



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

Chris Bruns, Executive Director
Pike County Housing Authority
P.O. Box 123
838 Mason Street
Barry, IL 62312

SUBJECT: 2021-2025 5-Year Agency Plan Approval
Pike County Housing Authority (IL071)

Dear Executive Director Chris Bruns:

On January 29, 2025, the Pike County Housing Authority submitted its revised 2021-2025 5-Year Agency Plan for the fiscal year beginning January 1, 2021. 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 revised Agency Plan for the fiscal year beginning January 1, 2021, was considered to be approved on April 14, 2025.

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, please contact Karyn Bennett-Clark, Portfolio Management Specialist, at (313) 913-8768 or karyn.l.bennett-clark@hud.gov.

Sincerely,

William O

Dawson III

Digitally signed by William O
Dawson III
DN: CN = William O Dawson III
email = william.o.dawsoniii@hud
gov, O = US O = Illinois State (
Chicago) Office of Public Housing,
Region V OU = HUD, Office of
Public Housing
Date: 2025.05.08 13:26:37 -05'00'

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

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>Pike County Housing Authority</u> PHA Code: <u>IL071</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2021</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2021 - 2025</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission #2</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 draft version of Revision #2 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 draft 5-Year PHA Plan (HUD Form 50075-5Y) Revision #2 and current Civil Rights Certification (HUD Form 50077-CR) are available for review, along with the previously HUD accepted 5-Year PHA Plan Revision #1, for a minimum of 45 days, beginning 2/22/2023 through 4/11/2023. On 4/11/2023 at 1:00pm, at its Barry Community Building, PCHA will hold a public meeting to receive comments and further discuss those already presented, if applicable. PCHA will accept the draft version of Revision #2 of the 5-Year PHA Plan at its 2/16/2023 Board meeting and final version at its 4/27/2023 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 Revision #2 is to update merge/demolition/disposition information for PCHA's 70 units located in Pittsfield, Pleasant Hill, Perry, and Baylis. Specifically;</p> <ul style="list-style-type: none">• 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 had intended to merge 20 units at its Landess Terrace site in Pittsfield, IL. However, due to cost constraints the plan was no longer feasible. Therefore, PHA intends to demo/disposition up to 20 units at its Landess Terrace site in Pittsfield, IL instead○ PHA intends to demo/disposition up to 12 units at its E. Adams site in Pittsfield, 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.○ PHA had intended to demo/disposition all 20 units at its site in Pleasant Hill, IL. However, due to program demand, this action is no longer being considered. <p>PCHA has all documents mentioned above for review at its Barry Community Building located at 842 Mason Street, Barry, Illinois and also on its website at www.pikehousing.com in the Public Notice 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><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></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	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. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> 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. </div>					

<p>B.2</p>	<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 had intended to merge 20 units at its Landess Terrace site in Pittsfield, IL. However, due to cost constraints the plan was no longer feasible. Therefore, PHA intends to demo/disposition up to 20 units at its Landess Terrace site in Pittsfield, IL instead. ◦ PHA intends to demo/disposition up to 12 units at its E. Adams site in Pittsfield, 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. ◦ PHA had intended to demo/disposition all 20 units at its site in Pleasant Hill, IL. However, due to program demand, this action is no longer being considered. • 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.
<p>B.3</p>	<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>

<p>B.4</p>	<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
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have 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>C.3</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>. 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.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.
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

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

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)

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 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year 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 fiscal year beginning 1/1/2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (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. 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.

Pike County Housing Authority

1L071

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, 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: Chris Bruns

Name of Board Chairperson: Noelle Flesner

Signature: Chris Bruns Date: 1/31/2023

Signature: Noelle Flesner Date: Feb 10, 2023
Noelle Flesner (Feb 10, 2023 08:43 CST)

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

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

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

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

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

certify that the 5-Year PHA Plan for fiscal years 2021-2025 Revision #2 and/or Annual
PHA Plan for fiscal year of the Pike County Housing Authority is consistent with the
PHA Name

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

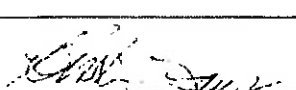
State of Illinois
Local Jurisdiction Name

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

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The PCHA collaborated with a variety of agencies to increase housing choices for low-income
persons in its communities without regard to race, color, religion, disability, sex, familial status,
or national origin. PCHA continues to address goals to further Fair Housing for all of its
communities through programs to address impediments to far housing such as employment
through the Section 3 program. PCHA works with partner agencies to provide 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: Kristin Faust	Title Executive Director, Illinois Housing Development Authority
Signature: 	Date 5/6/2024

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

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

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

5/7/2024

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

RE: Pike County Housing Authority (IL071) – 5-Year PHA Plan Revision #2 Challenged Elements

Originally, Pike County Housing Authority's (IL071) 5-Year PHA Plan was HUD approved on 1/11/2021. During the course of the public review, comment, and meeting 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, Revision #1 was created and was HUD approved on 10/29/2021. During the course of the public review, comment, and meeting 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.

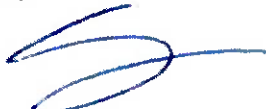
On 2/22/2023, the PHA had a further update to the language in its 5-Year PHA Plan regarding the areas of interest for demolition/disposition with the merge component being removed regarding PHA properties. Revision #2 was created and began being advertised for public review from 2/22/2023 through 4/11/2023. On 4/11/2023, a public meeting was held to review comments, collect further comments, and discuss the plan with the general public and PHA residents alike. No comments were collected from the general public or PHA residents at anytime during the public review process and there was no attendance at the public meeting. As a result, the PHA Board ratified Revision #2 to the 5-Year PHA Plan as final during its April 2023 duly conducted Board Meeting.

The PHA submitted the 5-Year PHA Plan Revision #2 to IHDA for Consistency Review with the State of Illinois Consolidated Plan on 4/22/2024 and received IHDA's approval for Revision #2 on 5/6/2024.

Enclosed with this 5-Year PHA Plan Revision #2 Challenged Elements Letter you will find HUD Forms 50075-5Y, 50077-CR, 50077-SL, 5-Year Plan Goals, and April 2023 PHA Board Minutes for Revision #2.

Please let me know if you have any questions, comments, or concerns regarding the 5-Year PHA Plan Revision #2 for Pike County Housing (IL071). If there are none, please return to me a signed approval of the Revision #2 for my files.

Regards,



Chris Bruns
Executive Director

**Pike County Housing Authority
Board Meeting Minutes
April 2023**

The re-scheduled monthly Board Meeting of the PCHA Board of Commissioners was held on Thursday, April 27th, 2023. The meeting was held via a combination of in person and Zoom. All attendance details were furnished to the public by a posted agenda on the door at the main PCHA office and also posted on the PCHA website www.pikehousing.com.

The meeting was called to order at 3:07pm with no guests in attendance.

Members present:

Chair: Noelle Flesner
Commissioner: Mark Pulliam
Commissioner: Cindy Prentice
Executive Director: Chris Bruns

Members absent:

Vice-Chair: Leslie Henry

Minutes Review:

A review of the March 2023 Regular & Closed Session Minutes occurred. There were no corrections or changes recommended.

Occupancy Reports:

A review of the April 2023 Occupancy Reports occurred next. There were no questions or concerns raised.

Financial Reports:

A review of the March 2023 Financial Reports occurred next. There were no questions or concerns raised.

At this time, Mark P. motioned to accept the consent agenda of the March 2023 Regular & Closed Session Minutes, April 2023 Occupancy Reports, and March 2023 Financial Reports. Motion seconded by Cindy P.

Voice vote was as follows:

Mark P.: Aye
Cindy P.: Aye
Noelle F.: Aye

Old Business

1. Operating Subsidy 2023. For April 2023, the PHA was scheduled to receive \$48,813.75 in Operating Subsidy, which was drawn on 4/3/2023. As discussed last month, the PHA subsidy calculation is subject to HUD and federal adjustments. HUD has reviewed the calculation and adjusted it from \$611,642.00 to \$611,489.00, a \$153.00 decrease. The operating subsidy is also subject to federal proration, which may adjust the amount further.

2. Capital Fund Program 2020. On 4/10/2023, Chris B. issued a start work letter to Trotter General Contracting for 4/12/2023, with a revised completion date of 5/1/2023. There is virtually no chance for Trotter to make this completion date. There have been long periods of inactivity on Trotter's part for no apparent reason. It is likely the Board will be discussing the liquidated damages once again.

3. Capital Fund Program 2021 & 2022. A preconstruction meeting was held with Roady Exteriors on 3/27/2023. A litany of topics were discussed and the minutes from that pre-con meeting were distributed in the Board packets. Everything appears to be moving forward smoothly. Invoice# 2259-4 in the amount of \$1,750.00 was received from Eggemeyer Associates and has been drawn and paid with CFP 2021 funds.

4. Capital Fund Program 2023. Last month, the CFP 2023 grant was briefly discussed and its ACC amendment was approved. This month, there is the full allotment of documents required for the approval of the grant. This package will need to be approved as a draft via resolution at this meeting and the Board will revisit the grant draft package in July 2023 to finalize it after the public comment and hearing period. In compiling documents for the draft package, Chris B. noticed the PHA is once again listed on the HUD High Performer list through 6/30/2022. A resolution accepting the CFP 2023 draft document package would be appreciated.

Resolution 2023 – 15

At this time, Cindy P. resolved to accept the full 2023 Capital Fund Program draft document package as prepared by Chris B. Resolution seconded by Mark P.

Voice vote was as follows:

Mark P.: Aye
Cindy P.: Aye
Noelle F.: Aye

5. Mowing Services 4/1/2023 – 3/31/2026. Last month, JLKelley, LLC was selected to perform mowing services for the PHA from 4/1/2023 – 3/31/2026. JLKelley, LLC was informed of their selection and Premier Pressure Washing & Lawn Care was informed of their unsuccessful bid. The agreement with JLKelley, LLC has been signed and they are finishing up their first month. Chris B. reports that the service appears to be good and no complaints have been received.

6. Repositioning. Previously, it was discussed about greater repositioning efforts which pulled in a larger number of units under consideration. Due to that, the Board approved a Draft Revision #2 of the PHA's 5-Year PHA Plan for fiscal years 2021 – 2025 in February 2023. The Draft Revision #2 has gone through the public comment and hearing phase with no comments as to the PHA's disposition plans. There was no attendance at the public meeting on the matter. As a result of this, the 5-Year PHA Plan Revision #2 is ready for final acceptance via resolution. There are more steps once this part has been completed. It will need to go to IHDA for review, then to HUD once IHDA has issued their consistency approval.

Resolution 2023 – 16

At this time, Cindy P. resolved to accept the Draft Revision #2 of the PHA's 5-Year PHA Plan for fiscal years 2021 – 2025 as final. Resolution seconded by Mark P.

Voice vote was as follows:

Mark P.: Aye
Cindy P.: Aye
Noelle F.: Aye

7. HUD REAC Inspection 2023. On 1/30/2023 through 2/1/2023, Humble Beginnings, LLC was scheduled to perform the PHA's REAC Physical Inspection. The inspection went well, but there was a significant delay in getting the score posted. The score has finally been issued and the PHA scored a 38/40, which is the same score as last time. It should be noted that this is a tie for the best score the PHA has ever received.

New Business

1. HUD Executive Compensation Reporting 2022. In 2016, HUD published guidance to PHA's regarding data collection on compensation for PHA staff. Later, this data collection was codified by Congress in the Annual Appropriations Act. Compliance with the collection is required due to the PHA's ACC. Chris B. has submitted the compensation data for FY 2022, which consists of amounts listed on the Chief Executive and Chief Financial officers W-2's.

2. HUD Semi Annual EIV Recertification Spring 2023. Each Spring and Fall, the PHA must recertify all required regular users of the EIV system, with the Chicago Field Office certifying

all user administrators. Along with this, a survey form is required to be completed on the PHA's staffing who must use the EIV system. Chris B. has completed this recertification for Spring 2023.

3. HUD Semi Annual Labor Standards Reporting 3/31/2023. Another semi-annual reporting function to HUD, however this reporting consists of data regarding all prime contracts (and violations from those contracts) subject to Davis-Bacon and related acts. Chris B. has completed this reporting for the period ending 3/31/2023.

4. PHA ACOP Revision. Chris B. has begun working on a revision to the PHA's ACOP due to the recent HOTMA rulemaking. Most of the effects of HOTMA are not in effect until 1/1/2024, however Section# 103 on over income tenants is due to become effective in July 2023. Due to the mismatched roll out, all PHA's will have two fairly close ACOP revisions to put through the approval process. This topic was discussed and the Board and Chris B. felt that over-income tenants should move out of the PHA if they've been over income for the 24 month period. No vote was taken on the matter due to the full ACOP draft being presented next month with this same data therein. Chris B. notes that no one currently qualifies as over-income at the PHA.

5. AHRMA Loss Control Inspection 4/11/2023. AHRMA field representative, Maurice Mitchell, was on site 4/11/2023 to gather data and visit PHA sites in order to look for red flag items that could be liability issues. Only one issue was identified, a tenant-owned small trampoline, which was quickly resolved.

6. PHA Benefit Renewal Blue Cross Blue Shield & Met Life 7/1/2023. Recently, Tina Jenkins of Assured Partners, the PHA's employee insurance benefit broker reached out regarding renewal rates for the Blue Cross Blue Shield health insurance coverage and Met Life basic life/AD&D, voluntary life/AD&D, S/T & L/T disability coverages. The Blue Cross Blue Shield coverage has a 7.3% increase, while the Met Life coverage on STD has an increase of 2.4%, with no changes to the other coverages. These plans have been affordable and no one Chris B. has spoken with has had any significant complaints. As a result of this, Chris B. calls for a resolution to accept the renewals for both coverages.

Resolution 2023 – 17

At this time, Cindy P. resolved to accept the renewal rates for the Blue Cross Blue Shield health insurance coverage and Met Life basic life/AD&D, voluntary life/AD&D, S/T & L/T disability coverages. Resolution seconded by Mark P.

Voice vote was as follows:

Mark P.: Aye

Cindy P.: Aye

Noelle F.: Aye

7. Johnson Controls EPC Year 6 M&V Report. Each year, Johnson Controls must prepare a measurement and verification report for the PHA's energy performance contract (EPC). JCI has prepared the report for this year and it is included in the Board packets. Chris B. does not see anything out of the unusual versus previous reporting and asks for a resolution accepting the Year 6 M&V as prepared.

Resolution 2023 – 18

At this time, Cindy P. resolved to accept the EPC Year 6 M&V Report as prepared by Johnson Controls. Resolution seconded by Mark P.

Voice vote was as follows:

Mark P.: Aye
Cindy P.: Aye
Noelle F.: Aye

8. PHA Board Meeting Schedule Revision 2. Recently, a scheduling conflict was identified and discussed regarding the PHA's Board Meeting times. After some clarification and discussion it was decided that moving the meeting to an hour later (4pm) on the same day (3rd monthly Thursday) would work for all. As a result of this, Chris B. has prepared a revised schedule, which should be accepted via resolution.

Resolution 2023 – 19

At this time, Cindy P. resolved to accept the Board Meeting Schedule Revision #2 as prepared by Chris B. Resolution seconded by Mark P.

Voice vote was as follows:

Mark P.: Aye
Cindy P.: Aye
Noelle F.: Aye

9. PHA Job Opening – Executive Assistant. The advertisement for the Executive Assistant opening in the Pike County Express has run its course, but the job is still posted in LinkedIn. No new applicants have come forth in the last week and so what has been received is it. In all, 6 applicants have expressed interest in the opening. Next week, staff will schedule interviews for the best candidates and look to have the position filled by the middle of May. In filling this

position, Chris B. states that he is looking for someone attention to detail oriented, able to multi-task, and looking to potentially advance in the future.

At 3:49pm, there were no further topics for discussion and so it was called for a motion to adjourn the Board Meeting. Cindy P. motioned to adjourn the meeting at this juncture. Motion seconded by Mark P.

Voice vote was as follows:

Cindy P.: Aye

Mark P.: Aye

Noelle F.: Aye

It is certified by the below signatures that these minutes are truthful and accurate.

Chris Bruns

Chris Bruns
Executive Director / Secretary
Pike County Housing Authority
5/25/2023

Noelle Flesner

Noelle Flesner
Board Chair
Pike County Housing Authority
5/25/2023

Pike County
Housing Authority