

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.																																
A.1	<p> PHA Name: <u>Peoria Housing Authority</u> PHA Code: <u>IL003</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>853</u> Number of Housing Choice Vouchers (HCVs) <u>2048</u> Total Combined Units/Vouchers <u>2,901</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="167 1472 441 1541" rowspan="2">Participating PHAs</th> <th data-bbox="441 1472 573 1541" rowspan="2">PHA Code</th> <th data-bbox="573 1472 872 1541" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="872 1472 1144 1541" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1472 1289 1541">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1144 1541 1289 1577">PH</th> <th data-bbox="1289 1541 1471 1577">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1577 441 1640">Lead PHA:</td> <td data-bbox="441 1577 573 1640"></td> <td data-bbox="573 1577 872 1640"></td> <td data-bbox="872 1577 1144 1640"></td> <td data-bbox="1144 1577 1289 1640"></td> <td data-bbox="1289 1577 1471 1640"></td> </tr> <tr> <td data-bbox="167 1640 441 1703"></td> <td data-bbox="441 1640 573 1703"></td> <td data-bbox="573 1640 872 1703"></td> <td data-bbox="872 1640 1144 1703"></td> <td data-bbox="1144 1640 1289 1703"></td> <td data-bbox="1289 1640 1471 1703"></td> </tr> <tr> <td data-bbox="167 1703 441 1766"></td> <td data-bbox="441 1703 573 1766"></td> <td data-bbox="573 1703 872 1766"></td> <td data-bbox="872 1703 1144 1766"></td> <td data-bbox="1144 1703 1289 1766"></td> <td data-bbox="1289 1703 1471 1766"></td> </tr> <tr> <td data-bbox="167 1766 441 1829"></td> <td data-bbox="441 1766 573 1829"></td> <td data-bbox="573 1766 872 1829"></td> <td data-bbox="872 1766 1144 1829"></td> <td data-bbox="1144 1766 1289 1829"></td> <td data-bbox="1289 1766 1471 1829"></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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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Attachment A: Statement of Housing Needs and Strategy for Addressing Housing Needs has not been revised, but is attached for review.</p> <p>Attachment B: Financial Resources</p> <p>Attachment C: Summary of Revisions to Administrative Plan and Admissions and Continued Occupancy Plan</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Attachment D: Deconcentration Policy</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Attachment E: New Activities</p>
B.3	<p>Progress Report.</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.</p> <p>Attachment F: Progress Report</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>HUD approved the PHAs 2021-2025 5-Year Action Plan in EPIC on 10/09/2020.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Attachment G: 2020 FYE Audit</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Meeting Scheduled Attachment H: RAB Comments</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment I: Form HUD 50077-SL</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment J: Form HUD-5007-ST-HCV-HP</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Public Comment</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements. Attachment K: Challenged Elements and PHA Response</p>
C.5	<p>Troubled PHA.</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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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="181 485 1451 1852"> <tr> <td data-bbox="181 485 1451 527">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 527 1451 934"> <u>Describe fair housing strategies and actions to achieve the goal</u> Under Review </td> </tr> <tr> <td data-bbox="181 957 1451 999">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 999 1451 1373"> <u>Describe fair housing strategies and actions to achieve the goal</u> Under review </td> </tr> <tr> <td data-bbox="181 1396 1451 1438">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 1438 1451 1852"> <u>Describe fair housing strategies and actions to achieve the goal</u> Under review </td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u> Under Review	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u> Under review	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u> Under review
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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. (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

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

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

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.

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 03/31/2024

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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Peoria Housing Authority</u> PHA Code: <u>IL003</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2022-2026</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>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><tr><td></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. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The Peoria Housing Authority is committed to providing affordable housing opportunities for all of the citizens living in an area generally known as "Central Illinois." In addition, through the development of strong partnerships with current residents and appropriate community agencies, the Peoria Housing Authority seeks to develop new programs (Housing, Social, Educational) to enhance the quality of life for residents, thereby offering numerous opportunities for self-sufficiency.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Attachment F: Goals and Objectives</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Attachment F: Progress Report</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Attachment L: VAWA Statement</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Attachment M: Statement of Significant Amendment or Modification</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Meeting Scheduled Attachment H: RAB Comments</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment I: Certification by State of Local Officials</p>

C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? To be completed at end of public comment period.</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>Attachment K: Challenged Elements & PHA Responses</p>
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Under review

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Under review

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Under review

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

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

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year 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 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Peoria Housing Authority 2022 PHA Plan

Attachment A

Statement of Housing Needs and Strategy for Addressing Housing Needs has not been revised, but is attached for review.

Peoria Housing Authority

Moving Families Forward

PEORIA HOUSING AUTHORITY - PHA IL003 **Strategy for Addressing Housing Needs**

The Peoria Housing Authority will employ the following methods to meet the housing needs within the community:

- Implement effective maintenance and management policies to minimize the number of public housing units off-line, reduce turnover time for vacated public housing units, and reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through mixed finance development and Housing Choice Voucher Replacement Housing resources.
- Maintain or increase Housing Choice Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing amount families assisted by the PHA, regardless of unit size required.
- Market the Housing Choice Voucher program to owners to help maintain and/or increase this program and participate in the Consolidated Plan development process to ensure coordinator with broader community strategies.
- Increase the number of affordable housing units by applying for additional Housing Choice Voucher units, should they become available. Leveraging affordable housing resources in the community through the creation of mixed finance housing. Pursuing housing resources other than public housing or Housing Choice Voucher tenant-based assistance.
- Adopt rent policies to support and encourage work to target families at or below 30% of the AMI and to families at or below 50% of AMI.
- Seek designation of public housing for the elderly, apply for special-purpose vouchers targeted to the elderly, should they be available, and develop and promote additional amenities in elderly developments, by creating additional elderly mixed income developments.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available and implement the mainstream housing opportunities for persons with disabilities with grants awarded to Peoria Housing Authority. Further develop partnerships with agencies that work with disabled populations.
- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Expand partnerships with affordable housing providers and developers.
- Expand affordable housing through acquisition of property and new construction development.



Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1035		
Extremely low income <=30% AMI	948	91.59%	
Very low income (>30% but <=50% AMI)	66	6.38%	
Low income (>50% but <80% AMI)	14	1.35%	
Families with children	625	60.39%	
Elderly families	19	1.84%	
Families with Disabilities	25	2.42%	
Race/ethnicity W	108	10.43%	
Race/ethnicity B	863	83.38%	
Race/ethnicity A	4	.39%	
Race/ethnicity Other	60	5.80%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

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

☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes**Note: There are seven (7) families that are in the Over 80% of Income Range.**

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/sub jurisdiction: **Harrison Homes Redevelopment (AMP 6 & AMP 11)**

Harrison Homes Redevelopment	# of families	% of total families	Annual Turnover
Waiting list total	30		
Extremely low income ≤30% AMI	23	76.67%	
Very low income (>30% but ≤50% AMI)	6	20.00%	
Low income (>50% but <80% AMI)	1	3.33%	
Families with children	7	23.33%	
Elderly families	2	6.67%	
Families with Disabilities	8	26.67%	
Race/ethnicity W	2	6.67%	
Race/ethnicity B	22	73.33%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	6	20.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	23	76.67%	
2 BR	5	16.66%	
3 BR	2	6.67%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

- There is 1 unit in this development that that the annual income limit is showing over 80% 4.17%

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/sub jurisdiction: **Harrison Homes South (AMP 2)**

Harrison Homes South	# of families	% of total families	Annual Turnover
Waiting list total	26		
Extremely low income <=30% AMI	25	96.15%	
Very low income (>30% but <=50% AMI)	0	0.00%	
Low income (>50% but <80% AMI)	1	3.85%	
Families with children	11	42.31%	
Elderly families	3	11.54%	
Families with Disabilities	6	23.08%	
Race/ethnicity W	3	11.54%	
Race/ethnicity B	18	69.23%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	5	19.23%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	15	57.69%	
2 BR	3	11.54%	
3 BR	6	23.08%	
4 BR	2	7.69%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? ☒ No ☐ YesDoes the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: Riverwest Homeownership & South (AMP 8)			
Riverwest Homeownership & South	# of families	% of total families	Annual Turnover
Waiting list total	24		
Extremely low income <=30% AMI	15	62.50%	
Very low income (>30% but <=50% AMI)	5	20.83%	
Low income (>50% but <80% AMI)	3	12.50%	
Families with children	20	83.33%	
Elderly families	0	0.00%	
Families with Disabilities	4	16.67%	
Race/ethnicity W	1	4.17%	
Race/ethnicity B	19	79.17%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	4	6.67%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	17	70.83%	
3 BR	7	29.17%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

- There is 1 unit in this development that that the annual income limit is showing over 80%

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/sub jurisdiction: **Riverwest South Phase II (AMP 8)**

Riverwest South Phase II	# of families	% of total families	Annual Turnover
Waiting list total	24		
Extremely low income ≤30% AMI	15	62.50%	
Very low income (>30% but ≤50% AMI)	5	20.83%	
Low income (>50% but <80% AMI)	3	12.50%	
Families with children	20	83.33%	
Elderly families	0	0.00%	
Families with Disabilities	4	16.67%	
Race/ethnicity W	1	4.17%	
Race/ethnicity B	19	79.17%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	4	16.67%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR		0.00%	
2 BR	17	70.83%	
3 BR	7	29.17%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? ☒ No ☐ YesDoes the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

*1 Family Income Limit is over 80%

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/sub jurisdiction: **Scattered Sites (AMP 3)**

Scattered Sites (AMP 3)	# of families	% of total families	Annual Turnover
Waiting list total	4		
Extremely low income ≤30% AMI	2	50.00%	
Very low income (>30% but ≤50% AMI)	1	25.00%	
Low income (>50% but <80% AMI)	1	25.00%	
Families with children	4	100.00%	
Elderly families	0	0.00%	
Families with Disabilities	0	0.00%	
Race/ethnicity W	0	0.00%	
Race/ethnicity B	3	75.00%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	1	25.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	0	0.00%	
3 BR	3	75.00%	
4 BR	1	25.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? ☒ No ☐ YesDoes the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ YesDoes the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance☐ Public Housing☐ Combined Section 8 and Public Housing☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)If used, identify which development/sub jurisdiction: **Sterling Towers (AMP 5)**

Sterling Towers	# of families	% of total families	Annual Turnover
Waiting list total	7		
Extremely low income <=30% AMI	6	85.71%	
Very low income (>30% but <=50% AMI)	1	14.29%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with children	0	0.00%	
Elderly families	2	28.57%	
Families with Disabilities	3	42.86%	
Race/ethnicity W	1	14.29%	
Race/ethnicity B	5	71.43%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	1	14.29%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7	100.00%	
2 BR	0	0.00%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

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

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

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

Peoria Housing Authority 2022 PHA Plan

Attachment B

Financial Resources

Peoria Housing Authority

Moving Families Forward

IL003 Financial Resources FY2021-2025 5 Year AND FY2021 Annual Agency Plan HUD-50075-ST B.1

Federal Grants

- Public Housing Operating Funds\$2,814,712
- Public Housing Capital Funds.....\$2,237,017
- Annual Contribution for HCV Tenant Based Assistance..... \$11,082,183
- Resident Opportunity and Self Sufficiency..... \$62,175
- Ross FSS Coordinator.....\$113,400

Prior Year Federal Grants (unobligated funds only)

- Public Housing Capital Funds 501-18.....\$617,307
- Public Housing Capital Funds 501-19.....\$803,689
- Public Housing Capital Funds 501-20.....\$1,126,807
- Public Housing Capital Funds 501-21.....\$1,454,062
- Public Housing Dwelling Rental Income..... \$1,444,032

Other Income

- Interest Income.....\$1,470
- Other Income.....\$30,921
- Total.....\$21,787,775



Peoria Housing Authority 2022 PHA Plan

Attachment C

Summary of Revisions to the Administrative Plan and Administrative and Continued Occupancy Plan

Proposed revisions are pending Board review and approval at the October Board meeting.

Peoria Housing Authority 2022 PHA Plan

Attachment D

Deconcentration Policy

Peoria Housing Authority
IL003-03 Deconcentration Policy

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

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

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

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

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

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

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

Peoria Housing Authority Policy

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

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

Peoria Housing Authority Policy

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

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

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

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

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

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

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

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

Peoria Housing Authority Policy

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

Procedure for Corrective Action When Required

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

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

- 2) Depending on the reason for the situation, there may be a need to skip a family on the waiting list in an effort to further the goals of deconcentration. HUD has established that "skipping" for the purposes of deconcentration does not constitute an adverse action.
- 3) The Peoria Housing Authority may choose to justify to HUD the reason that the complex is outside of the Established Income Range.
- 4) The Peoria Housing Authority may choose to provide incentives, including an affirmative marketing plan, rent incentives or adding additional amenities to the site.

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

Peoria Housing Authority 2022 PHA Plan

Attachment E

New Activities.

Peoria Housing Authority

Moving Families Forward

NEW ACTIVITIES

Demolition and Disposition

The Peoria Housing Authority plans to apply/or has applied for disposition of the following one Scattered Site unit and three HOPLIF units and vacant land owned by the PHA.

- 1031 Shelley (Scattered Sites)
- 3947 W Creighton (HOPLIF)
- 4023 W Creighton (HOPLIF)
- 2910 Arrowhead (HOPLIF)
- Vacant land Molleck/Verona
- Applicable Taft buildings/units not covered under the RAD Conversion

Conversion of Public Housing Rental Assistance Demonstration

Taft Homes

Taft Homes consisted of 226 units on a single site, of which 10 units were combined into a community center as non-dwelling units. In 2020, the PHA successfully converted 36 units at Taft through the Transfer of Assistance process. In 2020, a CHAP was issued to convert 142 units through demolition and new construction on the site. The remaining units will be disposed of in accordance with RAD and/or Section 18 guidelines. As required, the following information is relative to the PHA's Taft Homes Final Phase RAD Conversion:

1. Units to be converted:

Unit Designation	0 BR	1BR	2BR	3BR	4BR	5BR	Total
Elderly/Disabled Units	0	0	0	0	0	0	0
General Occupancy	0	38	65	27	8	4	142
Total	0	38	65	37	8	4	142



2. Any changes in number of units that is proposed: the PHA may make changes to the existing bedroom distribution but doesn't intend to reduce the number of units during conversion.
3. Changes in policies that govern eligibility, admission, selection and occupancy of units at the project after it has been converted: The PHA will convert the units utilizing Project Based Rental Assistance (PBRA). The PHA will comply with the provisions affecting residents' rights and participation, wait list and grievance procedures outlined in PIH 2012-3 and PIH 2019-23.
4. Transfer of Assistance: Transfer of Assistance encompassed the first two phases. The final phase does not include Transfer of Assistance units and will include demolition and new construction on the existing Taft Homes site.
5. The PHA is currently under a Voluntary Compliance Agreement. The PHA has requested a FY 2019 PHAS Score maintaining that it has improved its PHAS score from Troubled to Standard Performer. The PHA is awaiting HUD response to the request.
6. The Taft Homes RAD conversion complies with all applicable site selection and neighborhood review standards and all appropriate procedures have been followed.
7. Address the amount of Capital Fund grant that is associated with the project and the impact on the PHA's Plan: RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Peoria Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rate share of Public Housing Development converted as part of the Demonstrations, estimated at \$350,000.00. The Peoria Housing Authority also intends to contribute Capital Funds and/or Replacement Housing Factor Funds up to \$1,336,966.00 as available towards the conversion.

Harrison Homes South

Harrison Homes South consists of 151 general occupancy units and 4 non-dwelling units totaling 155 units constructed in 1942 with a DOFA date of 2/28/1944. The PHA has long term plans to utilize available mixed finance funding sources (i.e. HOPE VI, Choice Neighborhoods, RAD, Mixed Finance, LIHTC, etc.) as applicable and available to redevelop the site. The PHA will work with its development partner to determine next steps and financial feasibility of redeveloping the site which may include demolition and new construction.



Riverwest Rental & Lease to Purchase

Riverwest Rental & Lease to Purchase consists of 119 total units of which 76 units are ACC and 43 are LIHTC constructed in 2000 with a DOFA date of 12/27/2001. The PHA has long term plans to acquire the development from the limited partnership and utilize available mixed finance funding sources (i.e. HOPE VI, Choice Neighborhoods, RAD, Mixed Finance, LIHTC, etc.) as applicable and available to rehabilitate and preserve affordable housing at the site. The PHA will work with a development partner to determine next steps and financial feasibility of rehabilitating the site as necessary.



Peoria Housing Authority 2022 PHA Plan

Attachment F

Progress Report.

Peoria Housing Authority
IL003
FY 2022 Annual Plan
Goals & Objectives Update

	Project	Status
1	Strategic Redevelopment of Taft Homes	PHA continues to work on the redevelopment of Taft Homes through RAD conversion. In 2017, PHA awarded RAD PBV to two developments for RAD Transfer of Assistance. Access Peoria (16 units) and East Bluff (16 units). An RCC was issued for Access Peoria in 2019. Access Peoria closed in 2020. An RCC was issued for East Bluff in 2019. East Bluff continues construction in 2021. Taft Homes families have moved into new units as construction completed utilizing a lottery system. In 2019, the PHA issued an RFQ and selected a new development partner to complete a RAD conversion of the remaining units at Taft. PHA executed an Early Start Agreement with BEAR Development. PHA/BEAR secured necessary financing in 2020 to successfully demolish existing units and construct 142 units on the site. Financial closing is scheduled for September 2021.
2	Maintain an average Occupancy of 97%	The PHA ended September 30, 2021 with an occupancy rate of #%. The PHA will continue to effectuate a 30- Day Key-to-Key process implemented in 2018 to ensure high occupancy at its properties. The PHA Board approved a Management Plan for Non-Performing Properties in September 2021.
3	Reduce uncollected rent to 4% or less PHA wide	In 2019, PHA centralized Tenant Accounts Receivable to assist Asset Managers with rent collections. The PHA will maintain the centralized service and continue to improve upon the rent collection PHAS indicator agency wide. 2020-2021: the COVID19 pandemic and

		the National/State eviction moratorium impacted uncollected rent in 2021.
4	Pass Real Estate Assessment Center (REAC) Physical Inspections at a minimum score of 60%	The PHA will conduct annual inspections of its units in preparation of REAC Physical Inspections and will improve its Physical Inspection scores and improve its PHAS Physical Indicator score.
5	Meet Housing Choice Voucher lease up goals (100% voucher issuance / 100% HAP expenditures)	In 2019, the PHA opened its HCV waiting list to ensure increased voucher utilization. PHA monitors utilization monthly and will continue to meet and/or exceed HUD prescribed utilization rates to maximize affordable housing opportunities for its program participants.
6	Increase HCV PIC reporting rate to 95%	As of 9/30/2021, the most recently published PIC reporting rate was #%.

Peoria Housing Authority 2022 PHA Plan

Attachment G

2020 FYE Audit.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

YEAR ENDED DECEMBER 31, 2020

TABLE OF CONTENTS

	Page
Independent Auditor's Report	1-2
Management's Discussion & Analysis	3-8
FINANCIAL STATEMENTS	
Statement of Net Position	9
Statement of Revenues, Expenses, & Changes in Net Position	10
Statement of Cash Flows	11
Notes to Financial Statements	12-23
SINGLE AUDIT SECTION	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	24-25
Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance required by the Uniform Guidance	26-28
Status of Prior Audit Findings	29
Schedule of Findings and Questioned Costs	30-31
Corrective Action Plan	32
SUPPLEMENTAL INFORMATION	
Financial Data Submission Summary – Net Position Accounts	33-34
Financial Data Submission Summary – Revenues, Expenses, & Changes in Net Position Accounts	35-37
Schedule of Expenditures of Federal Financial Awards	38
Notes to Schedule of Expenditures of Federal Awards	39
SUPPLEMENTAL INFORMATION - SPECIAL REPORTS	
Statement and Certification of Actual Capital Fund Program Costs – IL06P003501-17	40
Statement and Certification of Actual Capital Fund Program Costs – IL06R003502-13	41
Statement and Certification of Actual Capital Fund Program Costs – IL06R003501-14	42
Statement and Certification of Actual Capital Fund Program Costs – IL06R003502-16	43
Statement and Certification of ROSS Service Coordinator Grant – ROSS171052	44

PEORIA HOUSING AUTHORITY
Peoria, Illinois

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Peoria Housing Authority
Peoria, Illinois 61605

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Peoria Housing Authority as of and for the year ended December 31, 2020, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of New Southtown Limited Partnership (dba Riverwest Apartments), and River West South L.P. which represent 17.2 percent of total consolidated assets and 4.6 percent of total revenues of the Peoria Housing Authority. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for New Southtown Limited Partnership (dba Riverwest Apartments), and River West South L.P. is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinion.

Opinion

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Peoria Housing Authority, as of December 31, 2020, and the respective changes in financial position and, where appropriate, cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis, as listed in the table of contents, should be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedure did not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Peoria Housing Authority. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as the Financial Data Schedules and Special Reports required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 6, 2021 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
August 6, 2021

PEORIA HOUSING AUTHORITY
Peoria, Illinois

MANAGEMENT'S DISCUSSION & ANALYSIS

YEAR ENDED DECEMBER 31, 2020

**PEORIA HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2020**

Management's Discussion and Analysis

The management of the Peoria Housing Authority (the Authority) offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended December 31, 2020.

This discussion and analysis is designed to:

- assist the reader in focusing on significant financial issues
- provide an overview of the Authority's financial activity
- highlight changes in the Authority's financial position
- identify individual program issues or concerns

Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This management's discussion and analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). Questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's Executive Director.

FINANCIAL HIGHLIGHTS

- The Authority's assets exceeded its liabilities on December 31, 2020, by \$53,244,268 (Net Position). Of that amount, \$5,361,266 (Unrestricted) may be used to meet the Authority's ongoing obligations.
- Federal funding received by the Authority for the fiscal year ended December 31, 2020, was \$20,674,351 which was \$3,289,151 or 18.92% higher than FY 2019's total of \$17,385,200.
- The Authority's total Net Position increased by \$3,371,105 or 6.76% at FYE December 31, 2020.
- On December 31, 2020, the Authority's cash and investments balance was \$5,026,396, which represents an increase of \$2,145,449 or 74.47% from the December 31, 2019 balance.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Management's Discussion and Analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of three components: 1) authority-wide financial statements, 2) program financial statements and 3) notes to the financial statements. This report also contains other supplemental information to provide greater detail of data than that presented in the basic financial statements.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

These Statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Position," formerly known as equity. Assets and liabilities are presented in the order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current."

The focus of the Statement of Net Position is the “Unrestricted Net Position” which represents the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) are reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consist of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted: Consists of Net Position that do not meet the definition of “Net Investment in Capital Assets,” or “Restricted.”

The Authority-wide financial statements also include a Statement of Revenues, Expenses, and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Net Position is the “Change in Net Position,” which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Consolidated Financial Statements

Traditional users of governmental financial statements will find the Consolidated Financial Statements presentation more familiar. The focus is now on consolidating all programs in one column, rather than program types. The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Other programs are utilized to enhance accountability and control.

The Authority's Programs

The programs of the Authority are recorded in one enterprise fund. Each is maintained using a separate set of self-balancing accounts. The programs include a Central Office Cost Center (COCC), Public Housing, which consists of eight Asset Management Projects (AMPS) (Harrison Homes, Scattered Sites, Taft Homes, Sterling Towers, Riverwest South, Harrison Homes Redevelopment, Harrison Homes Phase III, and New Southtown Limited Partnership), Homeownership Program, Revitalization of a Severely-Distressed Public Housing Program (HOPE VI), Capital Funds, Section 8 Housing Choice Vouchers, Section 8 Moderate Rehabilitation, Resident Opportunities and Self-Sufficiency (ROSS), and HOME Investment Partnership (HOME).

Component Units:

The Authority is the sole member of River West South LLC, an Illinois limited liability company. River West South LLC is the general partner and developer for River West South, LP and is included in the Authority's financial statement as a discretely presented component unit due to the influence the Authority has on management decisions.

Copies of the separately issued audited financial statements of the discretely presented component unit can be obtained by contacting the Executive Director, Peoria Housing Authority, 100 S. Richard Pryor Place, Peoria, IL 61605.

Business Activities:

The Authority's financial statements also include non-HUD related programs. These programs are included in the business activities program of the Authority.

The Authority has invested in two tax credit projects, New Southtown Limited Partnership and Riverwest South Limited Partnership. These investments are included in the business activities as other assets.

AUTHORITY - WIDE STATEMENTS**STATEMENT OF NET POSITION**

The following table reflects the condensed Statement of Net Position at December 31, 2020, with a comparison to December 31, 2019. The Authority is engaged only in Business-Type Activities.

For more detailed information, see the Statement of Net Position included in the Authority's upper-level financial statements included in the audit report.

Major Factors Affecting the Statement of Net Position

	<u>2020</u>	<u>2019</u>	<u>Change</u>
ASSETS			
Cash and Investments	\$ 5,026,396	\$ 2,880,947	\$ 2,145,449
Other Current Assets	756,971	1,570,697	(813,726)
Notes Receivable, net	25,485,666	23,999,685	1,485,981
Other Assets	461,588	461,588	0
Net Capital Assets	<u>22,670,069</u>	<u>21,945,393</u>	<u>724,676</u>
Total Assets	<u>\$ 54,400,690</u>	<u>\$ 50,858,310</u>	<u>\$ 3,542,380</u>
LIABILITIES			
Current Liabilities	\$ 876,460	\$ 774,306	\$ 102,154
Non-Current Liabilities	<u>279,962</u>	<u>211,441</u>	<u>68,521</u>
Total Liabilities	<u>1,156,422</u>	<u>985,747</u>	<u>170,675</u>
NET POSITION			
Net Investment in Capital Assets	22,670,069	21,945,393	724,676
Restricted	25,212,933	23,999,685	1,213,248
Unrestricted	<u>5,361,266</u>	<u>3,927,485</u>	<u>1,433,781</u>
Total Net Position	<u>53,244,268</u>	<u>49,872,563</u>	<u>3,371,705</u>
Total Liabilities and Net Position	<u>\$ 54,400,690</u>	<u>\$ 50,858,310</u>	<u>\$ 3,542,380</u>

Current assets increased by \$1,331,723 or 29.92%. The majority of this increase was due to an increase in cash and investments of \$2,145,449 or 74.47%. Accounts receivable decreased by \$854,199 or 70.83% due to the decrease of amounts due from HUD of \$976,557 or 89.46%.

Net capital assets increased by \$724,676 or 3.30% which is illustrated further in this document in Tables 4 & 5, but represents current year capital asset additions in excess of current depreciation expense and net dispositions.

Other noncurrent assets consist of long-term Notes Receivable of \$25,485,666, which increased from the prior year balance of \$23,999,685 and investment in joint ventures of \$461,588 which did not change during the year.

Current liabilities increased by \$102,154 or 13.19%. This was primarily due to increases in unearned revenue of \$158,363, which includes \$142,420 in CARES Act funds in the HCV program that have been received but not yet spent. Noncurrent liabilities increased by \$68,521 or 32.41% due to an increase in both the FSS Escrow liability and noncurrent compensated absences.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer picture of the changes in the PHA's financial well-being.

The following schedule summarizes the revenues and expenses for the current fiscal year 2020 and provides a comparison to prior fiscal year 2019. The Authority is engaged only in Business-Type Activities.

	2020	2019	Change
REVENUE AND GRANTS			
Tenant Revenue	\$ 1,409,787	\$ 1,567,902	\$ (158,115)
Operating and Capital Grants	20,674,351	17,385,200	3,289,151
Investment Income	1,516,955	1,317,860	199,095
Other Revenue	434,219	509,943	(75,724)
TOTAL REVENUE AND GRANTS	\$ 24,035,312	\$ 20,780,905	\$ 3,254,407

Major Factors Affecting the Statement of Revenues, Expenses, and Changes in Net Position

Tenant revenue decreased from FY 2019 levels by \$158,115 or 10.08%, which was due to lower average rents and fewer work order charges. Interest income increased by \$199,095 or 15.11% due to higher investment amounts. Other income decreased by \$75,724 or 14.85%, which due to adjustments made to capital funds in 2019 that were not necessary in 2020. Total grant revenue for FY 2020 increased by \$3,289,151 or 18.92% due to the receipt of CARES Act funding as well as increased Capital Fund draws used for planned improvements.

	2020	2019	Change
EXPENSES			
Administrative Expense	\$ 3,014,031	\$ 2,755,569	\$ 258,462
Tenant Services	99,054	47,276	51,778
Utilities Expense	1,137,998	1,150,474	(12,476)
Protective Services	173,634	137,597	36,037
Maintenance Expense	2,449,486	2,035,761	413,725
General Expense	1,232,587	1,103,167	129,420
HAP Expense	10,718,785	9,962,522	756,263
Depreciation Expense	1,838,032	1,951,618	(113,586)
TOTAL EXPENSES	\$ 20,663,607	\$ 19,143,984	\$ 1,519,623

Administrative expenses increased by \$258,462 or 9.38%, due to increases in salaries and benefits of \$260,911.

Tenant services increased by \$51,778 or 109.52% due to expenses related to the efforts of the Authority to prevent the spread of COVID-19. These expenses were covered by funds from the CARES Act.

Utilities decreased by \$12,476 or 1.08%, which was due to normal fluctuations.

Maintenance costs increased by \$413,725 or 20.32% due to increases in contract costs of \$299,932 or 31.20%, due contract costs associated with closing capital funds during the year and increases in casualty losses of \$52,545.

Protective services increased by \$36,037 or 26.19%, due to an increase from contract for security hours for Taft and Harrison Homes.

General expenses increased by \$129,420 or 11.73%, due to an increase in other general expenses of \$140,434 or 31.11%, which includes an increase in health insurance costs, audit fees, legal fees, and additional asset management fees.

Section-8 HCV Housing Assistance Payments expenses increased from \$9,962,522 to \$10,718,785 during the year. This increase of \$756,263 or 7.59% was due to increased utilization.

Depreciation expense decreased by \$113,586 or 5.82% due to normal calculations.

CAPITAL ASSETS

As of fiscal year end 2020, the Authority had \$22,670,069 invested in the following asset types:

	2020	2019	Change
Land	\$ 5,183,018	\$ 5,183,018	\$ 0
Buildings and Improvements	84,229,289	82,152,672	2,076,617
Equipment	7,847,065	7,685,229	161,836
Construction in Progress	1,156,745	832,488	324,257
Accumulated Depreciation	(75,746,048)	(73,908,014)	(1,838,034)
Net Capital Assets	\$ 22,670,069	\$ 21,945,393	\$ 724,676

Debt Outstanding

As of fiscal year end December 31, 2020, the Authority had no outstanding debt.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Congressional funding of the Department of Housing and Urban Development
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Health care and other insurance costs are expected to increase dramatically over the next several years
- The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Peoria Housing Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or request for additional financial information may be addressed to:

Executive Director
Peoria Housing Authority
100 S. Richard Pryor Place
Peoria, IL 61605

PEORIA HOUSING AUTHORITY

Peoria, IL

STATEMENT OF NET POSITION

December 31, 2020

ASSETS

	COMPONENT UNIT			TOTAL
	PRIMARY	River West	New Southtown	(Memorandum
	GOVERNMENT	South, LLC	LTD Partnership	Only)
<u>Current Assets</u>				
Cash & cash equivalents - unrestricted	\$ 3,271,285	\$ 2,934	\$ 31,160	\$ 3,305,379
Cash & cash equivalents - restricted	551,950	305,181	209,054	1,066,185
Accounts receivable, net	351,715	8,582	27,674	387,971
Investments - unrestricted	1,203,161	-	-	1,203,161
Prepaid expenses	161,063	8,305	10,859	180,227
Inventories, net	244,193	-	-	244,193
Total Current Assets	5,783,367	325,002	278,747	6,387,116
<u>Noncurrent Assets</u>				
Notes receivable	25,485,666	-	-	25,485,666
Other assets	-	-	-	-
Investment in joint ventures	461,588	-	-	461,588
Total Other Noncurrent Assets	25,947,254	-	-	25,947,254
Capital Assets				
Land	5,183,018	305,415	328,143	5,816,576
Buildings	84,229,289	4,924,878	25,804,812	114,958,979
Improvements	-	-	-	-
Furniture & equipment	7,847,065	-	-	7,847,065
Construction in progress	1,156,745	-	-	1,156,745
	98,416,117	5,230,293	26,132,955	129,779,365
Less: Accumulated depreciation	(75,746,048)	(2,567,998)	(18,043,563)	(96,357,609)
Total Capital Assets	22,670,069	2,662,295	8,089,392	33,421,756
Total Noncurrent Assets	48,617,323	2,662,295	8,089,392	59,369,010
TOTAL ASSETS	\$ 54,400,690	\$ 2,987,297	\$ 8,368,139	\$ 65,756,126

The accompanying notes are an integral part of the financial statements.

LIABILITIES & NET POSITION

	PRIMARY GOVERNMENT	COMPONENT UNIT		TOTAL (Memorandum Only)
		River West South, LLC	New Southtown LTD Partnership	
<u>Current Liabilities</u>				
Accounts payable	\$ 174,581	\$ 52,171	\$ 280,415	\$ 507,167
Accrued liabilities	403,167	-	16,131	419,298
Unearned revenue	183,837	1,725	13,105	198,667
Current portion of mortgage & notes payable	-	-	-	-
Tenant security deposits/escrow deposits	114,875	6,294	53,392	174,561
Total Current Liabilities	876,460	60,190	363,043	1,299,693
<u>Noncurrent Liabilities</u>				
Accrued compensated absences	79,006	-	-	79,006
Mortgage & Notes Payable - net of current	-	1,732,331	24,527,054	26,259,385
Other noncurrent liabilities	200,956	-	-	200,956
Loan Liability - non current	-	-	-	-
Total Noncurrent Liabilities	279,962	1,732,331	24,527,054	26,539,347
TOTAL LIABILITIES	1,156,422	1,792,521	24,890,097	27,839,040
<u>NET POSITION</u>				
Net Investment in Capital Assets	22,670,069	929,964	(16,437,662)	7,162,371
Restricted	25,212,933	291,518	155,054	25,659,505
Unrestricted	5,361,266	(26,706)	(239,350)	5,095,210
TOTAL NET POSITION	53,244,268	1,194,776	(16,521,958)	37,917,086
TOTAL LIABILITIES & NET POSITION	\$ 54,400,690	\$ 2,987,297	\$ 8,368,139	\$ 65,756,126

PEORIA HOUSING AUTHORITY
Peoria, IL

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2020

	PRIMARY	COMPONENT UNIT		TOTAL
	GOVERNMENT	River West South, LLC	New Southtown LTD Partnership	(Memorandum Only)
<u>Operating Revenues</u>				
Dwelling rent	\$ 1,409,787	\$ 105,979	\$ 1,013,488	\$ 2,529,254
Governmental grants & subsidy	18,161,502	-	-	18,161,502
Other income	434,219	-	30,056	464,275
Total Operating Revenues	20,005,508	105,979	1,043,544	21,155,031
<u>Operating Expenses</u>				
Administration	3,014,031	15,692	240,482	3,270,205
Tenant services	99,054	-	-	99,054
Utilities	1,137,998	15,515	176,835	1,330,348
Maintenance & operations	2,449,486	34,633	419,913	2,904,032
Protective services	173,634	-	-	173,634
General expense	1,232,587	71,239	288,933	1,592,759
Housing assistance payments	10,718,785	-	-	10,718,785
Depreciation expense & amortization	1,838,032	181,097	938,364	2,957,493
Total Operating Expense	20,663,607	318,176	2,064,527	23,046,310
Net Operating Income/(Loss)	(658,099)	(212,197)	(1,020,983)	(1,891,279)
<u>Nonoperating Revenues/(Expenses)</u>				
Investment income	7,744	1,451	3	9,198
Mortgage income	1,509,211	-	-	1,509,211
Interest expense	-	(85,129)	(2,209,019)	(2,294,148)
Gain/(Loss) on disposition of assets	-	-	-	-
Net Nonoperating Revenues/(Expenses)	1,516,955	(83,678)	(2,209,016)	(775,739)
Net Income/(Loss) before capital contributions	858,856	(295,875)	(3,229,999)	(2,667,018)
Capital grants/equity distributions	2,512,849	-	-	2,512,849
Increase/(Decrease) in Net Position	3,371,705	(295,875)	(3,229,999)	(154,169)
Total Net Position - beginning	49,872,563	1,490,651	(13,291,959)	38,071,255
Total Net Position - ending	\$ 53,244,268	\$ 1,194,776	\$ (16,521,958)	\$ 37,917,086

PEORIA HOUSING AUTHORITY
Peoria, IL

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2020

	COMPONENT UNIT			TOTAL
	PRIMARY GOVERNMENT	River West South, LLC	New Southtown LTD Partnership	(Memorandum Only)
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	\$ 1,844,006	\$ 105,979	\$ 1,043,544	\$ 2,993,529
Governmental grants & subsidy - operations	18,161,502	-	-	18,161,502
Payments to suppliers	(4,434,028)	(110,417)	(902,543)	(5,446,988)
Payments for housing assistance	(10,718,785)	-	-	(10,718,785)
Payments to employees	(2,688,361)	-	(204,110)	(2,892,471)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	2,164,334	(4,438)	(63,109)	2,096,787
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments received on notes receivable	23,230	-	-	23,230
Purchase of investments	(600,869)	-	-	(600,869)
Interest received	7,744	1,451	3	9,198
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	(569,895)	1,451	3	(568,441)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Grant revenue - capital grants	2,512,849	-	-	2,512,849
Acquisition of capital assets - capital grant	(2,512,849)	-	-	(2,512,849)
Acquisition of capital assets - operations	(49,859)	(46,440)	-	(96,299)
Equity distributions	-	-	-	-
Interest paid	-	(8,696)	(23,410)	(32,106)
Proceeds from disposition	-	-	-	-
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(49,859)	(55,136)	(23,410)	(128,405)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	1,544,580	(58,123)	(86,516)	1,399,941
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	2,278,655	366,238	326,730	2,971,623
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 3,823,235	\$ 308,115	\$ 240,214	\$ 4,371,564
CASH FLOWS FROM OPERATING ACTIVITIES				
Net Income/(Loss) from operations	\$ (658,099)	\$ (212,197)	\$ (1,020,983)	\$ (1,891,279)
Prior period adjustments	-	-	-	-
Adjustments to reconcile net loss to net cash provided by operating activities:				
Depreciation & amortization	1,838,032	181,097	938,364	2,957,493
Decrease (Increase) in accounts receivable	854,199	(5,179)	(21,733)	827,287
Decrease (Increase) in prepaid expenses	(61,636)	(1,106)	2,906	(59,836)
Decrease (Increase) in inventory	21,163	-	-	21,163
Decrease (Increase) in investments in joint venture	-	-	-	-
Increase (Decrease) in accounts payable	(110,680)	38,160	52,985	(19,535)
Increase (Decrease) in accrued liabilities	69,201	(3,817)	(20,483)	44,901
Increase (Decrease) in unearned revenue	158,363	458	6,504	165,325
Increase (Decrease) in security/trust deposits	53,791	(1,854)	(669)	51,268
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ 2,164,334	\$ (4,438)	\$ (63,109)	\$ 2,096,787

The accompanying notes are an integral part of the financial statements.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

1. Introduction:

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements, and should be viewed as an integral part of this report.

2. Organization:

The Peoria Housing Authority ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of Illinois for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low income, disabled and elderly persons. Most of the Authority's funding is provided by the United States Department of Housing and Urban Development (HUD). All programs of the Authority are included in these statements.

3. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 and Number 61 of the Government Accounting Standards Board, the Financial Reporting Entity*.

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Peoria and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the Mayor of Peoria and has governance responsibilities over all activities related to all housing activities within the City of Peoria. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The County has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided.

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority except as noted below, nor for the Authority to be included in the City's financial reports; therefore, the Authority reports independently.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

3. Reporting Entity: (Cont'd)

Programs Administered by the Authority:

The programs of the Authority are recorded in one enterprise fund. Each is maintained using a separate set of self-balancing accounts. The programs include a Central Office Cost Center (COCC), Public Housing, which consists of seven Asset Management Projects (AMPS), Capital Funds, Section 8 Housing Choice Vouchers, Section 8 Moderate Rehabilitation, Resident Opportunities and Self-Sufficiency (ROSS), and HOME Investment Partnership (HOME). The housing authority also has a local business activities program which includes the Notes Receivable and Investment in Joint Venture of the following two component units.

Component Units Discretely Presented:

The following component units are included in the consolidated financial statements of the Housing Authority due to meeting the criteria established by the Governmental Accounting Standards Board.

- The Authority is the sole member of River West South LLC, an Illinois limited liability company. River West South LLC is the general partner and developer for River West South, LP which owns and operates 26 units. The tax credit property is subsidized with public housing operating subsidy and the mortgages are held by the Housing Authority.
- The New Southtown Limited Partnership was formed to own and operate 153 units of multifamily residential rental housing known as "Riverwest Apartments." These units are for low to moderate income families and are funded with tax credit contributions and mortgage notes held by the Housing Authority. In addition to this the Housing Authority has leased the land to this entity and has the first right of refusal on the property.

Copies of the separately issued audited financial statements of the discretely presented component units can be obtained by contacting the Executive Director, Peoria Housing Authority, 100 S. Richard Pryor Place, Peoria, IL 61605.

4. Basis of Presentation, Basis of Accounting and Measurement Focus:

Basis of Accounting - The Authority uses the accrual basis of accounting in the proprietary funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the Statement of Net Position.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

5. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

6. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

7. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets that are formally adopted by its Governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD.

8. Inventories:

Inventory is valued using the average cost method.

9. Capital Assets and Depreciation:

Capital assets used in operations are recorded at historical cost, or estimated historical cost if historical cost is not available. The Authority has established a capitalization floor limit of \$5000. Depreciation of capital assets is computed using the straight-line method at rates considered sufficient to prorate the cost of the property, plant, and equipment over the estimated useful life of the asset.

The estimated useful lives for each major class of depreciable capital assets are as follows:

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

10. Impairment of Long-Lived Assets:

The Authority review its capital assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recovered. If the fair value is less than the carrying value of the asset, an impairment loss is recognized for the difference. No impairment loss has been recognized during the year ended December 31, 2020.

11. Collection Losses:

Collection losses on accounts receivable are expended, in the appropriate Fund, on the specific write-off method.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

12. Insurance:

The premiums on all major insurance policies are charged to prepaid insurance and amortized over the life of the policy.

13. Cash and Cash Equivalents:

For purposes of the statement of cash flows, the Authority considers all highly liquid investments purchased with a maturity date of three months or less to be cash equivalents.

Restricted cash and cash equivalents are segregated resources for tenants' security deposits, homebuyers' equity, tenants' family self-sufficiency (FSS) deposits, unspent housing assistance payments and unspent bond proceeds.

14. Compensated Absences:

The Authority allows permanent employees to accumulate the following compensated absences:

- Vacation time is earned at a rate of 1-2 days per month with a maximum of 120 hours for nonexempt employees and 160 hours for exempt employees. Unused vacation time is paid out at termination.
- Sick pay is earned at a rate of one day per month and can accumulate with no maximum carryover. Unused sick pay is lost at time of voluntary or involuntary termination.

The amount of accumulated benefits at December 31, 2020, was \$84,744 and is recorded as a liability in the applicable programs.

15. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement, while capital grant funds are added to the net position below the non-operating revenue and expense.

16. Homeownership Units:

Homeownership dwelling units are carried at original cost plus the costs associated with improvements of the properties. The equity portion of the lease payments received under the Homeownership Program is reflected as homeowners' equity. Under the terms of the leases, the lessees accumulate equity in the property under lease, and after three years may elect an option to purchase at any time thereafter. The administrative and interest portion of each lease payment is reflected as income.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

17. Net Position Classification:

Net position is classified into three components:

Net Investment in Capital Assets – Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction, or improvement of those assets.

Restricted – Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisition.

Unrestricted – Net position that is not subject to externally imposed stipulations.

Certain assets, including cash, may be classified as restricted net position on the statement of net position because their use is restricted for specific purposes. It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

18. Federal Aids:

Federal aids for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Aids received prior to meeting revenue recognition criteria are recorded as unearned revenue.

19. Employee Retirement Plan:

The Authority has a retirement plan covering substantially all of its eligible employees which is funded through contributions to the Mutual of America Life Insurance Company.

20. Due To/From Other Programs:

During the course of operations, numerous transactions occur between individual programs for goods provided or services rendered. These receivables and payables are classified as "due from other programs" or "due to other programs" on the statement of net position.

21. New Accounting Pronouncements:

During FY 2020, there were no new pronouncements implemented that impact the presentation of the financial statements and/or note disclosures.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE B - CASH AND CASH EQUIVALENTS:

Cash and cash equivalents consist of cash on hand and cash in bank. Cash in bank is held in various demand deposit, savings deposit, and certificates of deposit accounts. The carrying amount of cash and cash equivalents at December 31, 2020 totaled \$5,026,396, with the bank balance totaling \$5,837,623. Of the bank balance, \$750,000 is covered by FDIC insurance and the remaining amount is collateralized using the dedicated method.

Interest rate risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's typically limits its investment portfolio to maturities of 12 months or less.

Credit risk - The Authority has no policy regarding credit risk.

Custodial credit risk - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority has no policy on custodial credit risk.

Concentration of credit risk - The Authority places no limit on the amount that it may invest in certificates of deposits. The Authority has no policy regarding credit risk.

Investments:

As of December 31, 2020, the Authority's investment balances were as follows:

Investment Type	Market Value	Maturity	Rating
Certificates of Deposit	\$ 1,203,161	Greater than 3 mos	N/A

Restricted Cash:

Restricted cash as of December 31, 2020, consisted of the following:

Tenants' Security Deposits	\$ 114,875
HCV Cares Act Funds	142,420
Mainstream Vouchers	93,699
FSS Escrow	<u>200,956</u>
	<u>\$ 551,950</u>

Collateralization:

As of December 31, 2020 the following securities were pledged as collateral to secure the deposits of the Peoria Housing Authority:

Security	Cusip	Maturity Date	Interest Rate	Market Value
Vining Sparks	36181AWZ1	8/20/1943	3.00%	\$ 487,134
Busey Bank	Sweep Acct			2,787,245
Busey Bank	Sweep Acct			<u>1,933,719</u>
				<u>\$ 5,208,098</u>

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE B - CASH AND CASH EQUIVALENTS: (Cont'd)

Discrete Component Units:

Cash and cash equivalents as of December 31, 2020, consisted of the following:

Unrestricted cash	\$ 34,094
Restricted for reserves	446,572
Restricted for tenant security deposits	<u>67,663</u>
	<u>\$ 548,329</u>

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable as of December 31, 2020, consisted of the following:

A/R - tenants (net of allowance of \$3,912)	\$ 125,104
A/R - tenant fraud recovery (net of allowance of \$30,449)	42,789
A/R - HUD	115,078
A/R - miscellaneous	48,519
A/R - PHA Projects	<u>20,225</u>
	<u>\$ 351,715</u>

Discrete Component Units:

Accounts receivable as of December 31, 2020, consisted of the following:

A/R – tenants (net of allowance of \$7,640)	<u>\$ 36,256</u>
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NOTE D - PREPAID CHARGES:

Prepaid charges as of December 31, 2020, consisted of the following:

Prepaid insurance and other assets	\$ 161,063
Inventory (net of allowance of \$51,371)	<u>244,193</u>
	<u>\$ 405,256</u>

Discrete Component Units:

Prepaid charges as of December 31, 2020, consisted of the following:

Prepaid insurance and other assets	<u>\$ 19,164</u>
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PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE E - CAPITAL ASSETS:

A summary of changes in capital assets are as follows:

PRIMARY GOVERNMENT

	Beginning Balances	Additions	Transfers/ Dispositions/ Adjustments	Ending Balances
Capital Assets:				
Land	\$ 5,183,018	\$ -	\$ -	\$ 5,183,018
Buildings & improvements	82,152,672	49,859	2,026,758	84,229,289
Furniture & equipment	7,685,229	-	161,836	7,847,065
Construction in progress	832,488	2,512,849	(2,188,592)	1,156,745
Total capital assets	95,853,407	2,562,708	2	98,416,117
Accumulated depreciation	(73,908,014)	(1,838,032)	(2)	(75,746,048)
Net Capital Assets	\$ 21,945,393	\$ 724,676	\$ -	\$ 22,670,069

COMPONENT UNITS - DISCRETELY PRESENTED:

	Beginning Balances	Additions	Dispositions/ Depreciation	Ending Balances
Capital Assets:				
Land	\$ 633,558	\$ -	\$ -	\$ 633,558
Buildings & improvements	30,683,250	46,440	-	30,729,690
Furniture & equipment	-	-	-	-
Construction in progress	-	-	-	-
Total capital assets	31,316,808	46,440	-	31,363,248
Accumulated depreciation	(19,492,100)	(1,119,461)	-	(20,611,561)
Net Capital Assets	\$ 11,824,708	\$ (1,073,021)	\$ -	\$ 10,751,687

NOTE F - NOTES RECEIVABLE:

Notes receivable as of December 31, 2020, consisted of the following:

New Southtown Corporation, an affiliate of the Authority and LR Development, Inc., formed a Limited Liability Corporation called "New Southtown Limited Liability Corporation (LLC)." New Southtown, LLC, the general partner, along with Apollo Housing Capital, LLC, the limited partner, and Apollo Housing Manager, the special limited partner, formed a limited partnership called "New Southtown Limited Partnership." The Partnership was formed to construct 153 rental units, of which 61 are public housing units, which may be purchased by the Authority. Also, 15 lease-to-purchase units and 32 homeownership units will be constructed and sold upon completion of the units. The Authority received permission from HUD to convert the remaining 30 homeownership units to rental units in 2005. The Partnership borrowed \$7,059,909 from the Authority. The Partnership will begin paying off the note receivable plus accrued interest upon achieving breakeven operations. The note receivable plus accrued interest and allowance is included in the "note receivable" on the balance sheet. The amount outstanding as of December 31, 2020, was \$7,033,164 and the accrued interest was \$16,254,712. The maturity date is July 19, 2042.

The Authority also issued a CDBG loan to the HOPE VI project in the amount of \$470,000. The maturity date is July 19, 2042.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE F - NOTES RECEIVABLE: (Cont'd)

The Authority is the sole member of River West South LLC. River West South LC is the general partner and developer for River West South, LP. River West South, LP is a tax credit project which consists of 26 units. In 2006, the Authority issued a Section 8 note receivable for \$214,785 to River West South, LP. The note will mature March 24, 2046, and interest shall accrued at the greater of 5% per annum, or the long-term applicable federal rate, as determined in the note agreement. The amount outstanding as of December 31, 2020, was \$214,785 and the accrued interest was \$194,355.

In 2006, the Authority issued a HOME note of \$643,500 to River West South, LP. In 2007, the Authority issued an additional \$6,500 on the 2006 HOME note. The note will mature March 24, 2046, and interest shall accrue at the greater of 5% per annum, or the long-term applicable federal rate, as determined in the note agreement. The amount outstanding as of December 31, 2020, was \$650,000 and accrued interest was \$668,650.

NOTE G - ACCOUNTS PAYABLE:

Accounts payable as of December 31, 2020, consisted of the following:

Vendors and contractors payable	\$ 133,507
Amounts due to HUD – OIG Audit	179,019
Amounts due HUD – HCV	27,278
Payments in lieu of taxes	41,074
Tenant security deposits	<u>114,875</u>
	<u>\$ 495,753</u>

Discrete Component Units:

Accounts payable as of December 31, 2020, consisted of the following:

Vendors and contractors payable	\$ 136,797
Accounts payable – other government	195,789
Tenant security deposits	<u>59,686</u>
	<u>\$ 392,272</u>

NOTE H - ACCRUED LIABILITIES & UNEARNED REVENUE:

Accrued liabilities and unearned revenue at December 31, 2020, consisted of the following:

Accrued compensation absences - current portion	\$ 19,751
Accrued wages/payroll taxes	100,214
Unearned revenue - tenant prepaid rent	41,417
Unearned revenue - CARES Act funds	142,420
Other current liabilities	<u>76,905</u>
	<u>\$ 380,707</u>

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE H - ACCRUED LIABILITIES & UNEARNED REVENUE: (Cont'd)

Discrete Component Units:

Accrued liabilities and unearned revenue at December 31, 2020, consisted of the following:

Unearned revenue	\$ 14,830
Other accrued liabilities	<u>16,131</u>
	<u>\$ 30,961</u>

NOTE I - OTHER NON-CURRENT LIABILITIES:

As on December 31, 2020, non-current liabilities consisted of the following:

Accrued compensation absences - non-current portion	\$ 79,006
FSS Escrow	<u>200,956</u>
	<u>\$ 279,962</u>

PRIMARY GOVERNMENT

	Balance 1/1/2020	Increases	Decreases	Balance 12/31/2020	Current Portion of Balance
Compensated absences	\$ 84,744	\$ 98,759	\$ (84,746)	\$ 98,757	\$ 19,751
FSS Escrow Deposits	<u>143,646</u>	<u>80,882</u>	<u>(23,572)</u>	<u>200,956</u>	<u>-</u>
Total long-term liabilities	<u>\$ 228,390</u>	<u>\$ 179,641</u>	<u>\$ (108,318)</u>	<u>\$ 299,713</u>	<u>\$ 19,751</u>

NOTE J - LONG-TERM DEBT:

Discrete Component Units:

As of December 31, 2020, long-term debt consisted of \$26,259,385 due to the Peoria Housing Authority as detailed in Note F. All amounts are considered long-term, with no current maturities due.

NOTE K - PENSION PLAN:

The Authority has an employee defined contribution pension plan with Mutual of America Life Insurance Company.

A defined contribution pension plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual accounts are to be determined instead of specifying the amount of benefits the individual is to receive.

To be eligible, an employee must be 21 years of age and have completed six months of service. Vesting occurs at 20% per year for five years at which time the employee is fully vested.

The Authority is required to contribute 10.7% of an employee's salary. The Authority's actual contribution was \$125,258 for the year ended December 31, 2020. Total payroll expense for the Authority was \$1,848,788.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE L - ECONOMIC DEPENDENCY:

Peoria Housing Authority receives approximately 83.6% of its revenue from the U.S. Department of Housing and Urban Development.

NOTE M - CONTINGENCIES:

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probably that a loss has occurred and the amount of that loss can be reasonably estimated. At December 31, 2020, there were no liabilities to be reported.

The Authority went through an OIG audit for the Section 8 Housing Choice Vouchers program and based on the results, the Authority needs to repay their Section 8 Housing Choice Vouchers program \$106,445 over the next 30 years, beginning May 2008. At December 31, 2020, the remaining balance that the Authority needs to repay is \$60,319.

The Authority went through a second OIG audit for the Section 8 Housing Choice Vouchers program and based on the results, the Authority needs to repay their Section 8 Housing Choice Vouchers program \$169,572 over the next 40 years, beginning March 2009. At December 31, 2020, the remaining balance that the Authority needs to repay is \$118,700.

OIG Audit #1

Direct Payment to HUD	\$ 26,782
Recharacterization of Administrative Fees	<u>33,537</u>
	<u>\$ 60,319</u>

OIG Audit #2

Direct Payment to HUD	\$ 75,043
Recharacterization of Administrative Fees	17,542
Reimbursement to HAP Equity	<u>26,115</u>
	<u>\$ 118,700</u>

Grants and contracts:

The Authority receives financial assistance from federal agencies in the form of grants. The expenditure of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements that are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability to the Authority. There were no such liabilities recorded as of December 31, 2020.

Capital fund:

The Authority receives capital funding each year for ongoing capital improvements and repairs and maintenance. As of December 31, 2020, the Authority has approximately \$874,127 of remaining and available for CFP 2018, \$1,118,977 of remaining and available for CFP 2019, and \$1,175,154 of remaining and available funds for CFP 2020.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2020
(Continued)

NOTE N - INTERGOVERNMENTAL AGREEMENT:

On March 26, 2018, the Authority entered into an Intergovernmental Agreement with the Springfield Housing Authority (SHA). Per the Agreement, SHA will provide professional management services to the Authority for a term of one year and will receive as compensation a management fee of \$2,000 per month in addition to an hourly rate of the staff providing services at a factor of 1.5 times their actual salary rate. The maximum annual compensation under this interagency agreement shall not exceed \$260,000. In July 2020, the agreement was extended by one year and given an additional 6-month option.

NOTE O - LEASES:

On July 19, 2000, a ground lease was established for 99 years as part of the agreement between the Authority and New Southtown Limited Partnership, expiring on December 31, 2098. The lease requires annual payments of \$1 for the remainder of the lease. Upon execution of the lease, the Partnership prepaid the rent for the term of the lease in the amount of \$99. Upon expiration of the lease, the land and building will be returned to the Authority.

The Authority has entered into an agreement to lease a warehouse and the surrounding property to the Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO) for the use of the Peoria Area Food Bank, from April 1, 2018 to March 31, 2023. On October 3, 2020, this lease was terminated. PCCEO paid a termination fee, plus a portion of the remaining rent for the year. The rent for the remaining years on the lease was waived.

NOTE P - SUPPLEMENTAL INFORMATION:

The supplemental information has been included in order to show the financial statements of the Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplemental information is reviewed by the field office and provides greater detail concerning the operations of the Authority.

NOTE Q - SUBSEQUENT EVENTS:

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through August 6, 2021 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statement.

The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance will depend on certain developments, including the duration and spread of the outbreak, and the impact on residents, employees and vendors, all of which are uncertain and cannot be determined at this time.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SINGLE AUDIT SECTION

YEAR ENDED DECEMBER 31, 2020



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

Board of Commissioners
Peoria Housing Authority
Peoria, Illinois 61605

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Peoria Housing Authority, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Peoria Housing Authority's basic financial statements, and have issued our report thereon dated August 6, 2021. Our report includes a reference to other auditors who audited the financial statements of New Southtown Limited Partnership (dba Riverwest Apartments), and River West South L.P. as of December 31, 2020, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

Management of the Peoria Housing Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2020-001 that we consider to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Peoria Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Peoria Housing Authority's Response to Findings

The Peoria Housing Authority's response to the findings identified in our audit is described in the accompanying Corrective Action Plan. The Authority's response was not subjected to the auditing procedures applied in the audit of financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

Rector, Reeder & Lofton, P.C.
Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
August 6, 2021



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

Board of Commissioners
Peoria Housing Authority
Peoria, Illinois 61605

Chicago Regional Office
Public Housing Division
77 West Jackson Boulevard
Ralph Metcalfe Federal Building
Chicago, Illinois 60604

Report on Compliance for Each Major Federal Program

We have audited the Peoria Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Peoria Housing Authority's major federal programs for the year ended December 31, 2020. The Peoria Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Peoria Housing Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Peoria Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the Peoria Housing Authority's compliance with those requirements.

Basis for Qualified Opinion on All Major Programs – CFDA #14.850, Low-Income Public Housing; CFDA #14.872, Capital Fund Program; CFDA# 14.871, Housing Choice Voucher Program

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding CFDA #14.850, Low-Income Public Housing; CFDA #14.872, Capital Fund Program; CFDA# 14.871, Housing Choice Voucher Program, finding number 2020-001 for Internal Controls over Financial Reconciliation and Reporting. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to those programs.

Qualified Opinion on All Major Programs – CFDA #14.850, Low-Income Public Housing; CFDA #14.872, Capital Fund Program; CFDA# 14.871, Housing Choice Voucher Program

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion paragraph, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on All Major Programs – CFDA #14.850, Low-Income Public Housing; CFDA #14.872, Capital Fund Program; CFDA# 14.871, Housing Choice Voucher Program for the year ended December 31, 2020.

Other Matters

The Peoria Housing Authority's response to the noncompliance findings identified in our audit is described in the accompanying Corrective Action Plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

The management of the Peoria Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Peoria Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we did identify certain deficiencies in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2020-001 that we consider to be significant deficiencies.

The Peoria Housing Authority's response to the internal control over compliance findings identified in our audit is described in the accompanying Corrective Action Plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Accordingly, this report is not suitable for any other purpose.

Rector, Reeder & Lofton, P.C.
Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
August 6, 2021

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended December 31, 2019 contained one formal audit finding, the status of this is as follows:

Finding 2019-001 – Internal Controls over Financial Reconciliation and Reporting – Material Weakness – Qualified Compliance Opinion

CFDA No. 14.850, 14.871 & 14.872

Criteria: Uniform Administrative Guidance and Standards for Internal Control in the Federal Government requires adequate internal controls over financial reporting to ensure that transactions are properly recorded and accounted for to permit the preparation of reliable financial statements and demonstrate compliance with laws, regulations, and other compliance requirements. Additionally, the Uniform Financial Reporting Standards require adequate internal controls over reporting.

Current Status: The following comments are the current status of this finding:

- Bank reconciliations were not proper. We noted that this problem still existed. Although, we determined that the general ledger balances for cash were fairly presented, we noted that the bank reconciliations should be cleaned up and adjusted. There were correcting entries which needed to be removed from the bank reconciliation. ***This issue still exists and is restated in current finding no. 2020-001.***
- There was improper tracking of CFP grants in the prior year. This specific problem was corrected during the current audit period; however, the presentation of the capital grant program expenditures was not properly reflected on the unaudited Financial Data Schedule submitted to HUD REAC.
- The Family Self-Sufficiency liability was not properly recorded in the HCV program. This problem was corrected during the current audit period.
- Prior year accounting and reporting for the HOPE VI and HOME programs were improper. This problem was been corrected during the current audit period.
- The Housing Authority failed to include an entity into the discretely presented component unit column of the FDS. This problem has been corrected during the current audit period.
- The Housing Authority has not properly reconciled or recorded Mortgage Note Receivables. This problem has been corrected during the current audit period. Currently, the PHA should evaluate whether the amounts are collectable from the tax credit entities.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:

Unmodified

Internal control over financial reporting:

Material weakness (es) identified?

No

Significant deficiency (ies) identified not
considered to be material weaknesses?

Yes

Noncompliance material to the financial statements noted?

No

Federal Awards

Internal controls over major programs:

Material weakness (es) identified?

No

Significant deficiency (ies) identified not
considered to be material weaknesses?

Yes

Type of report issued on the compliance for major programs:

Qualified

Any audit findings disclosed that are required to be reported in
Accordance with Uniform Guidance?

Yes

Identification of major programs:

-CFDA #14.850	Low-Income Public Housing - subsidy
-CFDA #14.872	Capital Fund Program
-CFDA #14.871	Housing Choice Voucher Program
-CFDA #14.879	Mainstream Voucher Program

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Did the Authority qualify as a low-risk auditee?

No

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont'd)

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

Finding 2020-001 – Internal Controls over Financial Reconciliation and Reporting – Significant Deficiency – Qualified at Single Audit Level

CFDA No. 14.850, 14.871 & 14.872

Criteria: Uniform Administrative Guidance and Standards for Internal Control in the Federal Government requires adequate internal controls over financial reporting to ensure that transactions are properly recorded and accounted for to permit the preparation of reliable financial statements and demonstrate compliance with laws, regulations, and other compliance requirements. Additionally, the Uniform Financial Reporting Standards require adequate internal controls over reporting.

Condition: The organization does not completely and accurately reconcile the cash accounts on a consistent basis. There were several items contained in the bank reconciliations which should have been adjusted or cleared out in subsequent months. Consequently, the reconciliations record adjustments and old activity which should not be on the reconciliation month after month. Additionally, the Housing Authority has not properly reported the grant activity from the Capital Fund Program. Upon review of the Financial Data Schedule (FDS) not all of the CFP programs were included on the CFP columns of the FDS. The grant program costs should be maintained on a grant program basis and this activity should be identified in the general ledger books of account.

Effect: The failure to reconcile the checking accounts and record the capital grant program costs can result in misstating the financial operating results for any given period.

Cause: The Authority does not completely understand the capital fund program cost accounting and does not maintain their bank reconciliations in a concise and simple manner.

Recommendation: We recommend that the Authority reviews their current procedures for monthly reconciliations and the fiscal year close to ensure accuracy of financial reporting to include the items mentioned above.

Section III – Federal Award Findings and Questioned Costs

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

Finding 2020-001 – Internal Controls over Financial Reconciliation and Reporting – Significant Deficiency – Qualified at Single Audit Level – Special Provisions. (Cont'd)

(Finding is stated above and doesn't need to be included in report again.)

Peoria Housing Authority

Moving Families Forward

2020 Agency Audit CORRECTIVE ACTION PLAN

**Finding 2020-001 – Internal Controls over Financial Reconciliation and Reporting – Significant Deficiency
– Qualified at Single Audit Level – CFDA No. 14.850, 14.871 & 14.872**

PHA Response:

The Peoria Housing Authority (PHA) has a policy to provide reasonable assurance that the Financial Statements are prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). During the audit year, the PHA has collaborated with our software provider to establish and maintain the ability to reconcile the bank accounts within the system eliminating the use of Excel spreadsheets. Additionally, the Finance Department is currently in the process of removing all outdated checks and adjustments from the bank reconciliation and will be completed on or before December 31, 2021. The Director of Finance will work with staff to correct any additional outstanding issues. This finding will be resolved on or before December 31, 2021.

Corrective Action Plan:

The Peoria Housing Authority (PHA) will continue to ensure timely and accurate financial reports. The Finance Department will continue to work with the software provider to maximize the use of the financial software. The Finance Department will continue to participate in training in Housing Authority financial management to better understand the industry's policies, procedures, and practices. The Finance staff will attend at least two (2) external financial trainings per year. Additionally, the Department will reconcile monthly all accounts including accurate reconciliation of all bank accounts. We will ensure the cash presented in the monthly General ledger reflects an accurate accounting of the cash balances with the PHA's Bank with the writing off stale-dated checks every six (6) months and no adjustments will be made to cash and outstanding items will be cleared month to month.

Person Responsible:

Theresa Switzer, Director of Finance

Anticipate Completion Date:

December 31, 2021



PEORIA HOUSING AUTHORITY
Peoria, Illinois

SUPPLEMENTAL INFORMATION

YEAR ENDED DECEMBER 31, 2020

PEORIA HOUSING AUTHORITY
Peoria, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
December 31, 2020

<u>FDS Line#</u>	<u>Account Description</u>	<u>Business Activities</u>	<u>Component Unit Discretely Presented</u>	<u>Public and Indian Housing 14,850</u>	<u>Section 8 Housing Choice Vouchers 14,871</u>	<u>Mainstream Vouchers 14,879</u>	<u>State/Local</u>
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 397,538	\$ 34,094	\$ 1,507,300	\$ 554,131	\$ 0	\$ 206,338
112	Cash - restricted - modernization	0	0	0	0	0	0
113	Cash - other restricted	0	446,572	25,433	175,523	93,699	0
114	Cash - tenant security deposits	0	67,663	114,875	0	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	0
100	Total Cash	397,538	548,329	1,647,608	729,654	93,699	206,338
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	20,225	0	0
122	Accounts receivable - HUD	0	0	0	95,609	0	0
124	Accounts receivable - other government	0	0	0	0	0	0
125	Accounts receivable - miscellaneous	0	0	1,376	0	0	0
126	Accounts receivable - tenants rents	1,638	43,896	126,163	0	0	0
126.1	Allowance for doubtful accounts - tenants	0	(7,640)	(3,912)	0	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	0
127	Notes receivable - current	0	0	0	0	0	0
128	Fraud recovery	0	0	35,403	37,835	0	0
128.1	Allowance for doubtful accounts - fraud	0	0	0	(30,449)	0	0
129	Accrued interest receivable	0	0	0	0	0	0
120	Total receivables - net	1,638	36,256	159,030	123,220	0	0
Current investments:							
131	Investments - unrestricted	401,920	0	600,869	0	0	200,372
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restricted for payment of current liability	0	0	0	0	0	0
142	Prepaid expenses and other assets	0	19,164	68,867	10,876	0	0
143	Inventories	0	0	295,564	0	0	0
143.1	Allowance for obsolete inventories	0	0	(51,371)	0	0	0
144	Interprogram due from	2,173	0	142,668	0	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	803,269	603,749	2,863,235	863,750	93,699	406,710
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	1,110,413	633,558	3,628,726	0	0	0
162	Buildings	0	30,729,690	81,686,063	0	0	114,427
163	Furniture & equipment - dwelling	0	0	2,841,735	0	0	1,534
164	Furniture & equipment - admin	0	0	2,501,241	279,553	0	0
165	Improvements	0	0	0	0	0	0
166	Accumulated depreciation	0	(20,611,561)	(70,930,475)	(202,390)	0	(115,961)
167	Construction in progress	0	0	1,156,745	0	0	0
168	Infrastructure	0	0	0	0	0	0
160	Total capital assets - net	1,110,413	10,751,687	20,884,035	77,163	0	0
171	Notes receivable - noncurrent	25,119,234	0	0	366,432	0	0
172	Notes receivable - noncurrent past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	0	0	0	0	0	0
176	Investment in joint ventures	461,588	0	0	0	0	0
180	TOTAL NONCURRENT ASSETS	26,691,235	10,751,687	20,884,035	443,595	0	0
200	DEFERRED OUTFLOW OF RESOURCES	0	0	0	0	0	0
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 27,494,504	\$ 11,355,436	\$ 23,747,270	\$ 1,307,345	\$ 93,699	\$ 406,710

ROSS/ FSS 14.896	Lower Income Housing Assist. Section 8 Moderate 14.856	ROSS 14.870	Central Office Cost Center	Public Housing CARES Act Funding 14.PHC	HCV CARES Act Funding 14.HCC	COCC CARES Act Funding 14.CCC	Elimination	TOTAL
\$ 0	\$ 205,772	\$ 0	\$ 400,206	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,305,379
0	0	0	0	0	0	0	0	0
0	0	0	0	0	142,420	0	0	883,647
0	0	0	0	0	0	0	0	182,538
0	0	0	0	0	0	0	0	0
0	205,772	0	400,206	0	142,420	0	0	4,371,564
0	0	0	0	0	0	0	0	20,225
17,377	0	2,092	0	0	0	0	0	115,078
0	0	0	0	0	0	0	0	0
0	0	0	47,143	0	0	0	0	48,519
0	0	0	1,215	0	0	0	0	172,912
0	0	0	0	0	0	0	0	(11,552)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	73,238
0	0	0	0	0	0	0	0	(30,449)
0	0	0	0	0	0	0	0	0
17,377	0	2,092	48,358	0	0	0	0	387,971
0	0	0	0	0	0	0	0	1,203,161
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	81,320	0	0	0	0	180,227
0	0	0	0	0	0	0	0	295,564
0	0	0	0	0	0	0	0	(51,371)
0	0	0	59,723	0	0	0	(204,564)	0
0	0	0	0	0	0	0	0	0
17,377	205,772	2,092	589,607	0	142,420	0	(204,564)	6,387,116
0	0	0	443,879	0	0	0	0	5,816,576
0	0	0	2,428,799	0	0	0	0	114,958,979
0	0	0	0	0	0	0	0	2,843,269
0	0	0	2,223,002	0	0	0	0	5,003,796
0	0	0	0	0	0	0	0	0
0	0	0	(4,497,222)	0	0	0	0	(96,357,609)
0	0	0	0	0	0	0	0	1,156,745
0	0	0	0	0	0	0	0	0
0	0	0	598,458	0	0	0	0	33,421,756
0	0	0	0	0	0	0	0	25,485,666
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	461,588
0	0	0	598,458	0	0	0	0	59,369,010
0	0	0	0	0	0	0	0	0
\$ 17,377	\$ 205,772	\$ 2,092	\$ 1,188,065	\$ 0	\$ 142,420	\$ 0	\$ (204,564)	\$ 65,756,126

PEORIA HOUSING AUTHORITY
Peoria, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
December 31, 2020

<u>FDS Line#</u>	<u>Account Description</u>	<u>Business Activities</u>	<u>Component Unit Discretely Presented</u>	<u>Public and Indian Housing 14.850</u>	<u>Section 8 Housing Choice Vouchers 14.871</u>	<u>Mainstream Vouchers 14.879</u>	<u>State/Local</u>
LIABILITIES AND NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable < 90 days	0	136,797	126,110	931	0	0
313	Account payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	0	0	50,073	19,445	0	0
322	Accrued compensated absences	0	0	9,808	3,554	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	0	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	27,278	0	0
332	Accounts payable - PHA projects	0	0	0	0	0	0
333	Accounts payable - other gov.	0	195,789	41,074	0	0	0
341	Tenant security deposits	0	59,686	114,875	0	0	0
342	Unearned revenue	141	14,830	41,276	0	0	0
343	Current portion of L-T debt - capital projects	0	0	0	0	0	0
344	Current portion of L-T debt - operating	0	0	0	0	0	0
345	Other current liabilities	0	0	0	179,019	0	0
346	Accrued liabilities - other	0	16,131	76,281	0	0	0
347	Interprogram (due to)	0	0	186,582	0	0	0
348	Loan liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	141	423,233	646,079	230,227	0	0
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital	0	0	0	0	0	0
352	Long-term debt, net of current - operating	0	26,259,385	0	0	0	0
353	Noncurrent liabilities - other	0	0	25,433	175,523	0	0
354	Accrued comp. absences - long term	0	0	39,232	14,216	0	0
355	Loan liability - noncurrent	0	0	0	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pension and OPEB liabilities	0	0	0	0	0	0
350	TOTAL NONCURRENT LIABILITIES	0	26,259,385	64,665	189,739	0	0
300	TOTAL LIABILITIES	141	26,682,618	710,744	419,966	0	0
400	DEFERRED INFLOW OF RESOURCES	0	0	0	0	0	0
NET POSITION:							
508.4	Net Investment in Capital Assets	1,110,413	(15,507,698)	20,884,035	77,163	0	0
511.4	Restricted	25,119,234	446,572	0	0	93,699	0
512.4	Unrestricted	1,264,716	(266,056)	2,152,491	810,216	0	406,710
513	TOTAL NET POSITION	27,494,363	(15,327,182)	23,036,526	887,379	93,699	406,710
600	TOTAL LIABILITIES AND NET POSITION	\$ 27,494,504	\$ 11,355,436	\$ 23,747,270	\$ 1,307,345	\$ 93,699	\$ 406,710

ROSS/ FSS 14.896	Lower Income Housing Assist. Section 8 Moderate 14.856	ROSS 14.870	Central Office Cost Center	Public Housing CARES Act Funding 14.PHC	HCV CARES Act Funding 14.HCC	COCC CARES Act Funding 14.CCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
0	0	316	6,150	0	0	0	0	270,304
0	0	0	0	0	0	0	0	0
0	0	0	30,696	0	0	0	0	100,214
0	0	234	6,155	0	0	0	0	19,751
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	27,278
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	236,863
0	0	0	0	0	0	0	0	174,561
0	0	0	0	0	142,420	0	0	198,667
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	179,019
0	0	0	624	0	0	0	0	93,036
17,377	0	605	0	0	0	0	(204,564)	0
0	0	0	0	0	0	0	0	0
17,377	0	1,155	43,625	0	142,420	0	(204,564)	1,299,693
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	26,259,385
0	0	0	0	0	0	0	0	200,956
0	0	937	24,621	0	0	0	0	79,006
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	937	24,621	0	0	0	0	26,539,347
17,377	0	2,092	68,246	0	142,420	0	(204,564)	27,839,040
0	0	0	0	0	0	0	0	0
0	0	0	598,458	0	0	0	0	7,162,371
0	0	0	0	0	0	0	0	25,659,505
0	205,772	0	521,361	0	0	0	0	5,095,210
0	205,772	0	1,119,819	0	0	0	0	37,917,086
\$ 17,377	\$ 205,772	\$ 2,092	\$ 1,188,065	\$ 0	\$ 142,420	\$ 0	\$ (204,564)	\$ 65,756,126

PEORIA HOUSING AUTHORITY
Peoria, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Public and Indian Housing 14,850	Section 8 Housing Choice Vouchers 14,871	Mainstream Vouchers 14,879	State/Local
REVENUES:							
70300	Net tenant rental revenue	\$ 0	\$ 1,118,476	\$ 1,357,650	\$ 0	\$ 0	\$ 0
70400	Tenant revenue - other	0	991	52,137	0	0	0
70500	Total tenant revenue	0	1,119,467	1,409,787	0	0	0
70600	HUD PHA grants - operating	0	0	5,193,047	11,960,049	102,121	0
70610	HUD PHA grants - capital	0	0	2,512,849	0	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	0	0	0	0	0	0
71100	Investment income - unrestricted	0	1,454	5,803	1,761	0	0
71200	Mortgage interest income	1,491,211	0	0	18,000	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0
71310	Cost of sale of assets	0	0	0	0	0	0
71400	Fraud income	0	0	0	12,364	0	0
71500	Other revenue	0	30,056	211,612	20,291	0	0
71600	Gain/(loss) on disposition	0	0	0	0	0	0
72000	Investment income - restricted	0	0	0	0	0	0
70000	TOTAL REVENUES	\$ 1,491,211	\$ 1,150,977	\$ 9,333,098	\$ 12,012,465	\$ 102,121	\$ 0
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 0	\$ 95,909	\$ 410,261	\$ 373,856	\$ 482	\$ 0
91200	Auditing fees	0	5,100	38,100	15,000	0	0
91300	Management fees	0	76,266	1,169,633	243,288	168	0
91310	Bookkeeping fees	0	0	58,178	152,055	105	0
91400	Advertising & marketing	0	2,588	8,391	27	0	0
91500	Employee benefits - administrative	0	23,268	108,556	142,152	180	0
91600	Office expense	0	29,504	179,342	71,216	0	0
91700	Legal expense	177	8,658	69,189	30	0	0
91800	Travel expense	0	0	60,002	10,110	0	0
91810	Allocated Overhead	0	0	0	0	0	0
91900	Other operating - administrative	0	14,881	26,899	67,419	0	0
91000	Total Administrative Expense	177	256,174	2,128,551	1,075,153	935	0
92000	Asset management fee	0	0	69,120	0	0	0
Tenant Services							
92100	Tenant services - salaries	0	0	0	0	0	0
92200	Relocation costs	0	0	11,188	0	0	0
92300	Employee benefits - tenant services	0	0	0	0	0	0
92400	Other tenant services	0	0	32,117	0	0	0
92500	Total Tenant Services	0	0	43,305	0	0	0
Utilities							
93100	Water	167	103,587	251,938	0	0	0
93200	Electricity	0	8,730	331,961	0	0	0
93300	Gas	0	7,541	210,369	0	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	0	58,375	252,155	0	0	0
93700	Employee benefits - utilities	0	0	0	0	0	0
93800	Other utilities expense	0	14,117	46,689	0	0	0
93000	Total Utilities Expense	167	192,350	1,093,112	0	0	0

ROSS/ FSS 14.896	Lower Income Housing Assist. Section 8 Moderate 14.856	ROSS 14.870	Central Office Cost Center	Public Housing CARES Act Funding 14.PHC	HCV CARES Act Funding 14.HCC	COCC CARES Act Funding 14.CCC	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,476,126
0	0	0	0	0	0	0	0	53,128
0	0	0	0	0	0	0	0	2,529,254
113,400	0	57,878	0	348,637	386,370	0	0	18,161,502
0	0	0	0	0	0	0	0	2,512,849
0	0	0	1,277,737	0	0	0	(1,277,737)	0
0	0	0	69,120	0	0	0	(69,120)	0
0	0	0	210,338	0	0	0	(210,338)	0
0	0	0	0	0	0	0	0	0
0	0	0	58,992	0	0	0	0	58,992
0	0	0	1,616,187	0	0	0	(1,557,195)	58,992
0	0	0	0	0	0	0	0	0
0	0	0	180	0	0	0	0	9,198
0	0	0	0	0	0	0	0	1,509,211
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	12,364
0	0	0	130,960	0	0	135,352	(135,352)	392,919
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
\$ 113,400	\$ 0	\$ 57,878	\$ 1,747,327	\$ 348,637	\$ 386,370	\$ 135,352	\$ (1,692,547)	\$ 25,186,289
\$ 77,432	\$ 0	\$ 41,353	\$ 469,132	\$ 8,588	\$ 3,078	\$ 3,781	\$ 0	\$ 1,483,872
0	0	0	4,400	0	0	0	0	62,600
0	0	0	0	0	0	0	(1,413,089)	76,266
0	0	0	0	0	0	0	(210,338)	0
760	0	0	14,915	0	0	0	0	26,681
26,774	0	10,401	153,827	0	0	0	0	465,158
0	0	3,631	183,844	73,316	182,029	3,253	0	726,135
0	0	0	142,030	0	0	0	0	220,084
4,456	0	700	15,060	0	0	0	0	90,328
0	0	0	0	0	0	0	0	0
3,527	0	0	3,651	2,704	0	0	0	119,081
112,949	0	56,085	986,859	84,608	185,107	7,034	(1,623,427)	3,270,205
0	0	0	0	0	0	0	(69,120)	0
0	0	0	0	2,306	53,443	0	0	55,749
0	0	0	0	0	0	0	0	11,188
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	32,117
0	0	0	0	2,306	53,443	0	0	99,054
0	0	0	3,611	0	0	0	0	359,303
0	0	0	29,337	0	0	0	0	370,028
0	0	0	6,920	0	0	0	0	224,830
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	907	0	0	0	0	311,437
0	0	0	0	0	0	0	0	0
0	0	0	3,944	0	0	0	0	64,750
0	0	0	44,719	0	0	0	0	1,330,348

PEORIA HOUSING AUTHORITY
Peoria, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Public and Indian Housing 14.850	Section 8 Housing Choice Vouchers 14.871	Mainstream Vouchers 14.879	State/Local
	Ordinary Maintenance & Operation						
94100	Labor	0	84,933	598,649	0	0	0
94200	Materials	0	11,662	239,062	1,437	0	0
94300	Contracts	0	0	0	0	0	0
94300-010	Garbage & trash removal contracts	0	427	95,779	0	0	0
94300-020	Heating & cooling contracts	0	0	32,588	0	0	0
94300-030	Snow Removal contracts	0	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	0	18,676	0	0	0
94300-050	Landscape & grounds contracts	0	12,907	117,917	0	0	0
94300-060	Unit turnaround contracts	0	0	0	0	0	0
94300-070	Electrical contracts	0	0	11,170	0	0	0
94300-080	Plumbing contracts	0	9,550	35,125	0	0	0
94300-090	Extermination contracts	0	9,230	76,255	0	0	0
94300-100	Janitorial contracts	0	18,439	0	0	0	0
94300-110	Routine maintenance contracts	0	141,144	39,865	0	0	0
94300-120	Contract costs - other	223	142,987	309,042	0	0	0
94500	Employee benefit contributions	0	23,267	217,712	0	0	0
94000	Total Ordinary Maintenance & Operation	223	454,546	1,791,840	1,437	0	0
	Protective Services						
95100	Protective services - salaries	0	0	81,515	0	0	0
95200	Protective services - other contract costs	0	0	68,671	0	0	0
95300	Protective services - other	0	0	13	0	0	0
95500	Employee benefits - protective services	0	0	18,106	0	0	0
95000	Total Protective Services	0	0	168,305	0	0	0
	Insurance Premiums						
96110	Property insurance	0	64,526	241,619	6,693	0	103
96120	Liability insurance	0	0	39,349	8,880	0	0
96130	Workmen's compensation	0	0	44,212	21,835	0	0
96140	Insurance - other	0	0	20,964	1,458	0	0
96100	Total Insurance Premiums	0	64,526	346,144	38,866	0	103
	General Expenses						
96200	Other general expense	0	40,507	343,219	0	0	0
96210	Compensated absences	0	0	49,042	17,770	0	0
96300	Payments in lieu of taxes	0	193,884	41,074	0	0	0
96400	Bad debt - tenant rents	0	61,255	79,420	0	0	0
96500	Bad debt - mortgages	0	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	0	295,646	512,755	17,770	0	0
	Financial Expenses						
96710	Interest expense - mortgage payable	0	2,294,148	0	0	0	0
96720	Interest expense - notes payable	0	0	0	0	0	0
96730	Amortization - issuance costs	0	0	0	0	0	0
96700	Total Financial Expenses	0	2,294,148	0	0	0	0
96900	TOTAL OPERATING EXPENSE	567	3,557,390	6,153,132	1,133,226	935	103
97000	EXCESS OPERATING REVENUE	1,490,644	(2,406,413)	3,179,966	10,879,239	101,186	(103)

ROSS/ FSS 14.896	Lower Income Housing Assist. Section 8 Moderate 14.856	ROSS 14.870	Central Office Cost Center	Public Housing CARES Act Funding 14.PHC	HCV CARES Act Funding 14.HCC	COCC CARES Act Funding 14.CCC	Elimination	TOTAL
0	0	0	0	0	0	0	0	683,582
0	0	0	3,746	48,202	7,864	14,778	0	326,751
0	0	0	0	0	0	0	0	0
0	0	0	968	0	0	0	0	97,174
0	0	0	611	0	0	0	0	33,199
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	18,676
0	0	0	5,692	0	0	0	0	136,516
0	0	0	0	0	0	0	0	0
0	0	0	1,198	0	0	0	0	12,368
0	0	0	120	0	0	0	0	44,795
0	0	0	875	0	0	0	0	86,360
0	0	0	0	0	0	0	0	18,439
0	0	0	5,728	0	0	0	0	186,737
0	0	0	42,441	213,521	139,956	113,540	0	961,710
0	0	0	0	0	0	0	0	240,979
0	0	0	61,379	261,723	147,820	128,318	0	2,847,286
0	0	0	0	0	0	0	0	81,515
0	0	0	5,329	0	0	0	0	74,000
0	0	0	0	0	0	0	0	13
0	0	0	0	0	0	0	0	18,106
0	0	0	5,329	0	0	0	0	173,634
0	0	0	7,289	0	0	0	0	320,230
0	0	0	0	0	0	0	0	48,229
451	0	622	19,160	0	0	0	0	86,280
0	0	0	8,871	0	0	0	0	31,293
451	0	622	35,320	0	0	0	0	486,032
0	0	0	248,609	0	0	0	0	632,335
0	0	1,171	30,776	0	0	0	0	98,759
0	0	0	0	0	0	0	0	234,958
0	0	0	0	0	0	0	0	140,675
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	1,171	279,385	0	0	0	0	1,106,727
0	0	0	0	0	0	0	0	2,294,148
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	2,294,148
113,400	0	57,878	1,412,991	348,637	386,370	135,352	(1,692,547)	11,607,434
0	0	0	334,336	0	0	0	0	13,578,855

PEORIA HOUSING AUTHORITY
Peoria, Illinois

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2020

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Public and Indian Housing 14.850	Section 8 Housing Choice Vouchers 14.871	Mainstream Vouchers 14.879	State/Local
	Other Expenses						
97100	Extraordinary maintenance	0	0	0	0	0	0
97200	Casualty losses	0	0	56,746	0	0	0
97300	Housing assistance payments	0	0	0	10,709,192	7,487	0
97350	Portability HAP expense	0	0	0	2,106	0	0
97400	Depreciation expense	0	1,119,461	1,782,620	21,067	0	80
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - gov't fund	0	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0	0
97800	Dwelling units rent expense	0	0	0	0	0	0
	Total Other Expenses	0	1,119,461	1,839,366	10,732,365	7,487	80
90000	TOTAL EXPENSES	\$ 567	\$ 4,676,851	\$ 7,992,498	\$ 11,865,591	\$ 8,422	\$ 183
10010	Transfer of operating funds - in	183,972	0	781,841	0	0	0
10020	Transfer of operating funds - out	0	0	(965,813)	0	0	0
10030	Operating transfers from/to primary gov	0	0	0	0	0	0
10040	Operating transfers from/to CU	0	0	0	0	0	0
10050	Proceeds from Notes, Loans and Bonds	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0
10070	Extraordinary Items, net gain/loss	0	0	0	0	0	0
10080	Special Item - (net gain/loss)	0	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	470,345	0	0	0
10092	Inter project excess cash transfer out	0	0	(470,345)	0	0	0
10093	Transfers between Program & Project - in	0	0	0	0	0	0
10094	Transfers between Program & Project - out	0	0	0	0	0	0
10100	Total Other Financing Sources (uses)	183,972	0	(183,972)	0	0	0
10000	EXCESS OF REVENUE OVER EXPENSES	\$ 1,674,616	\$ (3,525,874)	\$ 1,156,628	\$ 146,874	\$ 93,699	\$ (183)
11020	Required annual debt principal payments	0	0	0	0	0	0
11030	Beginning Net Position	25,819,747	(11,801,308)	21,879,898	740,505	0	406,893
11040-010	Prior period adjustments	0	0	0	0	0	0
11040-070	Equity transfers	0	0	0	0	0	0
11050	Changes-compensated absence balance	0	0	0	0	0	0
11060	Changes-contingent liability balance	0	0	0	0	0	0
11070	Changes-unrec. pension transition liability	0	0	0	0	0	0
11080	Changes-doubtful accounts - dwelling rents	0	0	0	0	0	0
11090	Changes-doubtful accounts - other	0	0	0	0	0	0
	Ending Net Position	\$ 27,494,363	\$ (15,327,182)	\$ 23,036,526	\$ 887,379	\$ 93,699	\$ 406,710
11170	Administrative Fund Equity	-	-	-	887,379	-	-
11180	Housing Choice Voucher Equity	-	-	-	-	-	-
11190	Units Available	-	2,184	10,120	23,748	675	-
11210	Units Leased	-	2,062	8,735	20,274	14	-
11270	Excess Cash	-	-	1,211,078	-	-	-
	Prior year excess cash	-	-	1,163,034	-	-	-
11610	Land purchases	-	-	-	-	-	-
11620	Building purchases	-	-	-	-	-	-
11630	Furniture & equipment - dwelling	-	-	-	-	-	-
11640	Furniture & equipment - admin	-	-	-	-	-	-
11650	Leasehold improvement purchases	-	-	-	-	-	-
11660	Infrastructure purchases	-	-	2,512,849	-	-	-
13510	CFFP debt service payments	-	-	-	-	-	-
13901	Replacement housing factor funds	-	-	-	-	-	-

ROSS/ FSS 14.896	Lower Income Housing Assist. Section 8 Moderate 14.856	ROSS 14.870	Central Office Cost Center	Public Housing CARES Act Funding 14.PHC	HCV CARES Act Funding 14.HCC	COCC CARES Act Funding 14.CCC	Elimination	TOTAL
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	56,746
0	0	0	0	0	0	0	0	10,716,679
0	0	0	0	0	0	0	0	2,106
0	0	0	34,265	0	0	0	0	2,957,493
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	34,265	0	0	0	0	13,733,024
\$ 113,400	\$ 0	\$ 57,878	\$ 1,447,256	\$ 348,637	\$ 386,370	\$ 135,352	\$ (1,692,547)	\$ 25,340,458
0	0	0	0	0	0	0	(965,813)	0
0	0	0	0	0	0	0	965,813	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	(470,345)	0
0	0	0	0	0	0	0	470,345	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
\$ 0	\$ 0	\$ 0	\$ 300,071	\$ 0	\$ 0	\$ 0	\$ 0	\$ (154,169)
0	0	0	0	0	0	0	0	0
0	205,772	0	819,748	0	0	0	0	38,071,255
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
\$ 0	\$ 205,772	\$ 0	\$ 1,119,819	\$ 0	\$ 0	\$ 0	\$ 0	\$ 37,917,086
								887,379
								36,727
								31,085
								1,211,078
								1,163,034
								2,512,849

PEORIA HOUSING AUTHORITY
Peoria, Illinois

AUDITED FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2020

PEORIA HOUSING AUTHORITY
Peoria, IL

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 3,552,484
COVID 19 - Low-Rent Public Housing	A - Major	14.PHC	348,637
Total Low-Rent Public Housing			<u>3,901,121</u>
Public Housing Capital Fund Program	A - Major	14.872	4,153,412
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	57,878
Section 8 Housing Assistance Program:			
Section 8 Housing Choice Voucher	A - Major	14.871	11,960,049
COVID 19 - Housing Choice Voucher	A - Major	14.HCC	386,370
Mainstream Vouchers	A - Major	14.879	102,121
Total Housing Choice Voucher - Cluster			<u>12,448,540</u>
Other Programs			
Resident Opportunity and Supportive Services	B - Nonmajor	14.896	<u>113,400</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u>20,674,351</u>
Threshold for Type A & Type B			\$ <u>750,000</u>

PEORIA HOUSING AUTHORITY
Peoria, Illinois

**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2020**

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Peoria Housing Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance.

NOTE B - SUB-RECIPIENTS:

The Peoria Housing Authority provided no federal awards to sub-recipients during the fiscal year ending December 31, 2020.

NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Peoria Housing Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended December 31, 2020.
- The auditee did not elect to use the 10% de minimis cost rate.
- The Peoria Housing Authority had no loans or loan guarantees to be disclosed as of December 31, 2020.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended December 31, 2020.
- The Peoria Housing Authority maintains the following limits of insurance as of December 31, 2020:

Property	\$ 100,000,000
Liability	\$ 1,000,000
Commercial Auto	\$ 300,000
Worker Compensation	Statutory

Settled claims have not exceeded the above limits over the past three years.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

SUPPLEMENTAL INFORMATION
SPECIAL REPORTS

YEAR ENDED DECEMBER 31, 2020

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
December 31, 2020

PHASE IL01P003501-17

- 1 The Actual Capital Fund Program Costs of IL01P003501-17 are as follows:

Funds Approved	\$	1,553,046
Funds Expended		<u>1,553,046</u>
Excess of Funds Approved	\$	<u><u>-</u></u>
Funds Advanced	\$	1,553,046
Funds Expended		<u>1,553,046</u>
Excess of Funds Advanced	\$	<u><u>-</u></u>

- 2 Audit period additions were \$102,354.77 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated November 13, 2020, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
December 31, 2020

PHASE IL06R003502-13

- 1 The Actual Capital Fund Program Costs of IL06R003502-13 are as follows:

Funds Approved	\$	790,071
Funds Expended		<u>790,071</u>
Excess of Funds Approved	\$	<u><u>-</u></u>
Funds Advanced	\$	790,071
Funds Expended		<u>790,071</u>
Excess of Funds Advanced	\$	<u><u>-</u></u>

- 2 Audit period additions were \$790,071.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated November 13, 2020, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
December 31, 2020

PHASE IL06R003501-14

- 1 The Actual Capital Fund Program Costs of IL06R003501-14 are as follows:

Funds Approved	\$	231,455
Funds Expended		<u>231,455</u>
Excess of Funds Approved	\$	<u><u>-</u></u>
Funds Advanced	\$	231,455
Funds Expended		<u>231,455</u>
Excess of Funds Advanced	\$	<u><u>-</u></u>

- 2 Audit period additions were \$145,498.73 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated November 13, 2020, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
December 31, 2020

PHASE IL06R003502-16

- 1 The Actual Capital Fund Program Costs of IL06R003502-16 are as follows:

Funds Approved	\$	482,221
Funds Expended		<u>482,221</u>
Excess of Funds Approved	\$	<u><u>-</u></u>
Funds Advanced	\$	482,221
Funds Expended		<u>482,221</u>
Excess of Funds Advanced	\$	<u><u>-</u></u>

- 2 Audit period additions were \$410,152.71 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated August 4, 2020, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

PEORIA HOUSING AUTHORITY
Peoria, Illinois

STATEMENT AND CERTIFICATION OF ROSS SERVICE COORDINATOR GRANT PROGRAM
December 31, 2020

PHASE ROSS171052

- 1 The Actual ROSS Program Costs of ROSS171052 are as follows:

Funds Approved	\$	246,000
Funds Expended		<u>181,593</u>
Excess of Funds Approved	\$	<u><u>64,407</u></u>
Funds Advanced	\$	181,593
Funds Expended		<u>181,593</u>
Excess of Funds Advanced	\$	<u><u>-</u></u>

- 2 Audit period additions were \$25,313.82 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The costs as shown on the Final Cost Statement and Summary dated June 15, 2020 is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

Peoria Housing Authority 2022 PHA Plan

Attachment H

Reserved for RAB comments.

Peoria Housing Authority 2022 PHA Plan

Attachment I

Form HUD-50077-SL to be completed by the City of Peoria upon review.

**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 2/29/2016

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

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

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

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

Title

Signature

Date

Peoria Housing Authority 2022 PHA Plan

Attachment J

Form HUD-50077-ST-HCV-HP – Pending Board review and approval at the
October Board meeting.

**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 X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2022 , in connection with the submission of the Plan and implementation thereof:

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

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

Peoria Housing Authority
PHA Name

IL003
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

X 5-Year PHA Plan for Fiscal Years 2022 - 2026

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	Name Board Chairman
Jackie L. Newman	Carl Cannon

Signature

Date

Signature

Date

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.

DRAFT

Peoria Housing Authority 2022 PHA Plan

Attachment K

Reserved for Challenged Elements & PHA Responses

Peoria Housing Authority 2022-2026 PHA 5 year Plan

Attachment L

VAWA Statement

VAWA Protections against Termination

VAWA provides four specific protections against termination of HCV assistance for victims of domestic violence, dating violence, sexual assault or stalking. (Note: The second, third, and fourth protections also apply to terminations of tenancy or occupancy by owners participating in the HCV program, as do the limitations discussed under the next heading.)

First, VAWA provides that a PHA may not terminate assistance to a family that moves out of an assisted unit in violation of the lease, with or without prior notification to the PHA, if the move occurred to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, sexual assault or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the unit

[24 CFR 982.354(b)(4)].

Second, it provides that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking may not be construed either as a serious or repeated lease violation by the victim or as good cause to terminate the assistance of the victim [24 CFR 5.2005(c)(1)].

Third, it provides that criminal activity directly related to domestic violence, dating violence, sexual assault or stalking may not be construed as cause for terminating the assistance of a tenant if a member of the tenant's household, a guest, or another person under the tenant's control is the one engaging in the criminal activity and the tenant or affiliated individual or other individual is the actual or threatened victim of the domestic violence, dating violence, or stalking [24 CFR 5.2005(c)(2)].

Fourth, it gives PHAs the authority to terminate assistance to any tenant or lawful occupant who engages in criminal acts of physical violence against family members or others without terminating assistance to, or otherwise penalizing, the victim of the violence [24 CFR 5.2009(a)].

PART VII: VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, AND CONFIDENTIALITY

16-VII.A. OVERVIEW

The Violence against Women Reauthorization Act of 2013 (VAWA) and Final Rule issued November 16, 2016, provides special protections for victims of domestic violence, dating violence, sexual assault, and stalking who are applying for or receiving assistance under the public housing program. If your state or local laws provide greater protection for such victims, those apply in conjunction with VAWA.

In addition to definitions of key terms used in VAWA, this part contains general VAWA requirements and PHA policies in three areas: notification, documentation, and confidentiality. Specific VAWA requirements and PHA policies are located in Chapter 3, “Eligibility” (sections 3-I.C and 3-III.F); Chapter 5, “Occupancy Standards and Unit Offers” (section 5-II.D); Chapter 8, “Leasing and Inspections” (section 8-I.B); Chapter 12, “Transfer Policy” (sections 12-III.C, 12-III.F, and 12-IV.D); and Chapter 13, “Lease Terminations” (sections 13-III.F and 13-IV.D).

16-VII.B. DEFINITIONS [24 CFR 5.2003, FR Notice 8/6/13]

As used in VAWA:

- The term *affiliated individual* means, with respect to a person:
 - A spouse, parent, brother or sister, or child of that individual, or an individual to whom that person stands in the position or place of a parent; or
 - Any individual, tenant or lawful occupant living in the household of the victim of domestic violence, dating violence, sexual assault, or stalking.
- The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members’ lease and occupancy rights are allowed to remain intact.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

- The term *sexual assault* means:
 - Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks the capacity to consent
- The term *stalking* means:
 - To engage in a course of conduct directed at a specific person that would cause a reasonable person to fear for his or her safety or the safety of others, or suffer substantial emotional distress.

16-VII.C. NOTIFICATION [24 CFR 5.2005(a)]

Notification to Public

The PHA adopts the following policy to help ensure that all actual and potential beneficiaries of its public housing program are aware of their rights under VAWA.

PHA Policy

The PHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to public housing applicants and residents who are or have been victims of domestic violence, dating violence, or stalking (see sample notice in Exhibit 16-1)

The definitions of *domestic violence*, *dating violence*, *sexual assault*, and *stalking* provided in VAWA (included in Exhibit 16-1)

An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA (included in Exhibit 16-1)

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

A statement of the PHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibit 16-1)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800- 787-3224 (TTY) (included in Exhibit 16-1)

Contact information for local victim advocacy groups or service providers

Notification to Applicants and Tenants [24 CFR 5.2005(a)(1)]

PHAs are required to inform public housing applicants and tenants of their rights under VAWA, including their right to confidentiality and the limits thereof, when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or termination of housing benefits.

The PHA must distribute a notice of VAWA rights, along with the VAWA self-certification form (HUD-50066) at each of these three junctures.

PHA Policy

The VAWA information provided to applicants and tenants will consist of the notice of VAWA rights in Exhibit 16-1 and a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, and Stalking.

The PHA will provide all applicants with information about VAWA at the time they request an application for housing assistance. The PHA will also include such information in all notices of denial of assistance (see section 3-III.F).

The PHA will provide all tenants with information about VAWA at the time of admission (see section 8-I.B) and at annual reexamination. The PHA will also include such information in all lease termination notices (see section 13-IV.D).

PHA Policy

Whenever the PHA has reason to suspect that providing information about VAWA to a public housing tenant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim.

16-VII.D. DOCUMENTATION [24 CFR 5.2007]

A PHA presented with a claim for initial or continued assistance based on status as a victim of domestic violence, dating violence, sexual assault, or stalking, or criminal activity related to any of these forms of abuse may—but is not required to—request that the individual making the claim document the abuse. Any request for documentation must be in writing, and the individual must be allowed at least 14 business days after receipt of the request to submit the documentation. The PHA may extend this time period at its discretion. [24 CFR 5.2007(a)]

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim
- (2) A federal, state, tribal, territorial, or local police report or court record, or an administrative record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a mental health professional; or a medical professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA 2005 final rule].

PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault, or stalking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.

Conflicting Documentation [24 CFR 5.2007(e)]

In cases where the PHA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the PHA may determine which is the true victim by requiring each to provide acceptable third-party documentation, as described above (forms 2 and 3). The PHA must honor any court orders issued to protect the victim or to address the distribution of property.

PHA Policy

If presented with conflicting certification documents (two or more forms HUD-50066) from members of the same household, the PHA will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(e) and by following any HUD guidance on how such determinations should be made.

Discretion to Require No Formal Documentation [24 CFR 5.2007(d)]

The PHA has the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence—i.e., without requiring formal documentation of abuse in accordance with 24 CFR 5.2007(b).

PHA Policy

If the PHA accepts an individual's statement or other corroborating evidence of domestic violence, dating violence, sexual assault, or stalking, the PHA will document acceptance of the statement or evidence in the individual's file.

Failure to Provide Documentation [24 CFR 5.2007(c)]

In order to deny relief for protection under VAWA, a PHA must provide the individual requesting relief with a written request for documentation of abuse. If the individual fails to provide the documentation within 14 business days from the date of receipt, or such longer time as the PHA may allow, the PHA may deny relief for protection under VAWA.

16-VII.E. CONFIDENTIALITY [24 CFR 5.2007(b)(4)]

All information provided to the PHA regarding domestic violence, dating violence, sexual assault, or stalking, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking, must be retained in confidence. This means that the PHA (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

PHA Policy

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the PHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

EXHIBIT 16-1: SAMPLE NOTICE TO PUBLIC HOUSING APPLICANTS AND TENANTS REGARDING THE VIOLENCE AGAINST WOMEN ACT (VAWA)

This sample notice was adapted from a notice prepared by the National Housing Law Project.

A federal law that went into effect in 2013 protects individuals who are victims of domestic violence, dating violence, sexual assault, or stalking. The name of the law is the Violence against Women Act, or “VAWA.” This notice explains your rights under VAWA.

Protections for Victims

If you are eligible for public housing, the housing authority cannot refuse to admit you to the public housing program on the basis that you are a victim of domestic violence, dating violence, sexual assault, or stalking.

If you are the victim of domestic violence, dating violence, sexual assault, or stalking, the housing authority cannot evict you based on acts or threats of violence committed against you. Also, criminal acts directly related to the domestic violence, dating violence, sexual assault, or stalking that are caused by a member of your household or a guest can’t be the reason for evicting you if you were the victim of the abuse.

Reasons You Can Be Evicted

The housing authority can still evict you if the housing authority can show there is an *actual and imminent* (immediate) threat to other tenants or housing authority staff if you are not evicted.

Also, the housing authority can evict you for serious or repeated lease violations that are not related to the domestic violence, dating violence, sexual assault, or stalking against you. The housing authority cannot hold you to a more demanding set of rules than it applies to tenants who are not victims.

Removing the Abuser from the Household

The housing authority may split the lease to evict a tenant who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the public housing unit. If the housing authority chooses to remove the abuser, it may not take away the remaining tenants’ rights to the unit or otherwise punish the remaining tenants. In removing the abuser from the household, the housing authority must follow federal, state, and local eviction procedures.

Proving That You Are a Victim of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

The housing authority can ask you to prove or “certify” that you are a victim of domestic violence, dating violence, sexual assault, or stalking. It must give you at least 14 business days (i.e., Saturdays, Sundays, and holidays do not count) to provide this proof. The housing authority is free to extend the deadline. There are three ways you can prove that you are a victim:

- Complete the certification form given to you by the housing authority. The form will ask for your name, the name of your abuser, the abuser’s relationship to you, the date, time, and location of the incident of violence, and a description of the violence. You are only required to provide the name of the abuser if it is safe to provide and you know their name.
- Provide a statement from a victim service provider, attorney, mental health professional, or medical professional who has helped you address incidents of domestic violence, dating violence, sexual assault, or stalking. The professional must state that he or she believes that the incidents of abuse are real. Both you and the professional must sign the statement, and both of you must state that you are signing “under penalty of perjury.”
- Provide a police or court record, such as a protective order, or an administrative record.

Additionally, at its discretion, the housing authority can accept a statement or other evidence provided by the applicant or tenant.

If you fail to provide one of these documents within the required time, the housing authority may evict you.

Confidentiality

The housing authority must keep confidential any information you provide about the violence against you, unless:

- You give written permission to the housing authority to release the information.
- The housing authority needs to use the information in an eviction proceeding, such as to evict your abuser.
- A law requires the housing authority to release the information.

If release of the information would put your safety at risk, you should inform the housing authority.

VAWA and Other Laws

VAWA does not limit the housing authority’s duty to honor court orders about access to or control of a public housing unit. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

For Additional Information

If you have any questions regarding VAWA, please contact _____ at _____.

For help and advice on escaping an abusive relationship, call the National Domestic Violence Hotline at 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY).

Definitions

For purposes of determining whether a public housing applicant or tenant may be covered by VAWA, the following list of definitions applies:

VAWA defines ***domestic violence*** to include felony or misdemeanor crimes of violence committed by any of the following:

- A current or former spouse or intimate partner of the victim
- A person with whom the victim shares a child in common
- A person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner
- A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies
- Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction

VAWA defines ***dating violence*** as violence committed by a person (1) who is or has been in a social relationship of a romantic or intimate nature with the victim AND (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- The length of the relationship
- The type of relationship
- The frequency of interaction between the persons involved in the relationship

VAWA defines ***sexual assault*** as "any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent."

VAWA defines ***stalking*** as engaging in a course of conduct directed at a specific person that would cause a reasonable person to fear for his or her safety or the safety of others, or suffer substantial emotional distress.

Peoria Housing Authority 2022-2026 PHA 5 year Plan

Attachment M

Statement of Significant Amendment or Modification

Peoria Housing Authority

Moving Families Forward

Significant Amendment Statement

HUD has afforded PHAs local discretion in defining the terms “significant amendment” and “substantial deviation/modification.” Notice PIH 200-43 provided a working definition for those PHAs that had not yet submitted Year 1 Plans that defined these terms.

The definition was as follows:

- Changes to rent or admissions policies or organizations of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Requirements for Significant/Modification Amendments to the PHA Plan Significant Amendment or Substantial Deviation/Modification.

Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.

The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

The following items are excluded as a substantial deviation/modification of the PHA Plan:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion regardless of whether the proposed conversion will include use of additional Capital Funds;
-



Peoria Housing Authority

Moving Families Forward

- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.



Peoria Housing Authority 2022-2026 PHA 5 year Plan

Attachment N

2022 Annual Statement and
Five Year Plan 2022-2026

0Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: Peoria Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2022 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	447,403.00			
3	1408 Management Improvements	50,000.00			
4	1410 Administration (may not exceed 10% of line 21)	223,701.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	252,000.00			
10	1460 Dwelling Structures	794,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	135,000.00			
12	1470 Non-dwelling Structures	95,000.00			
13	1475 Non-dwelling Equipment	105,913.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	30,000.00			
17	1499 Development Activities ⁴	54,000.00			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
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Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
	1503 RAD Investment 4%				
19	1503 RAD Investment 9%				
	1504 RAD Investment Activity 4%				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,237,017.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Peoria Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2022
------------------------------------	--	-----------------------------------

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		447,403.00				
	Management Improvements	1408		50,000.00				
	Administration	1410		223,701.00				
	Fees & Costs	1430		50,000.00				
	Total PHA Wide			771,104.00				
Harrison Homes Amp 2	Erosion Control and Landscaping	1450		10,000.00				
	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		25,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				
	Interior Unit Renovation	1460		25,000.00				
	Bathroom Renovations	1460		15,000.00				
	Exterior Unit Renovations	1460		25,000.00				
	Exterior Metal Access Grates	1460		5,000.00				
	HVAC	1465		10,000.00				
	Boilers	1465		10,000.00				
	Appliances	1465		5,000.00				
	Common Area Renovations	1470		10,000.00				
	Safety and Security	1475		17,000.00				
	Relocation	1495		5,000.00				
	Development	1499		25,000.00				
	Total Harrison Homes Amp 2			\$259,000.00				

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

² To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
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Part II: Supporting Pages								
PHA Name: Peoria Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligate d ²	Funds Expended ²	
Scattered Sites Amp3	Erosion Control and Landscaping	1450		10,000.00				
	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		25,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				
	Interior Unit Renovation	1460		25,000.00				
	Bathroom Renovations	1460		15,000.00				
	Exterior Unit Renovations	1460		25,000.00				
	HVAC	1465		10,000.00				
	Appliances	1465		10,000.00				
	Community Building	1470		10,000.00				
	Safety and Security	1475		17,000.00				
	Relocation	1495		5,000.00				
	Development	1499		25,000.00				
	Total Scattered Sites Amp 3			\$249,000.00				
Sterling Towers Amp 5	Erosion Control and Landscaping	1450		10,000.00				
	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		25,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				
	Interior Unit Renovation	1460		37,000.00				
	Bathroom Renovations	1460		15,000.00				
	Exterior Unit Renovations	1460		37,000.00				
	HVAC	1465		10,000.00				
	Boilers	1465		10,000.00				
	Appliances	1465		5,000.00				
	Elevator	1470		30,000.00				
	Common Area Renovations	1470		10,000.00				
	Safety and Security	1475		17,000.00				
	Relocation	1495		5,000.00				
	Development	1499		1,000.00				
	Total Sterling Towers Amp 5			\$284,000.00				
HH Redevelopment	Erosion Control and Landscaping	1450		10,000.00				
Amp 6	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		15,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Interior Unit Renovation	1460		15,000.00				
	Bathroom Renovations	1460		15,000.00				
	Exterior Unit Renovations	1460		15,000.00				
	Exterior Metal Access Grates	1460		15,000.00				
	HVAC	1465		10,000.00				
	Appliances	1465		10,000.00				
	Elevator	1470		5,000.00				
	Common Area Renovations	1470		10,000.00				
	Safety and Security	1475		16,913.00				
	Relocation	1495		5,000.00				
	Development	1499		1,000.00				
	Total HH Redevelopment Amp 6			\$214,913.00				
RWHO/RW Phase 1 Amp 8	Erosion Control and Landscaping	1450		10,000.00				
	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		25,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				
	Interior Unit Renovation	1460		25,000.00				
	Bathroom Renovations	1460		25,000.00				
	Exterior Unit Renovations	1460		25,000.00				
	Exterior Metal Access Grates	1460		5,000.00				
	HVAC	1465		10,000.00				

Part II: Supporting Pages								
PHA Name: Peoria Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL01P003501-22 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2022		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Appliances	1465		10,000.00				
	Common Area Renovations	1470		10,000.00				
	Safety and Security	1475		21,000.00				
	Relocation	1495		5,000.00				
	Development	1499		1,000.00				
	Total for RWHO/RW Phase1 Amp 8			\$244,000.00				
Harrison Homes III Amp 11	Erosion Control and Landscaping	1450		10,000.00				
	Asphalt Repairs	1450		10,000.00				
	Concrete Repairs	1450		10,000.00				
	Playground	1450		10,000.00				
	504 Accessibility	1450		2,000.00				
	Windows & Screens	1460		10,000.00				
	Kitchen Renovations	1460		20,000.00				
	Roofs & Gutters	1460		25,000.00				
	Steel Doors/Frames Including All Hardware	1460		10,000.00				
	Interior Unit Renovation	1460		15,000.00				
	Bathroom Renovations	1460		15,000.00				
	Exterior Unit Renovations	1460		15,000.00				
	Exterior Metal Access Grates	1460		5,000.00				
	HVAC	1465		10,000.00				
	Boilers	1465		10,000.00				
	Appliances	1465		5,000.00				
	Common Area Renovations	1470		10,000.00				
	Safety and Security	1475		17,000.00				
	Relocation	1495		5,000.00				

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County & State) Peoria, Illinois			Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2022</u>	Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	Work Statement for Year 4 FFY 2025	Work Statement for Year 5 FFY 2026
B.	Physical Improvements Subtotal	Annual Statement	\$1,206,535.00	\$1,154,535.00	\$1,077,535.00	\$1,077,535.00
C.	Management Improvements		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$82,500.00	\$117,500.00	\$194,500.00	\$194,500.00
E.	Administration		\$223,701.00	\$223,701.00	\$223,701.00	\$223,701.00
F.	Other		\$156,878.00	\$193,878.00	\$193,878.00	\$193,878.00
G.	Operations		\$447,403.00	\$447,403.00	\$447,403.00	\$447,403.00
H.	Demolition		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
I.	Development		\$20,000.00			
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,237,017.00	\$2,237,017.00	\$2,237,017.00	\$2,237,017.00

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year FFY 2023			Work Statement for Year: FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide			PHA Wide		
Annual	Fees and Costs		\$50,000.00	Fees and Costs		\$50,000.00
Statement	Operations		\$447,403.00	Operations		\$447,403.00
	Administration		\$223,701.00	Administration		\$223,701.00
	Management Improvements		\$50,000.00	Management Improvements		\$50,000.00
	Total PHA Wide		\$771,104.00	Total PHA Wide		\$771,104.00
	Harrison Homes South Amp 2			Harrison Homes South Amp 2		
	Acquisition		\$5,000.00	Asphalt Road Repairs		\$50,000.00
	Relocation		\$30,000.00	Concrete Repairs		\$50,000.00
	Asphalt Road Repairs		\$15,000.00	Erosion Control and Landscaping		\$10,000.00
	Concrete Repairs		\$100,000.00	Accessibility		\$10,000.00
	Erosion Control/Landscaping		\$10,000.00	Playground		\$10,000.00
	Accessibility		\$2,000.00	Kitchen Renovations		\$10,000.00
	Playground		\$10,000.00	Bathroom Renovations		\$20,000.00
	Kitchen Renovations		\$20,000.00	Safety and Security		\$10,000.00
	Bathroom Renovations		\$8,000.00	Boiler		\$5,000.00
	Safety and Security		\$20,000.00	Appliances		\$30,000.00
	Boiler		\$20,000.00	Interior Painting		\$5,000.00
	Appliances		\$5,000.00	Exterior Unit Renovations		\$86,000.00
	Interior Painting		\$5,000.00	Interior Unit Renovations		\$91,000.00
	Exterior Unit Renovations		\$66,000.00	Acquisition		\$5,000.00
	Interior Unit Renovations		\$71,000.00	Relocation		\$28,000.00
	Roofs & Gutters		\$60,000.00	Repair Laundry Poles		\$15,000.00
	Locks		\$5,000.00	Exterior Metal Access Grates		\$10,000.00
	Development		\$20,000.00			
	Total HH Amp 2		\$472,000.00	Total HH Amp 2		\$445,000.00

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2022	Work Statement for Year FFY 2023			Work Statement for Year: FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See			See		
Annual	Sterling Towers East & West Amp 5			Sterling Towers East & West Amp 5		
Statement	Accessibility		\$3,000.00	Accessibility		\$3,000.00
	Concrete		\$14,268.00	Concrete		\$14,268.00
	Landscaping		\$20,000.00	Landscaping		\$20,000.00
	Asphalt Road Repairs		\$14,268.00	Asphalt Road Repairs		\$14,268.00
	Interior Painting		\$20,000.00	Interior Painting		\$60,000.00
	Kitchen Renovations		\$33,536.00	Kitchen Renovations		\$33,536.00
	Exterior Doors		\$5,000.00	Exterior Doors		\$5,000.00
	Appliances		\$15,000.00	Appliances		\$15,000.00
	Common Area Lighting		\$10,000.00	Common Area Lighting		\$20,000.00
	Safety and Security		\$10,000.00	Safety and Security		\$10,000.00
	Boiler		\$5,000.00	Boiler		\$20,000.00
	Major Appliance		\$25,385.00	Major Appliance		\$15,000.00
	Generator		\$25,000.00	Generator		\$25,000.00
	Hallways & Common Area Renovations		\$72,000.00	Hallways & Common Area Renovations		\$62,000.00
	Interior Unit Renovations		\$51,500.00	Interior Unit Renovations		\$51,500.00
	Exterior Unit Renovations		\$41,500.00	Exterior Unit Renovations		\$51,500.00
	Interior Lighting Upgrades		\$20,000.00	Trash Compactor		\$10,000.00
	Elevator Replacement		\$40,000.00			
	Total ST Amp 5		\$425,457.00	Total ST Amp 5		\$430,072.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

Work Statement for Year 1 FFY 2019	Work Statement for Year FFY 2023			Work Statement for Year: FFY 2024		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HH Redevelopment Amp 6			HH Redevelopment Amp 6		
Annual	Safety and Security		\$8,000.00	Safety and Security		\$8,000.00
Statement	Interior Painting		\$35,000.00	Interior Painting		\$30,000.00
	HVAC		\$15,000.00	HVAC		\$15,000.00
	Exterior Lighting		\$15,000.00	Exterior Lighting		\$15,000.00
	Lock Replacement		\$5,000.00	Window Replacement		\$10,000.00
				Doors & Hardware		\$19,885.00
	Total HHR Amp 6		\$78,000.00	Total HHR Amp 6		\$97,885.00
	Harrison Homes III Amp 11			Harrison Homes III Amp 11		
	Appliances		\$5,000.00	Appliances		\$5,000.00
	Computers		\$2,500.00	Computers		\$2,500.00
	Safety and Security		\$5,000.00	Safety and Security		\$5,000.00
	Lock Replacement		\$5,000.00	Exterior Lighting		\$5,000.00
	HVAC		\$30,000.00	Flooring		\$30,000.00
	Total HHIII Amp 11		\$47,500.00	HVAC		\$20,000.00
	RWHO Amp 8			Total HHIII Amp 11		\$67,500.00
	HVAC		\$8,000.00			
	Appliances		\$10,456.00	RWHO Amp 8		
	Flooring		\$12,500.00	HVAC		\$15,000.00
	Safety and Security		\$12,000.00	Appliances		\$20,456.00
	Steel Doors (20)		\$32,000.00	Flooring		\$25,000.00
	Security Cages for AC's		\$5,000.00	Safety and Security		\$12,000.00
	Total RWHO Amp 8		\$79,956.00	Window Replacement		\$5,000.00
				Total RWHO Amp 8		\$77,456.00
	Grand Total 2022		\$2,237,017.00	Grand Total 2023		\$2,237,017.00

Capital Fund Program—Five-Year Action Plan
Part II: Supporting Pages – Physical Needs Work Statement(s)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Work Statement for Year 1 FFY 2019	Work Statement for Year			Work Statement for Year:		
	FFY 2025			FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide			PHA Wide		
Annual	1430 Fees and Costs		\$50,000.00	1430 Fees and Costs		\$50,000.00
Statement	1406 Operations		\$447,403.00	1406 Operations		\$447,403.00
	1408 Administration		\$223,701.00	1408 Administration		\$223,701.00
	1410 Management Improvements		\$50,000.00	1410 Management Improvements		\$50,000.00
	Total PHA Wide		\$771,104.00	Total PHA Wide		\$771,104.00
	Harrison Homes South Amp 2			Harrison Homes South Amp 2		
	Asphalt Road Repairs		\$20,000.00	Asphalt Road Repairs		\$30,000.00
	Concrete Repairs		\$20,000.00	Concrete Repairs		\$30,000.00
	Erosion Control and Landscaping		\$30,000.00	Erosion Control and Landscaping		\$20,000.00
	Accessibility		\$2,000.00	Accessibility		\$2,000.00
	Playground		\$10,000.00	Playground		\$10,000.00
	Kitchen Renovations		\$20,000.00	Kitchen Renovations		\$30,000.00
	Bathroom Renovations		\$20,000.00	Bathroom Renovations		\$30,000.00
	Safety and Security		\$10,000.00	Safety and Security		\$10,000.00
	Boiler		\$20,000.00	Boiler		\$29,000.00
	Appliances		\$5,000.00	Appliances		\$5,000.00
	Interior Painting		\$100,000.00	Interior Painting		\$5,000.00
	Exterior Unit Renovations		\$81,000.00	Exterior Unit Renovations		\$81,000.00
	Interior Unit Renovations		\$101,000.00	Interior Unit Renovations		\$101,000.00
	Acquisition		\$5,000.00	Acquisition		\$5,000.00
	Relocation		\$28,000.00	Relocation		\$28,000.00
	Parking Lot Addition		\$20,000.00	Parking Lot Addition		\$20,000.00
	Total HH Amp 2		\$492,000.00	Total HH Amp 2		\$437,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011[illegible]

Capital Fund Program—Five-Year Action Plan
Part II: Supporting Pages – Physical Needs Work Statement(s)

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

Work Statement for Year 1 FFY 2019	Work Statement for Year			Work Statement for Year:		
	FFY 2025			FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Sterling Towers East & West Amp 5			Sterling Towers East & West Amp 5		
Annual	Accessibility		\$3,000.00	Accessibility		\$3,000.00
Statement	Concrete		\$14,268.00	Concrete		\$14,268.00
	Landscaping		\$20,000.00	Landscaping		\$20,000.00
	Asphalt Road Repairs		\$14,268.00	Asphalt Road Repairs		\$14,268.00
	Interior Painting		\$60,000.00	Interior Painting		\$60,000.00
	Kitchen Renovations		\$33,536.00	Kitchen Renovations		\$33,536.00
	Exterior Doors		\$5,000.00	Exterior Doors		\$5,000.00
	Appliances		\$15,000.00	Appliances		\$15,000.00
	Common Area Lighting		\$5,000.00	Common Area Lighting		\$20,000.00
	Safety and Security		\$10,000.00	Safety and Security		\$10,000.00
	Boiler		\$5,000.00	Boiler		\$20,000.00
	Major Appliance		\$15,000.00	Major Appliance		\$15,000.00
	Generator		\$25,000.00	Generator		\$25,000.00
	Hallways & Common Area Renovations		\$72,000.00	Hallways & Common Area		\$72,000.00
	Interior Unit Renovations		\$75,000.00	Interior Unit Renovations		\$51,500.00
	Exterior Unit Renovations		\$51,500.00	Exterior Unit Renovations		\$51,500.00
	Total ST Amp 5		\$423,572.00	Total ST Amp 5		\$430,072.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2019	Work Statement for Year FFY 2025			Work Statement for Year: FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See					
	HH Redevelopment Amp 6			HH Redevelopment Amp 6		
Annual	Safety and Security		\$8,000.00	Safety and Security		\$8,000.00
Statement	Interior Painting		\$40,000.00	Interior Painting		\$40,000.00
	HVAC		\$15,000.00	HVAC		\$15,000.00
	Exterior Lighting		\$15,000.00	Exterior Lighting		\$15,000.00
				Windows		\$10,000.00
				Doors & Hardware		\$5,885.00
				Concrete		\$30,000.00
	Total HHR Amp 6		\$78,000.00	Total HHR Amp 6		\$123,885.00
	Harrison Homes III Amp 11			Harrison Homes III Amp 11		
	Appliances		\$10,000.00	Appliances		\$10,000.00
	Computers		\$2,500.00	Computers		\$2,500.00
	Safety and Security		\$5,000.00	Safety and Security		\$5,000.00
	Flooring		\$12,385.00	Flooring		\$20,000.00
				HVAC		\$30,000.00
	Total HHIII Amp 11		\$29,885.00	Total HHIII Amp 11		\$67,500.00
	RWHO Amp 8			RWHO Amp 8		
	HVAC		\$15,000.00	HVAC		\$12,500.00
	Appliances		\$20,456.00	Appliances		\$20,456.00
	Flooring		\$25,000.00	Flooring		\$30,000.00
	Safety and Security		\$12,000.00	Safety and Security		\$12,000.00
	Roof Replacement		\$5,000.00	Interior Lighting Upgrades		\$2,500.00
				Door & Window Replacements		\$30,000.00
	Total RWHO Amp 8		\$77,456.00	Total RWHO Amp 8		\$107,456.00
	Grand Total 2023		\$2,237,017.00	Grand Total 2023		\$2,237,017.00

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