PHA's payment standards up to 120 percent of the FMR may help the PHA more quickly respond to local circumstances (a list of these FMR areas is attached to Notice 2021-34); (2) Utilization Rate is lower than 98 percent for the current year-to-date or more than a 5 percent reduction between years 2019 and 2021; or (3) less than 85 percent of the PHA's vouchers issued in the last six months have leased. If your PHA adopts this waiver, please notify [PIH\\_Expedited\\_Waivers@hud.gov](mailto:PIH_Expedited_Waivers@hud.gov) if it elects to change its payment standards back to the basic range between 90 and 110 percent based on the FY 2022 FMR.

After reviewing the waiver request(s) and considering EPHA's stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements marked "APPROVED" in the "Waiver Status" column and/or (2) finds there is not good cause to waive, and therefore does not waive, the regulations and/or requirements marked "NOT APPROVED" in the "Waiver Status" column.

#### List of expedited regulatory waivers

Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
		Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term	24 CFR § 982.505(c)(4)	PHAs have the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.
Yes	APPROVED: Expiration 12/31/2022	SEMAP Score	24 CFR § 985.105  24 CFR § 985.101	PHAs with a fiscal year end 3/31/22, 6/30/22, or 9/30/22, may request to waive the application of SEMAP in its entirety, only if the PHA has a SEMAP indicator affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.

Waiver Requested	Waiver Status/Term Expiration	Waiver Name	Regulation	Summary of relief from HUD Requirements
		Term of Voucher: Extensions of Term	24 CFR § 982.303(b)(1)	Allows PHAs to grant a family one or more extensions of the initial voucher term regardless of the policy described in the Administrative Plan. PHAs should ensure consistency with these requests and remain in compliance with the PHA's informally adopted interim standard.
		Homeownership: Max. Term of Assistance	24 CFR § 982.634(a)	Allows a PHA to extend homeownership assistance for up to one additional year.
		Voucher Tenancy: New Payment Standard Amount	24 CFR § 982.503(b)	PHAs may request an expedited waiver to allow for establishment of payment standards from 111 to 120 percent of the FMR.

All waiver approvals are set to expire at the end of the term requested or December 31, 2022, whichever is earliest, unless an alternative limit is provided by HUD. If any provision of these waivers or their application to any HUD requirement is made invalid by PHA omission or is no longer needed due to changing circumstances, HUD reserves the right to revoke all or a portion of these waivers at any time.

Should you have any questions, please contact the Waiver Processing Team at [PIH\\_Expedited\\_Waivers@hud.gov](mailto:PIH_Expedited_Waivers@hud.gov).

Sincerely,



Dominique Blom  
General Deputy Assistant Secretary