



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Illinois State Office, Region V
Ralph Metcalfe Federal Building
77 West Jackson Blvd
Chicago, IL 60604-3507
Telephone: (312) 913-8364 Fax (312) 913-8889

Office of Public Housing

October 29, 2021

Mr. Chris Bruns, Executive Director
Pike County Housing Authority
838 Mason Street
Barry, Illinois 62312-1349

SUBJECT: PHA 2021 Agency Plan Approval
Pike County Housing Authority

Dear Mr. Bruns:

On October 27, 2021, the Pike County Housing Authority (PCHA) submitted its Agency Plan for the fiscal year beginning January of 2022. PHA Plans are considered to be approved if the PHA is not troubled and a 75-day time period passes without action by HUD. In the case of the Pike County Housing Authority, the Agency Plan for the fiscal year beginning January of 2022 was considered to be approved on October 29, 2021.

Your approved plans and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have any questions regarding the Pike County Plan or the information in this letter, please contact Patrick S. Cano, Portfolio Management Specialist, at (312)913-8660.

Sincerely,
**William O.
Dawson III**

William O. Dawson III, MPA
Director, Illinois State Office
of Public Housing, Region V

Digitally signed by: William O. Dawson III
DN: CN = William O. Dawson III email =
william.o.dawsoniii@hud.gov C = US O =
HUD, Illinois State Office of Public
Housing OU = U.S. Government
Date: 2021.11.03 13:45:15 -05'00'

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: 02/29/2016
---	---	--

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. 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>Pike County Housing Authority</u> PHA Code: <u>IL071</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" 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>Pike County Housing Authority (PCHA) has available for public review and comment a revision to its 5-Year PHA Plan for fiscal years 2021 - 2025. As a Qualified PHA, PCHA is not required to submit an Annual PHA Plan but is required to complete an annual Civil Rights Certification instead. The revised 5-Year PHA Plan (HUD Form 50075-5Y) and current Civil Rights Certification (HUD Form 50077-CR) are available for review, along with the previously HUD accepted 5-Year PHA Plan, for a minimum of 45 days, beginning 4/21/2021 through 6/14/2021. On 6/14/2021 at 1:00pm, PCHA will hold a public meeting to receive comments and further discuss those already presented, if applicable. PCHA will accept the draft version of the 5-Year PHA Plan at its 4/21/2021 Board meeting and final version at its 6/16/2021 Board meeting. Once the final phase is complete, all documents will be forwarded to the Illinois Housing Development Authority for consistency review, and then HUD, fully completing the revision of the 5-Year PHA Plan submission.</p> <p>The main focus of the revision is to incorporate specific merge/demolition/disposition information for PCHA's 58 units located in Pittsfield (Landess Terrace), Pleasant Hill, Perry, and Baylis.</p> <p>PCHA has all documents mentioned above for review at its Community Building located at 842 Mason Street, Barry, Illinois and also on its website at www.pikehousing.com in the general section. PCHA is an Equal Housing Provider and Equal Opportunity Employer.</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 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:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	5-Year Plan. 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 mission of Pike County Housing Authority is the same as HUD's: to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</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>Goal One: Increase the availability of decent, safe, and affordable housing. Objectives:</p> <ul style="list-style-type: none"> • Obtain and maintain occupancy levels at 97% or greater. • Achieve designation as HUD High Performer. • Renovate/modernize public housing properties. • Seek merge/demo/disposition of hard to rent properties in areas that are no longer effective or efficient to manage. <ul style="list-style-type: none"> ○ PHA intends to merge 20 units at its Landess Terrace site in Pittsfield, IL. ○ PHA intends to demo/disposition all 20 units at its site in Pleasant Hill, IL. ○ PHA intends to demo/disposition all 12 units at its two sites in Perry, IL. ○ PHA intends to demo/disposition all 6 units at its site in Baylis, IL. • Leverage private or other public funds to create mixed finance or multi-family affordable housing opportunities. • If necessary, implement public housing security (police call back) to deter and reduce crime. • Utilize security cameras at various PHA properties to ensure safety of residents and to deter lease violators. • Seek MOU with the Pike County Sheriff's Department & Illinois State Police to better address the security needs of our public housing residents and the surrounding communities. • Issue and enforce notices of "No Trespass" to individuals for behavior that threatens the life, health, safety, and peaceful enjoyment of our residents. • Provide equal opportunity in housing to all applicants/residents. • Return vacant units with new residents within 20 days. • Provide timely response to resident requests for maintenance problems. <p>Goal Two: Improve community quality of life and economic vitality. Objectives:</p> <ul style="list-style-type: none"> • Seek Network Agreement with the Department of Aging to better address the needs of the elderly/disabled. • Renew Data Sharing Agreement with the Department of Health and Human Services to better serve the needs of low income families. • Seek Network Agreement with the Pike County States Attorney to better serve the needs of crime victims. • Renew Network Agreement with the Mental Health Center of Western Illinois to better serve the needs of the disabled. • Renew Network Agreement with the West Central Mass Transit District to increase transportation opportunities for those that are low income, elderly, and disabled. <p>Goal Three: Promote family and individual self -sufficiency and asset development. Objectives:</p> <ul style="list-style-type: none"> • Provide for or attract services to improve resident employability. • Provide for or attract services that will enable the elderly/disabled to live independently.

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>Progress Report attached as a separate document.</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> <ul style="list-style-type: none"> • The PHA will continue to comply with the updated VAWA Reauthorization Act. • Pike County Housing Authority refers assisted families who have been subject to domestic violence, dating violence, sexual assault, or stalking to the local Quanada office. Quanada offers emotional, physical, and crisis support to those who have been assaulted or abused. • Pike County Housing Authority receives housing referrals from both the local Quanada office and Victim/Witness Office with the local government to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination to those who have been the subject of domestic violence, dating violence, sexual assault, or stalking. • Pike County Housing Authority partners with the local Quanada office to offer prevention education to assisted families that is free and age appropriate. <p>Topics include, but are not limited to;</p> <ul style="list-style-type: none"> • Self esteem • Peer pressure • Internet/texting safety • Stress/anger management • Bullying • Drug facilitated sexual assault • Healthy relationships/dating violence • Sexual harassment • Sexual abuse prevention • Sexual pressure • LGBTQ issues • Dealing with abuse
B.5	<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>The Pike County Housing Authority constitutes a significant amendment as the following;</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization 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; • Additions of new activities not included in the current PHDEP Plan; and • 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 a significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 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>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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>

2015 5-Year Plan Goals – Progress Report

Goal One: Increase the availability of decent, safe, and affordable housing.

Objectives:

- Obtain and maintain occupancy levels at 97% or greater.
 - The PHA fell slightly short of this goal. Average occupancy rate for the last 5 years is 96.54%.
- Maintain designation as HUD High Performer.
 - The PHA has had “High Performer” status once overall in the last 5 years. During that time average PHAS scoring is 86 per year, solidly “Standard Performer” status. PHA for Capital Fund purposes has remained “High Performer” status throughout.
- Renovate/modernize public housing properties.
 - Each year, the PHA is allocated funding through the Capital Fund Program, which is used to renovate/modernize its properties. PHA utilizes this funding each and every year to make improvements designated in its 5 year plan.
- Leverage private or other public funds to create mixed finance or multi-family affordable housing opportunities.
 - Recently, PHA Board has authorized the repositioning initiative for the agency. This approval allows for the planned disposition of 38 units in 3 different outlying communities. This will allow for more centralized and effective management of remaining PHA properties. The repositioning initiative will in the future include the application for Low Income Housing Tax Credit development application to replace lost units in more desirable areas with greater amenities for the benefit of clients. Build back is expected to be equal to or slightly greater than the units lost through disposition.
- Reduce “One Strike” evictions through aggressive screening procedures.
 - PHA has not experienced any “One Strike” evictions in the past 5 years.
- Implement public housing security (police call back) to deter and reduce crime.
 - PHA has not required the use of police call back services in the past 5 years.
- We are seeking a MOU with the Illinois State Police to better address the security needs of our public housing residents and the surrounding communities.
 - PHA still seeks MOU with the Illinois State Police for security needs. ISP is reluctant to sign MOU due to concerns over how the relationship between the entities would be used and beneficial to both parties. Ongoing discussion is still occurring to establish parameters to such an agreement.
- Issue and enforce notices of “No Trespass” to individuals for behavior that threatens the life, health, safety, and peaceful enjoyment of our residents.
 - PHA maintains and enforces “No Trespass” notices and publicly displays a “No Trespass” list at its properties and website of who is banned from PHA properties and the duration of the ban. Terms are scaled as to the severity of the offense or repeated violation of the notice. PHA “No Trespass” list contains less than 10 people overall.
- Provide equal opportunity in housing to all applicants/residents.

- PHA processes Reasonable Accommodation requests in a timely manner to allow equal participation of all in its program. PHA follows all Fair Housing guidelines and directives as established by Local, State, and Federal agencies.
- Return vacant units with new residents within 20 days.
 - PHA provides quick turnaround of its vacant units in order to provide assistance to individuals in need. This turnaround is routinely within the 20 day window as specified, with the exception being those units left in extremely poor condition.
- Provide timely response to resident requests for maintenance problems.
 - PHA has designated one day a week for completion of non-emergency work orders. This clears the slate for repair requests until the following week. Emergency work orders are completed within the 24 hour time frame. Maintenance schedules times for preventative maintenance inspections, which cuts down on repair requests drastically.

Goal Two: Improve community quality of life and economic vitality.

Objectives:

- Seek Network Agreement with the Department of Aging to better address the needs of the elderly/disabled.
 - PHA does not have a network agreement with Department of Aging, however does work closely with them to address the needs of the elderly/disabled.
- Renew Data Sharing Agreement with the Department of Health and Human Services to better serve the needs of low income families.
 - PHA has renewed its data sharing agreement with Department of Health and Human Services.
- Seek Network Agreement with the Pike County States Attorney to better serve the needs of crime victims.
 - PHA still seeks MOU with the Pike County States Attorney. Pike County States Attorney is reluctant to sign MOU due to concerns over how the relationship between the entities would be used and beneficial to both parties. Ongoing discussion is still occurring to establish parameters to such an agreement.
- Renew Network Agreement with the Mental Health Center of Western Illinois to better serve the needs of the disabled.
 - PHA's Network Agreement recently lapsed with Mental Health Center of Western Illinois. PHA will renew Network Agreement with the Mental Health Center of Western Illinois.
- Renew Network Agreement with the West Central Mass Transit District to increase transportation opportunities for those that are low income, elderly, and disabled.
 - PHA's Network Agreement recently lapsed with West Central Mass Transit District. PHA will renew Network Agreement with the West Central Mass Transit District.

Goal Three: Promote family and individual self-sufficiency and asset development.

Objectives:

- Provide for or attract services to improve resident employability.
 - PHA partners with West Central Mass Transit District to provide transportation opportunities for residents who are working.

- PHA coordinates information with other agencies in its jurisdiction to provide employer information to those clients seeking employment.
- Provide for or attract services that will enable the elderly/disabled to live independently.
 - PHA partners with West Central Mass Transit District to provide transportation opportunities for elderly/disabled residents to attend medical/dental appointments, shopping for grocery/medical supplies/other necessities, and utilization of banking/postal services.
 - PHA partners with the West Central Illinois Center for Independent Living to provide counseling and referral services for the elderly/disabled.
 - PHA partners with the West Central Illinois Area Agency on Aging to provide counseling and referral services for the elderly/disabled.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Pike County Housing Authority

IL071

PHA Name

PHA Number/HA Code

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

Name of Authorized Official
Mark Pulliam

Title
Board Chairman

Signature 
Mark Pulliam (Mar 31, 2021 19:40 CDT)

Date 03/31/2021

**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, Kristin Faust, the Executive Director
Official's Name *Official's Title*

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

Pike County Housing Authority
PHA Name

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

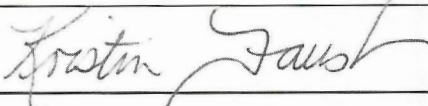
State of Illinois
Local Jurisdiction Name

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.

PCHA collaborates with a consortium of agencies to increase housing choices for low income persons in its communities without regard to race, color, religion, sex, disability, familial status, or national origin. PCHA continues to address goals to further Fair Housing for all citizens of its communities through programs to address impediments to fair housing, such as employment through the Section 3 Program. PCHA works with partner agencies to provide assistance with barriers to obtaining decent, safe, affordable housing and is an Equal Housing Provider.

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
KRISTIN FAUST	Executive Director of Illinois Housing Development Authority
Signature	Date
	10-25-2021

Pike County Housing Authority
838 Mason Street, PO Box 123
Barry, Illinois 62312
Phone: 217-407-0707
Fax: 217-407-0708
Web: www.pikehousing.com

10/26/2021

US Department of Housing & Urban Development
Chicago Regional Office
Attn: Patrick Cano, Zill Khan, and Greg Becker
77 West Jackson Boulevard
Chicago, IL 60604-3507

RE: Pike County Housing Authority (IL071) – 5-Year PHA Plan Revision# 1 Challenged Elements

Originally, Pike County Housing Authority (IL071) had a 5-Year PHA Plan that was HUD approved on 1/11/2021. During the course of the public review, comment, and hearing for the original 5-Year PHA Plan, the Pike County Housing Authority (IL071) encountered no challenges to any portion of the original 5-Year PHA Plan or its components.

Due to the PHA's desire to revise the 5-Year PHA Plan to incorporate specific language regarding its interests in merge/demolition/disposition of PHA properties, the process was started anew. During the course of the public review, comment, and hearing for the 5-Year PHA Plan Revision# 1, the Pike County Housing Authority (IL071) encountered no challenges to any portion of the 5-Year PHA Plan Revision# 1 or its components. Due to the lack of challenged elements, the PHA had no response to generate for challenges to the 5-Year PHA Plan Revision# 1.

Please let me know if you have any questions, comments, or concerns regarding the 5-Year PHA Plan Revision# 1 for Pike County Housing (IL071).

Regards,

Chris Bruns

Chris Bruns
Executive Director

