

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
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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, 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>Knox County Housing Authority</u> PHA Code: <u>IL085</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): 2026-2030 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> <ul style="list-style-type: none"> - Central Office Cost Center: 216 W. Simmons St. Galesburg, IL 61401 - Moon Towers: 255 W. Tompkins St. Galesburg, IL 61401 - Cedar Creek Place: 1598 McKnight St. Galesburg, IL 61401 - Bluebell Tower: 300 N. Jefferson St. Abingdon, IL 61410 - www.knoxcountyhousing.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 1230 1471 1864"> <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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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>SEE ATTACHMENT 1.0</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>SEE ATTACHMENT 2.0</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>SEE ATTACHMENT 3.0</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>SEE ATTACHMENT 4.0</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>SEE ATTACHMENT 5.0</p>
C.2	<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 checked="" 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> <p>SEE ATTACHMENT 6.0</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>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</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:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
SEE ATTACHMENT 2.0

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

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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.

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/01/2025, 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).

KNOX COUNTY HOUSING AUTHORITY
PHA Name

IL085
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 03/31/2026
 5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Executive Director		Name Board Chairman	
Derek B. Antoine		Jared Hawkinson	
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.



1. KCHA MISSION STATEMENT

- a. The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development. Further, we will partner with other agencies to implement programs and services designed to help our families thrive.

2. HOUSING NEEDS OF FAMILIES IN THE JURISDICTION SERVED BY THE PHA

- a. Based upon the information applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. Rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Households	Affordability	Supply	Quality	Accessibility	Size	Location
Income < 30% AMI	3,076	5	5	3	3	4	2
Income < 50% AMI	2,573	5	5	3	3	4	2
Income < 80% AMI	3,160	4	4	3	3	4	2
Elderly	1,920	4	5	3	3	2	2
Disabled	1,321	4	5	3	3	2	2
Ethnicity - Caucasian	7,206	4	4	3	3	4	2
Ethnicity - African	754	5	5	3	3	4	2
Ethnicity - Hispanic	539	5	5	3	3	4	2
Ethnicity - Other	310	5	5	3	3	4	2

Housing Needs of Families in the Jurisdiction/s Served by the PHA

3. DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS.

a. Deconcentration

- i. Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements, the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.
- ii. Therefore, the Knox County Housing Authority, (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:
- iii. Economic De-concentration: Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.
- iv. Implementation may include one or more of the following options:
 1. Skipping families on the waiting list based on income;
 2. Establishing preferences for working families;
 3. Marketing campaign geared toward targeting income groups for specific developments;
 4. Additional supportive services;
 5. Additional amenities for all units;
 6. Flat rents for developments and unit sizes;
 7. Different tenant rent percentages per development;
 8. Different tenant rent percentages per bedroom size;
 9. Saturday and evening office hours;
 10. Security Deposit waivers;
 11. Revised transfer policies;
 12. Site-based waiting lists;
 13. Mass Media advertising/Public service announcements; and
 14. Giveaways.
- v. Analysis of Income by Development/Program

AMP	Development Name	Total Household Income Reported	# of Households	Average Reported Income	85%	115%
IL085000001	Moon Towers	\$ 2,028,524.00	177	\$ 11,460.59	\$ 9,741.50	\$ 13,179.68
IL085000002	Woodland Bend	\$ 1,033,229.00	78	\$ 13,246.53	\$ 11,259.55	\$ 15,233.50
IL085000002	Cedar Creek Place	\$ 1,018,149.00	76	\$ 13,396.70	\$ 11,387.19	\$ 15,406.20
IL085000002	Whispering Hollow	\$ 736,365.00	42	\$ 17,532.50	\$ 14,902.63	\$ 20,162.38
IL085000003	Bluebell Tower	\$ 866,421.00	51	\$ 16,988.65	\$ 14,440.35	\$ 19,536.94
Highrise Developments		\$ 2,894,945.00	228	\$ 12,697.13	\$ 12,090.92	\$ 16,358.31
Scattered Family Sites		\$ 2,787,743.00	196	\$ 14,223.18	\$ 12,516.45	\$ 16,934.03
Total KCHA		\$ 5,682,688.00	424	\$ 13,402.57	\$ 12,346.24	\$ 16,703.74

Gross Income by Household

AMP	Development Name	Total Household Income Reported	# of Households	Average Reported Income	85%	115%
IL085000001	Moon Towers	\$ 1,970,059.00	177	\$ 11,130.28	\$ 9,460.74	\$ 12,799.82
IL085000002	Woodland Bend	\$ 937,565.00	78	\$ 12,020.06	\$ 10,217.05	\$ 13,823.07
IL085000002	Cedar Creek Place	\$ 924,228.00	76	\$ 12,160.89	\$ 10,336.76	\$ 13,985.03
IL085000002	Whispering Hollow	\$ 695,965.00	42	\$ 16,570.60	\$ 14,085.01	\$ 19,056.18
IL085000003	Bluebell Tower	\$ 823,541.00	51	\$ 16,147.86	\$ 13,725.68	\$ 18,570.04
Highrise Developments		\$ 2,793,600.00	228	\$ 12,252.63	\$ 11,593.21	\$ 15,684.93
Scattered Family Sites		\$ 2,557,758.00	196	\$ 13,049.79	\$ 11,546.27	\$ 15,621.43
Total KCHA		\$ 5,351,358.00	424	\$ 12,621.13	\$ 11,565.05	\$ 15,646.83

Adjusted Income by Household

1. Review of the “Analysis of Income by Development/Program” demonstrates average income falls generally within the Established Income Range (EIR). Applicants to the public housing program have their choice of developments at which they are able to apply. Developments located within Galesburg, IL tend to be the preferred properties at which to apply, as Galesburg is the largest city in the jurisdiction with greater access to supportive services and desirable amenities. Bluebell Tower is located in Abingdon, Illinois, approximately 12 miles from Galesburg, and generally only receives applicants from within the immediate area.

b. Income Targeting

- i. As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public

housing on an annual basis may be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination based on of race, color, religion, sex, national origin, age, handicap or familial status.

- ii. In order to implement the income targeting program, the following policy is adopted:
- iii. The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- iv. After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2-plus-2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- v. To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic de-concentration.
- vi. The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs).

4. ELIGIBILITY, SELECTION AND ADMISSION POLICIES

- a. Annual updates to PH Admissions and Continued Occupancy Policy (ACOP) and HCVP Administrative Plan (Admin Plan); added federal and local regulatory requirements. Both documents available at www.knoxcountyhousing.org.
- b. Updates to include compliance with HOTMA Sections 102 and 104, reflecting implementation guidance from PIH 2023-27.
- c. No changes to PH lease, PH House Rules, or other lease addendum.



IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 2.0
HUD-50075-5Y Section B.2 – Goals and Objectives

1. The Knox County Housing Authority will implement strategies that **enhance the economic viability and physical longevity of its public housing portfolio** including, but not limited to:
 - a. Commitment to providing quality housing units that are decent, safe, sanitary, and accessible
 - b. Use of Capital Grant Funds to modernize and rehabilitate the developments prioritized by the green physical needs assessment conducted in 2014
 - i. Rehabilitate and modernize the physical condition of the properties
 - ii. Integration of high-speed internet options at each AMP
 - iii. Upgrade and enhance safety and security
 - iv. Upgrade of playground equipment at the family sites
 - c. Implementation of energy efficiency measures to reduce both expense and footprint
 - d. Consideration of repositioning options available to the agency
 - e. Maintaining occupancy rates of 98.0% or higher at each asset management project
 - f. Reduction of tenant accounts receivable through effective rent collection and lease enforcement
 - g. Maintain status of “High Performer” in recognition of effective program operations and management
2. The Knox County Housing Authority will implement strategies that **enhance the economic viability of its housing choice voucher program** including, but not limited to:
 - a. Enhancing the voucher program to support and grow the number of families served
 - b. Effective management of administrative resources to reduce agency cost per voucher, thus ensuring agency reserves can be efficiently utilized
 - c. Participation in technological and program demonstrations (UPCS-V) to help development a new inspection protocol for the program
 - d. 100.0% enforcement of NSPIRE protocol, HAP abatement, and HAP termination when necessary
 - e. Maintain 98.0% or higher utilization rate of allocated HAP funding
 - f. Maintain status of “High Performer” in recognition of effective program operations and management
 - g. Reduce average voucher lease-up time
 - h. Increase landlord participation in HCV program
3. **Affordable Housing Opportunity and Preservation**
 - a. Use of AHP replacement reserve funds to modernize and rehabilitate the developments
 - i. Parking lot repair
 - ii. Roof replacement
 - iii. Building exterior

1. Sealing and tuckpointing
 2. Siding
 - b. Implementation of energy efficiency measures to reduce both expense and footprint
 - i. Lighting
 - ii. Heating, ventilation, and air conditioning (HVAC)
 - iii. Water delivery
 - c. Maintaining occupancy rates of 98.0% or higher at each development
 - d. Reduction of tenant accounts receivable through effective rent collection and lease enforcement
 - e. Maintain status of “High Performer” in recognition of effective program operations and management
 - f. Consider pertinent financial venues to assist in the acquisition, construction, redevelopment, and administration of property in Knox County, Illinois with the idea to develop affordable housing opportunities
4. **Coordination and implementation of a Participant Engagement Program** to benefit families served by the Knox County Housing Authority.
 - a. Partner with local agencies to develop relationships designed to help families achieve a greater degree of economic self-sufficiency
 - b. Apply for competitive grants to assist in funding the implementation of an FSS program
 - c. Hire or transition in-house staff to a coordinator role to administer the program and report on annual progress
5. **General and operational objectives.**
 - a. Administer all programs in accordance with applicable federal, state, and local laws and regulations
 - b. Ensure the protection of housing opportunity for persons in the following protected classes:
 - i. Federally protected classes:
 1. Race
 2. Religion
 3. National Origin
 4. Color
 5. Familial Status
 6. Sex
 7. Disability
 - ii. State of Illinois additional protected classes:
 1. Sexual Harassment
 2. Ancestry
 3. Age (Over 40)
 4. Pregnancy
 5. Arrest Record
 6. Military Status
 7. Source of Income

- iii. Ensure equal opportunity and affirmatively further fair housing through the implementation of the following objectives:
 1. Carry out affirmative measures to ensure access to assisted housing regardless of race, religion, national origin, sexual orientation, familial status, or disability
 2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
 3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 4. The agency will work to take the steps necessary to fully assess and implement the requirements set forth at 24 CFR § 5 Subpart A to:
 - a. Improve integrated living patterns and overcoming historic patterns of segregation;
 - b. Reduce racial and ethnic concentrations of poverty;
 - c. Reduce disparities by race, color, religion, sex, familial status, national origin, or disability in access to community assets such as education, transit access, and employment, as well as exposure to environmental health hazards and other stressors that harm a person's quality of life; and
 - d. Respond to disproportionate housing needs by protected class
 5. Analysis of waiting lists and participant lists to ensure demographics in the jurisdiction are adequately served
 - a. Use of census data to determine demographic representation
 - b. Monitor agency 50058 reports to record and monitor demographic participation
 6. Engage in targeted outreach for underserved populations
 - a. Newspaper advertisement
 - b. Social media presence
 - c. Community outreach
 - d. Focus groups
 7. Application process accessible
 - a. Website availability
 - b. Accept applications in person, via mail, email, fax
 - c. Accessibility to other formats available
 - d. Application assistance available
 - e. Compliant applicant pulls from all waiting lists
 8. Interview accessibility
 - a. LEP Plan
 - b. LEP options available for secondary languages spoken in area
 - i. Spanish
 - ii. French
 9. Work done to identify and rectify impediments to fair housing

10. Reasonable accommodation and modification requests responded to promptly
11. Fair and consistent application of agency policy
12. Staff training, development, and accountability
13. Investigate all complaints thoroughly, maintaining transparency and accountability throughout the process.
 - a. Address any violations of the Fair Housing Act occurring in Knox County Housing Authority programs:
 - i. Program enforcement
 - ii. Abatement
 - iii. Referral to appropriate enforcement body
 1. Department of Housing and Urban Development FHEO
 2. Illinois Department of Human Rights



IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 3.0
HUD-50075-5Y Section B.3 – Progress Report

1. GOALS AND OBJECTIVES (FYE 03/31/2025 PROJECTED)

a. To improve the quality of authority-owned assisted housing.

- i. Commitment to providing quality housing units that are decent, safe, sanitary, and accessible.
- ii. Maintenance program: timely and efficient unit turns

SITE	DEVELOPMENT	URNS	DOWN	MAINT.	LEASE	EXEMPT	TOTAL	AVG.
Moon Towers	IL085000001	43	15	407	400	267	555	13.00
Family Sites	IL085000002	40	45	877	85	356	652	16.30
Bluebell Tower	IL085000003	5	123	21	9	83	71	13.25
TOTAL PH		88	183	1305	495	705	1277	14.52

1. Average Unit Turn Time:

- a. IL085000001: 13.00 days
- b. IL085000002: 16.30 days
- c. IL085000003: 13.25 days

2. Exempt days due to rehabilitation/modernization work (HUD approved)

iii. Maintenance program: timely and efficient work order completion

SITE	DEVELOPMENT	NON-EMERGENCY (ROUTINE)			EMERGENCY		
		#	DAYS	AVG	#	# < 24	%
Moon Towers	IL085000001	611	1563	2.56	57	57	100.0%
Family Sites	IL085000002	1373	4164	3.03	99	99	100.0%
Bluebell Tower	IL085000003	119	261	2.20	8	8	100.0%
TOTAL PH		2103	5988	2.85	164	164	100.0%

1. EMERGENCY WO

- a. 123 emergency work orders completed (through 12/2024)
- b. Percentage repaired/closed within 24 hours:
 - i. IL085000001: 100.0%
 - ii. IL085000002: 100.0%
 - iii. IL085000003: 100.0%

2. NON-EMERGENCY WO

- a. 1,577 routine work orders completed (through 12/2024)
- b. Average days to complete/close:
 - i. IL085000001: 2.56 days
 - ii. IL085000002: 3.03 days
 - iii. IL085000003: 2.20 days

- iv. Quality workmanship on every maintenance task
- v. Grounds kept clean and safe from hazard
- vi. Security of property remains a priority through partnership with committed residents and local police departments

1. Dedicated housing officer – Galesburg Police Department
2. Direct resource on all matters of public safety
3. Dedicated patrols and targeted operations
4. Weekly reporting of criminal activity on sites
- vii. CFP grant funds used to modernize apartments at all three PH AMPs to upgrade accessibility features
- viii. Maintain occupancy rate of 98.0% or higher for PH program

SITE	DEVELOPMENT	UNIT DAYS LEASED (UDL)			UNIT MONTHS LEASED (UML)		
		UDA	UDL	%	UMA	UML	%
Moon Towers	IL085000001	63720	63199	99.2%	2124	2124	100.0%
Family Sites	IL085000002	70560	69409	98.4%	2352	2352	100.0%
Bluebell Tower	IL085000003	18360	18209	99.2%	612	612	100.0%
TOTAL PH		152640	150817	98.8%	5088	5088	100.0%

1. Reported occupancy Rates by FYE for the previous Annual Plan period:
 - a. Unit-days leased (UDL):
 - i. IL085000001: 99.2%
 - ii. IL085000002: 98.4%
 - iii. IL085000003: 99.2%
 - b. Unit-months leased (UML) (as of the first of each month):
 - i. IL085000001: 100.0%
 - ii. IL085000002: 100.0%
 - iii. IL085000003: 100.0%
- ix. Use of Capital Grant Funds to modernize and rehabilitate the developments prioritized by the green physical needs assessment conducted in 2014
 1. Completion of multi-phased 504 modernization/rehabilitation to enhance accessibility and visitability to the public housing sites.
 - a. Phase I completed 2016 – apartment renovations at AMP 001 and 003
 - b. Phase II completed 2019 – apartment renovations/new construction at AMP 001
 - c. Phase III – 2BR unit renovations at the Family Sites and common areas – scheduled to completed 03/31/2023
 - d. Phase IV – Playground and 2BR unit renovations – scheduled to be completed Spring 2025
 2. Planned capital fund expenditures for FYE 03/31/2025:
 - a. Furnace/HVAC replacement
 - b. Fire system modernization
 - c. Kitchen and bathroom renovations
 - d. Boiler and generator modernization
 - e. Concrete/parking lot repair/rehabilitation
 - f. Security camera repair/replacement
 - g. Unit exteriors and exterior doors
 - h. Rehabilitation of floors in dwelling units at public housing properties – including removal of asbestos containing material (ACM).

- x. Maintain status of “High Performer” in recognition of effective program operations and management

1. PHAS Scores by FYE for the previous Annual Plan period (current FYE anticipated):

FYE	DESIGNATION	SCORE
FYE 03/31/2020	High Performer	95.00
FYE 03/31/2021	High Performer	95.00
FYE 03/31/2022	High Performer	95.00
FYE 03/31/2023	High Performer	99.00
FYE 03/31/2024	High Performer	96.00
PH - AVG.		96.00

b. To improve the quality of assisted housing in the private sector.

- i. Enhancing the voucher program to support and grow the number of families served
- ii. Work with jurisdiction to improve access and availability of affordable housing.
 - 1. Partner with stakeholders to educate landlords on programs rules and benefits, including Source of Income protections for Illinois renters.
 - a. Stakeholders include:
 - i. Applicants and participants of the housing choice voucher program
 - ii. City of Galesburg
 - iii. Knox County, IL
 - iv. Department of Housing and Urban Development
 - v. Illinois Department of Human Rights
- iii. Make adequate use of available reserves – net-restricted position (NRP) and HUD-held reserves (HHR).
 - 1. Anticipated NRP CY 2024: \$0.00
 - 2. Anticipated HHR CY 2024: \$115,000
- iv. Effective management of administrative resources to reduce agency cost per voucher, thus ensuring agency reserves can be efficiently utilized
 - 1. Unrestricted-net position (UNP) has dwindled on an annual basis. The cost of running the program exceeds the funding received for administrative fees.
 - 2. Agency was projected as a “gainer” agency based on administrative fee study designed to assess actual cost of voucher administration and redistribute the funds accordingly.
 - 3. HUD proration of congressionally appropriated funds continues to fund admin fees at inadequate levels
- v. Maintain utilization rate of 98.0% or higher allocated HAP funding

CYE	ACC UM	UML	%	BUDGET AUTH + NRP	HAP EXPENDITURE	%
CYE 12/31/2020	3360	2210	65.77%	\$ 951,040.00	\$ 892,236.00	93.82%
CYE 12/31/2021	3360	2412	71.79%	\$ 932,411.00	\$ 936,090.00	100.39%
CYE 12/31/2022	3420	2382	69.65%	\$ 957,339.00	\$ 904,391.00	94.47%
CYE 12/31/2023	3420	2499	73.07%	\$ 924,792.00	\$ 1,030,462.00	111.43%
CYE 12/31/2024	3420	2469	72.19%	\$ 983,112.00	\$ 1,033,641.00	105.14%
HCVP 5YR TOTAL	16980	11972	70.51%	\$ 4,748,694.00	\$ 4,796,820.00	101.01%

1. Utilization Rates by CYE for the previous Annual Plan period:
 - a. ACC Units: 72.19%
 - b. Budget Authority: 105.14% (anticipated)
- vi. Maintain status of “High Performer” in recognition of effective program operations and management

1. SEMAP Scores by FYE for the previous Annual Plan period:

FYE	DESIGNATION	SCORE
FYE 03/31/2020	High Performer	100.00
FYE 03/31/2021	High Performer	100.00
FYE 03/31/2022	High Performer	100.00
FYE 03/31/2023	Standard Performer	77.00
FYE 03/31/2024	High Performer	100.00
PH - AVG.	High Performer	95.40

c. To expand/maintain the supply of assisted housing.

- i. Public Housing Program
 1. Faircloth limits for public housing units in Knox County, IL is 451
 2. Availability of public housing units for previous Annual Plan period:
 - a. FYE 03/31/2024: 424 units
 - b. FYE 03/31/2025: 424 units
- ii. Housing Choice Voucher Program
 1. ACC units budgeted at 285 (3420 unit months)
 - a. Previous ACC set at 280 (2260)
 - b. Five (5) baseline vouchers added, effective 10/01/2022 (PIH Notice 2022-29)
 2. Goal has been utilization of allocated dollars as opposed to reaching ACC unit baseline, which isn’t economically viable. Agency baseline expectation is approximately 200 vouchers leased per month (2,400 UML).
 - a. Anticipated leasing: 215 - 220 vouchers leased per month (2,580 – 2,640 UML)
 3. Voucher activity analysis for Annual Plan period FYE 03/31/2024:
 - a. Voucher activity generally increased for total period due to increased lease-up efforts
 - b. Allocation of 15 emergency housing vouchers (EHV) and funding: program sunset – September 2023. Spending will continue until allocated/disbursed funding is completely expended.
 - c. Voucher lease up rates improved in the initial lease-up period, while remaining essential the same for lease-ups past sixty days.
 - i. Success rate of lease-ups:
 1. 60 Days: 65.5%
 2. 90 Days: 3.4%
 3. 120 Days: 3.4%
 - d. Payment standard maintained at 110% of area FMRs to remain in place for CYE 2025.
 - e. Portability
 - i. Steady number of port-outs over Annual Plan period

- ii. Port-in activity remains low
 - iii. Affordable Housing Preservation
 - 1. PHA owns and operates two AHP developments
 - a. Brentwood Manor
 - i. 72 units
 - ii. 1-BR, 2-BR, and 3-BR units available
 - iii. Affordable rents
 - b. Prairieland Townhouse Apartments
 - i. 66 units
 - ii. 1-BR, 2-BR, and 3-BR units available
 - iii. Affordable rents
 - iv. 13 project-based vouchers
- d. **General and operational objectives.**
 - i. Administer all programs in accordance with applicable federal, state, and local laws and regulations
 - 1. Independent Auditor annually reviews agency financials and program compliance. An “unmodified” opinion is the opinion where auditor expresses an opinion that financial statements and major program controls are presented, in all material respects, in accordance with applicable reporting and compliance framework. Independent audit results for previous Annual Plan periods:

FYE	DESIGNATION	FINDINGS
FYE 03/31/2020	Unmodified	0
FYE 03/31/2021	Unmodified	0
FYE 03/31/2022	Unmodified	0
FYE 03/31/2023	Unmodified	0
FYE 03/31/2024	Unmodified	0
PH - AVG.		0



IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 4.0

HUD-50075-5Y Section B.4 – Violence Against Women Act (VAWA) Goals

1. The passage of VAWA in 1994 and its reauthorization in 2000, 2005, 2013, and 2022 has changed the landscape for victims who once suffered in silence. Victims of domestic violence, dating violence, sexual assault and stalking have been able to access housing, and the Knox County Housing Authority will work to reduce the barriers to housing that domestic violence, dating violence, sexual assault and stalking may present.
2. The Knox County Housing Authority will promote and abide by the requirements of the **VIOLENCE AGAINST WOMEN'S ACT (VAWA)** and subsequent reauthorizations which applies for all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation. The 2022 reauthorization provides enhanced protections and options for victims of domestic violence, dating violence, sexual assault, and stalking, as well as additional monitoring and enforcement mechanisms at the Department level.
3. The Housing Authority will support, assist, and ensure applicable due process to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation to prevent them from losing their HUD-assisted housing or being denied housing assistance as a consequence of the abuse of which they were the victim.
 - a. Notification of occupancy rights under VAWA to all applicants and participants
 - b. Consideration of VAWA provisions during the application process
 - c. Application preference for victims of domestic violence, dating violence, sexual assault, or stalking
 - d. Work with in-place victim families to consider transfer options when necessary
 - e. Partner with local law enforcement agencies, legal aide, and shelters on referrals to provide information on counseling, shelter services, and legal assistance
4. The Housing Authority maintains an emergency transfer plan and adheres to HUD requirements regarding VAWA pertaining to the public housing and housing choice voucher programs.
 - a. Policy reference:
 - i. Public Housing Admissions and Continued Occupancy Policy (ACOP)
 - ii. Housing Choice Voucher Program Administrative Plan



**IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 5.0**

HUD-50075-5Y Section B.5 – Significant Amendment or Modification

STATEMENT OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT/MODIFICATION

In accordance with HUD regulations in 24 CFR 903.7(r) and 24 CFR 905.3, the Knox County Housing Authority (KCHA) has defined the basic criteria that will be used for determining:

- Substantial deviation from its 5-Year Plan;
- Significant amendment or modification to the 5-Year and Annual Plans; and
- Significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan.

Amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the KCHA will require formal approval from the Board of Commissioners. Prior to implementing changes that meet such criteria, the KCHA will submit for HUD’s approval a revised plan(s) that meets full public process requirements.

Criteria for defining “Substantial Deviation” from the 5-Year Plan

- A change in federal law takes effect and, in the opinion of KCHA, it creates substantial obligations or administrative burdens beyond the programs under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree
- All amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the KCHA

Criteria for defining “Significant Amendment or Modification” to the 5-Year and PHA Annual Plans

- Changes to rent, admission and/or occupancy policies, or the organization of waiting lists that will impact more than 10% of applicants or households assisted under agency programs

Criteria for defining “Significant Amendment or Modification” to the CFP 5-Year Action Plans

- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Addition of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action plan that exceeds \$100,000.00.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification
- Discretionary or administrative amendments consistent with the KCHA’s stated overall mission and objectives will not be considered substantial deviations or modifications



IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 6.0

HUD-50075-5Y Section C.2 – Resident Advisory Board (RAB) Comments

1. Resident Advisory Board Meeting
 - a. 12/19/2024
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
 - b. Minutes of the Resident Advisory Board Meeting (attached)
 - c. Comments received and considered:

Comment: *General comments regarding tenant requests for future capital projects.*

- Install cameras in the elevators, laundry rooms and stairwells at the high rises;
- Improve lighting in the units;

Agency Response: All tenant requests for capital improvements will be considered by priority. Lighting is currently in the 5-year plan for site exteriors, though nothing is currently planned for unit interiors. CCTV surveillance cameras are an ongoing, annual operational and capital expense.

2. Public Hearing
 - a. 12/19/2024
 - i. Review of Capital Improvements planned
 - ii. Review of proposed lease/policy changes
 - b. Minutes of the Public Hearing
 - i. No general public in attendance
 - ii. No minutes/notes
 - c. Comments received and considered:

NONE RECEIVED

**MINUTES OF THE SPECIAL MEETING
OF THE RESIDENT ADVISORY BOARD
OF THE KNOX COUNTY HOUSING AUTHORITY
December 19, 2024**

The meeting of the Resident Advisory Board of the Knox County Housing Authority was held at 11:30 a.m. in the Moon Towers Community Room. The following persons attended the meeting:

PRESENT: Brenda Sanchez, Blue Bell Tower
Debbie Watkins, Blue Bell Tower
Denise Basley, Moon Towers
Judy Cone, Moon Towers
Schelia Ayers, Moon Towers
Tony Jackson, Moon Towers
La'Monda Rushing, Family Sites
Javona Johnson, HCV Participant
Edan Moon, HCV Participant

ALSO PRESENT: Derek Antoine, Executive Director
Cheryl Lefler, Assistant Director
Brandi Watkins, Property Manager-Moon Towers
Lynnesha Revis, Occupancy Specialist-Moon Towers
Ashley Larimer, Property Manager-Family Sites
Randi Pierce, Occupancy Specialist-Family Sites
Kim Longenecker, HCV Program Manager
Kim Brannon-Sibley, Participant Engagement Manager
Caleb Diefendorf, Public Housing Facilities Manager
Josh Sturgeon, Safety & Security Manager

The meeting opened with introductions as each attendee gave their name, where they live and a resolution for the new year.

Ms. Lefler welcomed everyone to the meeting and explained that the purpose of the meeting was to review proposed policy changes. Additionally, Capital Fund Program projects in the annual and five-year plans would be reviewed. Ms. Lefler said there would be an opportunity for comment and discussion.

Then, Ms. Lefler referenced the 2021 plan and five-year plan for the Capital Fund Program (2021-2025) for the public housing program. She highlighted the lighting and furnace replacement project that is currently underway. She highlighted the projects that would be included in the 2024 CFP plan: administration, operations, masonry work at Moon Towers and elevator renovations at Moon Towers and Blue Bell Tower. The five-year plan is a comprehensive list of projects that the agency would like to complete if adequate funding is available.

Ms. Lefler shared that in 24 years for CFP funding the agency has received \$23,732,778.00 in funding. The 2024 CFP grant will be \$1,557,030.00.

Then, Ms. Lefler asked attendees for their input on what should be included on a "wish list" of projects (some of which are already included in the 5-year plan). The following list is what resulted from the group discussion:

- Install cameras in the elevators and laundry rooms at the high rises;
- Install camera in the kitchen at Blue Bell Tower;
- Add more handicapped accessible parking spaces (the agency is compliant with the number of current spaces—additional spaces would be reviewed on an individual basis);

- Resurface parking lots.

Then, Mr. Antoine said that there will not be any changes to the Public Housing Dwelling Lease. There will, however, be changes in the Admissions and Continued Occupancy Plan and the HCV Administrative Plan related to the final rule issued regarding HOTMA (Housing Opportunities Through Modernization Act of 2016).

Mr. Antoine stated that the 30-day notice for non-payment of rent that started during COVID will stay in effect.

Mr. Antoine also mentioned that the agency will be inspected in 2025 under the NSPIRE protocol.

Mr. Antoine also stated that the hourly charge for maintenance will increase to \$20.00/hour from \$15.00/hour.

The proposed policies have been posted for review and comment and will be approved by the Board of Commissioners at its 01/02/2025 meeting. Then the changes will be sent to HUD with the agency annual plan in January.

Other issues included in the meeting discussion were the following topics and questions:

- Address concerns of speeding in the parking lots;
- Address issues of inoperable vehicles on sites;
- Are there available funds for people to gather together? Ms. Sibley stated that there are activities for tenants on a regular basis.
- Who is addressing housing issues on a larger community level? Mr. Antoine said the City of Galesburg recently published a study on housing for the community.
- Size of dogs allowed;
- Emotional support animals; and
- Available employment with the KCHA.

Attendees were thanked for their attendance and participation in the meeting.

Hearing no further discussion, the meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Cheryl Lefler

Assistant Director



**IL085 KNOX COUNTY HOUSING AUTHORITY
FYE 03/31/2026 – 03/31/2030 FIVE YEAR PLAN SUBMISSION
ATTACHMENT 7.0
HUD-50075-5Y Section C.4 – Challenged Elements**

1. At the time of submission, there have been no challenged elements.



NOTICE OF PUBLIC HEARING
ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN
KNOX COUNTY HOUSING AUTHORITY

The Knox County Housing Authority (KCHA) will hold a Public Hearing regarding the proposed FYE 2026 Annual Public Housing Authority (PHA) Plan and FYE 2030 Five-Year Plan in compliance with Section 903.17 of Title 24 of the Code of Federal Regulations. The Public Hearing will take place on the following date, time, and location:

DATE: Thursday, December 19th, 2024
TIME: 11:30 a.m.
LOCATION: Knox County Housing Authority
Moon Towers Community Room
255 W. Tompkins St.
Galesburg, IL 61401

Plan documents will be available as of 12/01/2024. The general public may obtain additional information or a copy of the proposed FYE 2026 Annual PHA Plan and Five-Year Plan prior to the hearing on the KCHA's web site or by contacting the person listed below between 8:00 a.m. and 4:30 p.m. Monday through Friday.

The general public is invited to present either written or oral comments on the proposed CY 2014 Annual PHA Plan. Persons who do not attend the hearing may also submit written comments to the address mentioned below by 4:30 p.m. Friday, December 26, 2024.

Derek Antoine, Executive Director
Knox County Housing Authority
PHA Plan Public Hearing Request
216 W. Simmons St.
Galesburg, IL 61401
(309) 342-8129, extension 1223
dantoine@knoxhousing.org
www.knoxcountyhousing.org

Persons with disabilities requiring a reasonable accommodation to effectively participate in this Public Hearing should contact Cheryl Lefler, Assistant Director, KCHA at (309) 342-8129, extension 214 at least seven (7) days prior to the meeting.

