

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.																		
A.1	<p>PHA Name: <u>Housing Authority of Mt. Vernon, Illinois</u> PHA Code: <u>IL123</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: On our website : www.hamv.net; or by visiting our office at 619 Broadway St., Mt. Vernon, IL 62864</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="196 1234 1474 1339"> <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> </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						
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B.	Plan Elements. Required for all PHAs completing this form.																		
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The mission of the Housing Authority of Mt. Vernon (HAMV) is to provide the opportunity for decent, safe, and affordable housing that will meet the needs of individuals and families in the city of Mt. Vernon, Illinois as well as providing opportunities to position assisted individuals and families for success.</p>																		

<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 5 years.</p> <p>Objectives: 1. Expand and enhance programs aimed at empowering eligible families for long-term success, focusing on areas such as financial literacy, career development, and access to healthcare services. 2. Establish a comprehensive online platform and community outreach initiatives to serve as the primary resource for affordable housing information, including rental assistance programs, homeownership resources, and housing counseling services. 3. Continue the revitalization efforts within the community by prioritizing the maintenance, rehabilitation, and sustainable development of existing housing stock, while exploring innovative strategies for creating new affordable housing options. 4. Optimize the allocation and management of available funds to maximize impact and support a broader range of eligible families and individuals in securing stable housing solutions. 5. Enhance the delivery of assistance programs to uphold the dignity and respect of all recipients, prioritizing culturally sensitive approaches and personalized support services. 6. Foster strategic partnerships with local organizations, businesses, and government agencies to foster inclusive and vibrant communities, leveraging collective resources and expertise to address systemic challenges and promote equitable access to housing and community services. Agency Goals: 1. Pursue opportunities to expand the availability of assisted housing units by actively seeking additional vouchers and exploring alternative funding sources for housing subsidies. 2. Implement targeted outreach and incentive programs to improve housing opportunities for program participants, including initiatives to engage landlords in areas with limited affordable housing options. 3. Increase voucher payment standards and enhance support for a comprehensive homeownership program, providing participants with pathways to sustainable homeownership and asset building. 4. Advance fair housing objectives by proactively addressing discrimination and barriers to housing access, implementing affirmative measures to promote inclusive communities, and ensuring equitable housing opportunities for marginalized populations, including disabled persons and veterans. 5. Implement Project-Based Voucher (PBV) initiatives to strategically allocate vouchers to specific housing developments, enhancing stability and affordability for tenants while promoting the creation and preservation of mixed-income communities. 6. Foster Innovation and Collaboration: Foster a culture of innovation and collaboration within the agency and with external stakeholders, encouraging experimentation with new approaches, partnerships, and technologies to address emerging challenges and achieve collective impact in the affordable housing sector.</p>
<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> <ul style="list-style-type: none"> • Resource Information Hub • Served as a comprehensive information hub for affordable housing. • Provided a wide array of resource information for members of the community by attending various community events, connecting with local non-profits, informing the community of various rental assistance options, and community-wide rental availability. • Maintenance and Rehabilitation of Housing • Made substantial updates to 50 single-family tax credit homes owned by the Housing Authority. • Held community open houses to showcase housing improvements. • Funding and Resource Maximization • Applied for competitive 9% tax credits through the Illinois Housing Development Authority (IHDA). • Although denied at the PPA stage due to market concerns, reapplying in the next funding round. • Utilization of Housing Choice Voucher (HCV) Funds • Successfully applied for and leased vouchers through the Fostering Youth to Independence Program. • Implemented a landlord incentive program offering: • \$500 to new landlords. • \$1000 bonus to new and existing landlords if the participant is leased in an area with a poverty level at or below 12%. • Increased payment standards to 110%. • Agency Goals and Achievements • Expand Supply of Assisted Housing • Applied for additional vouchers. • Improve Quality of Housing Opportunities • Conducted outreach to landlords in areas with low poverty concentrations. • Support Homeownership Initiatives. • Promoted homeownership programs and initiative offered by various community agencies. • Initiated preliminary meetings with local housing counseling agencies. • Explored opportunities for creating homeownership pathways through 50 single-family tax credit homes. • Ensure Equal Opportunity and Affirmatively Further Fair Housing Page 5 of 9 form HUD-50075-5Y (03/31/2024) • Undertook measures to provide suitable living environments for families in assisted housing. • Ensured accessible housing for disabled persons and veterans. The Housing Authority City of Mt. Vernon, Illinois reaffirms its dedication to these objectives and remains committed to creating vibrant, inclusive communities.
<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 survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Violence Against Women Reauthorization Act of 2022 (VAWA) protects qualified tenants, participants, applicants, and affiliated individuals who are victims of domestic violence, dating violence, sexual assault, or stalking from being denied housing assistance, evicted, or terminated from housing assistance based on acts of such violence against them. The Housing Authority of Mt. Vernon (HAMV) has passed this policy by resolution of the Board of Commissioners to assure HAMV adheres to the</p>

protections afforded under VAWA. This act was previously amended in 2005 by Public Law 109-162 and in 2013 by Public Law 113-4. The 2022 reauthorization (Public Law 117-103) further strengthens these protections and expands housing rights for survivors. It is the policy of HAMV to prohibit adverse actions against VAWA-protected persons who assert grounds as described in Section 3 of the U.S. Housing Act of 1937 and as amended by the Violence Against Women Reauthorization Acts. This policy shall be made available and be put on display at HAMV's administrative office and on the Housing Authority's website . Please see HAMV's Complete VAWA Policy attached to this plan.

B.5 Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.

The Housing Authority of the City of Mt. Vernon intends to utilize Project-Based Vouchers (PBVs) as a tool to expand affordable housing opportunities within the community. In accordance with 24 CFR 983.51(c), the Housing Authority may select one or more projects for project-based assistance without a competitive selection process when the project is owned or controlled by the PHA or an affiliated nonprofit entity. The Housing Authority anticipates awarding PBVs to support the development of King City Senior Residences, a proposed senior housing development to be located on property directly north of the Housing Authority's existing elderly housing community, Mt. Vernon Elderly (IL060031002). The project is being developed in partnership with the Housing Authority's affiliated nonprofit entity and is intended to expand quality affordable housing options for low income seniors while complementing the existing elderly housing campus. Any project-based voucher assistance will be implemented in compliance with all applicable HUD PBV program requirements, including environmental review, subsidy layering review, and all applicable fair housing and civil rights requirements. The Housing Authority will ensure that PBV assistance does not exceed the maximum percentage permitted under HUD regulations.

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 the Housing Authority of Mt. Vernon, a substantial modification from the 5-Year Plan would include: 1. The addition or discontinuation of a HUD-funded program under the HCV program (e.g., Family Self-Sufficiency (FSS), Homeownership, Project-Based Vouchers). 2. Major deviations from or changes in established program operational goals and objectives.

C.2 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the 5-Year PHA Plan?

Y N

(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.

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 Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

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 1.23 hours per year per response or 6.15 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 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.

Form identification: *IL123 - Housing Authority of Mt. Vernon, Illinois form HUD-50075-5Y (Form ID - 4495) printed by Sierra Daniels in HUD Secure Systems/Public Housing Portal at 03/17/2026 10:46AM EST*