

Attachment B2 – Goals and Objectives
Pike County Housing Authority
5-Year PHA Plan 2026 – 2030

Goal #1: Improve PHA occupancy levels to 96% or greater without the use of HUD approved vacancy statuses

The PHA has established the following objectives to strive for in meeting Goal #1:

- Seek disposition of hard to rent properties in areas that are no longer effective or efficient to manage
 - PHA currently has plans to disposition through sale 12 units at two sites in Perry, IL
 - PHA currently has plans to disposition through sale 6 units at one site in Baylis, IL
- Seek demolition of excessive number of units of the same size and type
 - PHA currently has plans to demolish up to 32 one bedroom units at its two sites in Pittsfield, IL, with 4 of these units to be demolished through de minimus. Overall, Pittsfield currently has 88 one bedroom units in total. PHA wide the housing authority has 164 one bedroom units in its portfolio
- Improve the turnaround time of vacated units so they may be offered through the PHA's waiting list
- Improve the screening time of new applicants for determination of PHA waiting list placement
- Conduct outreach efforts to attract applicants to the PHA's public housing program
 - Seek and implement cost effective advertising to reach the public at large
 - Increase awareness of the PHA's public housing program availability through outreach to other social service agencies and units of local government
- Coordinate with residents to minimize and prevent evictions
 - Offer repayment agreements where possible and referrals to rental assistance providers
 - Counsel residents on lease terms, PHA policies, and referrals to appropriate agencies for assistance

Goal #2: Streamline PHA operations to organize and deliver services more effectively while enhancing customer service

The PHA has established the following objectives to strive for in meeting Goal #2:

- Work to attain high performer status in accordance with PHAS scoring
- Offer new and existing PHA staff and Board of Commissioners training and development by providing pertinent training opportunities through external and internal programs
- Enhance self-service and new technology for staff and customers
 - Increase and improve online methods for residents and applicants to submit required information, documentation, forms, etc.
- Continue analyzing current industry practices and creating more efficient operational processes and procedures in order to help staff provide a high level of client services to program participants

- Engage in a cooperative dialogue with PHA employees to gain front line experience in identifying new trends

Goal #3: Expand and improve affordable housing in the PHA's jurisdiction

The PHA has established the following objectives to strive for in meeting Goal #3:

- Preserve the affordability and physical condition of the PHA's units not intended for demolition/disposition
- Identify, secure, and utilize funding sources for energy efficiency upgrades
- Facilitate the development of affordable housing using tax credits, partnering with private developers, etc. as opportunities emerge
 - As discussed in Goal #1, Pittsfield has an excessive number of one bedroom units and the biggest community in the PHA's jurisdiction could benefit by larger unit availability

Goal #4: Improve community quality of life and economic vitality

The PHA has established the following objectives to strive for in meeting Goal #4:

- Encourage the participation of residents in the PHA's public housing program
- Identify and recruit service providers that can serve families and seniors at PHA properties through activities, events, presentations, etc.
- Seek renewal of Cooperation Agreements with other social service agencies for referrals to/from these other programs to better serve the needs of families and seniors
- Renew Data Sharing Agreement with Illinois Department of Human Services to better serve the PHA's public housing program
- Renew agreement with West Central Mass Transit District to increase transportation opportunities for the PHA's residents
- Provide or attract services to improve program participants employability
- Provide or attract services that will enable the elderly/disabled to live independently

Goal #5: Promote equal opportunity and fair housing

The PHA has established the following objectives to strive for in meeting Goal #5:

- Provide an equal environment for all program participants regardless of race, color, religion, national origin, sex, familial status or disability
- Offer reasonable accommodations to provide accessibility to people with varying disabilities regardless of unit size needed
- Continue funding accessibility improvements throughout the PHA's portfolio