

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
(exp 08/31/2009)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2009

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Bloomington
PHA Number: IL051

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA

- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- The PHA's mission is: (state mission here)

The mission of the Housing Authority of the City of Bloomington is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

Establish a public housing self-sufficiency program.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2009 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
 - Deconcentration Policy
 - Community Service Policy
 - Violence Women Act Policy

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the PHA’s Waiting Lists | | | |
|--------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 34 | | 119 |
| Extremely low income <=30% AMI | 32 | 94% | |
| Very low income (>30% but <=50% AMI) | 2 | .69% | |
| Low income (>50% but <80% AMI) | 0 | 0 | |
| Families with children | 17 | 50% | |
| Elderly families | 0 | 0 | |
| Families with Disabilities | 7 | 21% | |
| Race/ethnicity (white) | 9 | 26.47% | |
| Race/ethnicity (black) | 20 | 58.82% | |
| Race/ethnicity (asian)) | 1 | 2.94% | |
| Race/ethnicity (other) | 4 | 11% | |
| Characteristis by Bedroom Size (Public Housing Only) | | | |
| 1BR | 17 | 50% | 54 |
| 2 BR | 13 | 38% | 40 |
| 3 BR | 4 | 12.9% | 17 |
| 4 BR | 0 | | 7 |
| 5 BR | 0 | | 1 |
| 5+ BR | | | |

| Housing Needs of Families on the PHA's Waiting Lists | |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | |
| If yes: | |
| How long has it been closed (# of months)? | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | |
| <input type="checkbox"/> No <input type="checkbox"/> Yes | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|----------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 448 | 100% | |
| Extremely low income <=30% AMI | 448 | 100% | |
| Very low income (>30% but <=50% AMI) | 0 | | |
| Low income (>50% but <80% AMI) | 0 | | |
| Families with children | 402 | 89.74% | |
| Elderly families | 12 | 2.66% | |
| Families with Disabilities | 34 | 7.6% | |
| Race/ethnicity (white) | 85 | 18.97% | |
| Race/ethnicity (black) | 361 | 80.59% | |
| Race/ethnicity (asian) | 1 | .22% | |
| Race/ethnicity (Hawaiian) | 1 | .22 % | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 140 | | |
| 2 BR | 198 | | |
| 3 BR | 84 | | |
| 4 BR | 26 | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? 24 | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | | | |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this

strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Affirmatively market to agencies that assist the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---------------------------------------------------------------|-------------------|---------------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2009 grants) | | |
| a) Public Housing Operating Fund | 1,545,977 | Normal operations |
| b) Public Housing Capital Fund | 878,807 | Capital improvements |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 2,664,892 | Section 8 vouchers and administration |

| Financial Resources: Planned Sources and Uses | | |
|---------------------------------------------------------------------------|-------------------|-----------------------------------------|
| Sources | Planned \$ | Planned Uses |
| f) Resident Opportunity and Self-Sufficiency Grants | | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| Congregate Housing Services Program | 205,356 | Living services for disabled |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Ross Grants | 116,667 | Resident Opportunity & Self-Sufficiency |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 1,107,066 | Normal operations |
| | | |
| | | |
| 4. Other income (list below) | | |
| Non-dwelling rent | 30,653 | Normal operations |
| Interest | 28,306 | Normal operations |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 6,577,724 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) 30-60 days
- Other: (describe)

At time of application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

- 1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

| Site-Based Waiting Lists | | | | |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

- b. Yes No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or

below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

ADA approved request.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

National disaster, cut off of Section 8 due to loss of funding, domestic violence, live in county.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

Handbook, grievance procedures, packet of materials from orientation, videotape.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

Within 10 days of change.

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing

developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

| Deconcentration Policy for Covered Developments | | | |
|-------------------------------------------------|-----------------|-------------------------------------------------------|----------------------------------------------------------------------------|
| Development Name | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| | | | |
| | | | |
| | | | |

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
- Inspections, previous landlords.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance

waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Only to the disabled.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:
Loss of head of household, loss of income source, death.

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

7.65% of employment income

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

Social Security taxes are deducted, uniform costs and union dues.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) That raises TTP from below \$100 to above \$100.
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-

component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

| Demolition/Disposition Activity Description |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) |
| 5. Number of units affected: |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: |

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- 1) The family must be a current participant in good standing of the BHA Housing Choice Voucher program and must have been on the program for at least one year. Applicants on the Section 8 waiting list are not eligible until they have met these qualifications.
- 2) Participant families must be any of the following: first-time homeowners*, of which no family member owned any present ownership interest in a residence of any family member during the three years before commencement of homeownership assistance for the family; a cooperative member, of which one or more family members owns membership shares in a cooperative; a family of which a member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 3) At commencement of monthly homeownership assistance payments for the family, the family must demonstrate that the annual income of the adult family members who will own the home is not less than the federal minimum wage multiplied by 2,000 hours (or \$11,700). In the case of a disabled family, the monthly federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve. Welfare assistance will not be counted (used) for meeting this income requirement, except in the case of a family which is headed by

an elderly or a disabled person. (“Welfare assistance” includes federal housing assistance or the housing component of a welfare grant; Jobs and Family Services assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a federal, state or local program that provides assistance available to meet family living or housing expenses.)

- 4) One or more adult members of the family who will own the home at commencement of homeownership assistance must be currently employed on a full-time basis (not less than an average of 30 hours per week) and have been continuously so employed during the year before commencement of homeownership assistance for the family. The BHA will count successive employment during the year. The BHA will count self-employment that is verifiable. Families in which the head of household or co-head is disabled or elderly are exempted from this employment requirement. Families that include a person with disabilities may request an exemption as a reasonable accommodation.
- 5) The family does not include an individual who was an adult member of any family at the time when such family received homeownership assistance and defaulted on a mortgage securing debt incurred to purchase the home.
- 6) The family is solely responsible for financing, including some of its own personal resources (see “Financing” below).
- 7) Section 8 Housing Choice Voucher participants must terminate current lease arrangements in compliance with the lease prior to receiving financial assistance under the homeownership option.
- 8) Families must be enrolled in the Family Self-Sufficiency (FSS) program of the BHA. Funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program. Families that previously participated in the FSS program may participate in the homeownership program, but will not be eligible for escrow fund accumulation or distribution.

*The term “first-time homeowner” includes single parent or displaced homemakers who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.

c. What actions will the PHA undertake to implement the program this year (list)?

BHA will offer orientations about the FSS and Homeownership Programs to Section 8 participants while working with community representatives on financial management and homeownership programs.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009)

Progress Statement

The Housing Authority of the City of Bloomington continues to strive and work toward meeting the mission and goals of the agency's 5-Year Plan. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives.

The mission of the HACB is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County. We continue to work toward achieving the goals established under the 5-Year Plan in 2005.

Areas of accomplishments for FY 2008 include, but are not limited to, activities to promote economic self-sufficiency opportunities for the clients we serve. In 2008, the Housing Authority in conjunction with its partners provided several programs to residents to help them move closer towards achieving self-sufficiency. Literacy helps to build a strong foundation for residents to achieve their independence of government assistance. The Housing Authority received a grant

from First Book to purchase books for the children in our after-school program. The on-site GED program continues to be a success. With funds from the Public Housing Neighborhood Network Grant and ROSS Family and Homeownership Grant the Housing Authority partnered with the Adult Literacy and GED Center to provide adult education and pre-GED classes to residents on-site. Childcare services are also provided at the on-site adult education location.

The Bridging the Gap program assist resident in completing their GED or help others who have a GED by bridging the gap with educational and employment opportunities. The six week course help with career choices, job readiness skills and assist with college application, registration and academic advisement. The program had 23 success graduates complete the program.

We continue to work closely with the local community college. Heartland Community College provides three Essentials Programs, Business, Information Technology and Manufacturing. The Essentials Programs are aimed to provide residents with the skills most desired by employers and necessary for personal as well as professional growth. The Business Essential Program is a 16 credit hour college office technology course that has been accredited by the Illinois Community College Board. Each graduate received a certificate from the state board. The Information Technology Essential Program is a comprehensive college level certificate program. The Information Technology course train residents for many jobs in the computer support specialist profession, including help desk positions and PC maintenance and repair. A new essential program is called the Manufacturing Essentials. This Heartland Community College course trains residents to become skilled machine operators and connects them with are employers. All of the essentials programs are 16 credit hour college level certificate programs that are accredited by the Illinois Community College Board. Residents receive textbooks, assistance with childcare, transportation and all the necessary classroom supplies and tools needed to help them succeed. There have been 10 successful graduates from the three Essential Programs. Other quality programs that were offered in 2008 are the Certified Nurse's Assistant program and, Money Management. The CAN program prepares residents to work as nursing assistants in nursing homes, hospitals and private homes. There have been 8 graduates from the CAN program at this time.

Money Management has been added to our services because of the need to help residents achieve financial freedom. The curriculum offered through this program is "Fundamental of Banking & Finances". It is geared toward helping individuals and families get out of debt and have a successful financial plan for their homes. There have been 11 graduates from the Money Management program.

The capital improvements projects continue to improve site conditions and the quality of life for residents. Accessibility work continues to be a priority in our renovation projects. Hurst-Roche, an architect and engineer firm certified 18 units renovated are in general compliance with the Americans with Disabilities Act, the Illinois Accessibility Code and the Uniform Federal Accessibility Standards. We also converted two family units into handicapped accessible at Holton Homes. We reconfigured an entire building to achieve accessibility standards in a 3 and 4 bedroom unit. The other units in the building were renovated and are one bedroom.

The Housing Authority was again designated by HUD as a high performing agency last year for its Public Housing PHAS and Section 8 SEMAP assessments. We have also successfully converted our public housing operations into asset based management.

The plans, statements, budget summary and policies all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach to otherwise provide high-quality housing to eligible participants in a cost-effective manner that also promotes self-sufficiency.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

Substantial Deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

The RAB supported the new Oxygen Fire Safety Policy.

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)
The Board of Commissioners approved the new Oxygen Fire Safety Policy.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Faye Townsend

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 4/30/2010

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: City of Bloomington

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
 Access to neighborhoods outside of high poverty areas
 Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/ Management |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. | Annual Plan: Capital Needs |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| X | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) | Annual Plan: Community |

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

| List of Supporting Documents Available for Review | | |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | grant program reports for public housing. | Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection | Joint PHA Plan for Consortia |
| | Other supporting documents (optional). List individually. | (Specify as needed) |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------|-------------------|-------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: | | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---------------------------------------------------|------------------|-------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Part I: Summary | | | | | |
| PHA Name | | | | <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: PHA FY: | Work Statement for Year 3 FFY Grant: PHA FY: | Work Statement for Year 4 FFY Grant: PHA FY: | Work Statement for Year 5 FFY Grant: PHA FY: |
| | Annual Statement | | | | |
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| CFP Funds Listed for 5-year planning | | | | | |
| Replacement Housing Factor Funds | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---------------------------------------------------|-----------------------------------------------------|------------------------------|-----------------------|----------------------------------------------------|------------------------------|-----------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year : ____ FFY Grant: PHA FY: | | | Activities for Year: ____ FFY Grant: PHA FY: | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | | | | | | |
| Annual | | | | | | |
| Statement | | | | | | |
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| Total CFP Estimated Cost | | | \$ | | | \$ |

DECONCENTRATION POLICY

PUBLIC HOUSING:

In an ongoing effort for The Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING: To meet the requirements of the Act, and subsequent HUD regulations, at least 40 percent of families admitted to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median. If 40% or more of the housing authority units are occupied by families whose incomes do not exceed 30% of the area median income, this requirement shall be considered as being met.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The housing authority may not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain developments. The Housing Authority will review the income and occupancy characteristics of the housing site to ensure that a low-income concentration does not occur.

DECONCENTRATION: The Housing Authority shall make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority may offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes. At this time the family developments have homogeneous average incomes. They vary only from \$6,500 per year to \$9,500 per year. As all average income for families is lower than 30% of the median income of our area our goal is to attract higher income residents at Evergreen.

We will offer incentives to any families who have incomes above 30% of the median income. These incentives will include a single person could rent a 2-bedroom apartment, each family member could have their own bedroom, and we could reduce the monthly rent by utilizing additional deductions when determining rent. Those additional deductions would include travel costs to work, uniforms, union dues, and income tax deductions. Incentives by the Housing Authority allow for the eligible family to have the sole discretion in determining whether to accept the incentive and the agency may not take any adverse action toward any eligible family for choosing not to accept these incentives. The skipping of a family on the waiting list to reach another family to implement this Deconcentration Policy shall not be considered an adverse action. As such, the Housing Authority will continue to accept applications and place the individuals on a waiting list. Selection will be made based on a combination of the local preferences and an income target mix. Any eligible family who qualifies as a higher income family may accept a dwelling unit assignment and be placed randomly into a vacant housing unit.

The Housing Authority will track the income mix within each project and housing site, as an effort to avoid a concentration of higher or lower income families in any one development. The HUD FY 2003 Income Limits and Fair Market Rent Data show the Median Income for

Bloomington is \$55450 for a family of four. Thirty (30) percent of the median income is \$20800.

Thirty (30) percent of the Median Income per number in a household is as follows:

| | | | | | | | | |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Number of Persons | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Amount | 14550 | 16650 | 18700 | 20800 | 22450 | 24100 | 25800 | 27450 |

The Housing Authority of the City of Bloomington has 633 units of Low Rent housing available. Per the QHWRA of 1998, forty (40) percent of the newly leased units must be housed with families with incomes 30% or less of the median income.

Efforts through marketing and outreach shall be made to increase the number of families with incomes greater than thirty (30) percent of median income at Evergreen. We will do this in order to avoid concentrations of very low-income families in the projects as per the requirements of the QHWRA of 1998.

ADMINISTRATION OF COMMUNITY SERVICE REQUIREMENT

The Housing Authority of the City of Bloomington has established a Community Service Requirement Policy in accordance with the Quality Housing and Work Responsibilities Act of 1998 and Federal Regulations which incorporates the following requirements:

1. The PHA shall identify members of households that are subject to the service requirement or economic self-sufficiency activities.
2. The PHA shall notify members of household that are subject to the service requirement at the re-certification that commence on or after January 1, 2001.
3. The PHA shall partner with the local TANF agency to verify exemption of the service requirement on members of households.
4. The PHA shall determine the status of a family member subject to the service requirement after the initial certification at each interim review and automatically at the next annual re-certification, unless family member is exempt because they are 62 years or older, blind or disabled as defined under Social Security and who are certified that because of this disability she or he is unable to comply with the service provisions of this subpart.
5. The PHA shall provide the family a written description of the service requirement. Family members who claim status as an exempt person shall provide the PHA with a completed Community Service Exemption Certification.
6. The PHA shall notify the family of its determination identifying the family members who are subject to the service requirement and the family members who are exempt.
7. The PHA shall request certification of compliance of family at least thirty days before the end of the twelve-month lease term.
8. The PHA shall notify the family who is in non-compliance and that the lease agreement shall not be renewed unless a written agreement has been signed.

The family may provide the Housing Authority with written notification signed by the non-compliant resident and leaseholder that the non-compliant resident no longer resides in the unit. The family shall notify the Housing Authority at least 30 days before the end of the twelve-month lease term.

The PHA will not renew the lease at the end of the twelve-month lease term if a family has violated a written agreement to cure such noncompliance.

The tenant may request a grievance hearing on the noncompliant determination in accordance with the Housing Authority's Grievance Procedure.

HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON

RESIDENT ADVISORY BOARD

Faye Townsend
101 E. MacArthur Apt. 1201
Bloomington, IL 61701

Jackalyn Ahlers
104 E. Wood St. Apt. 406
Bloomington, IL 61701

Tondelaya Beall
250 Park Trail Road
Normal, IL 61761

Sandi Cullers
104 E. Wood St. Apt. 512
Bloomington, IL 61701

Resident Membership on Board

Faye Townsend, a Public Housing resident, was appointed to the Board of Commissioners by the Mayor of Bloomington and approved by the City Council on August 13, 2007.

Progress Statement

The Housing Authority of the City of Bloomington continues to strive and work toward meeting the mission and goals of the agency's 5-Year Plan. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives.

The mission of the HACB is to provide quality, affordable housing and self-sufficiency opportunities to low and moderate income citizens of McLean County. We continue to work toward achieving the goals established under the 5-Year Plan in 2005.

Areas of accomplishments for FY 2008 include, but are not limited to, activities to promote economic self-sufficiency opportunities for the clients we serve. In 2008, the Housing Authority in conjunction with its partners provided several programs to residents to help them move closer towards achieving self-sufficiency. Literacy helps to build a strong foundation for residents to achieve their independence of government assistance. The Housing Authority received a grant from First Book to purchase books for the children in our after-school program. The on-site GED program continues to be a success. With funds from the Public Housing Neighborhood Network Grant and ROSS Family and Homeownership Grant the Housing Authority partnered with the Adult Literacy and GED Center to provide adult education and pre-GED classes to residents on-site. Childcare services are also provided at the on-site adult education location.

The Bridging the Gap program assist resident in completing their GED or help others who have a GED by bridging the gap with educational and employment opportunities. The six week course help with career choices, job readiness skills and assist with college application, registration and academic advisement. The program had 23 success graduates complete the program.

We continue to work closely with the local community college. Heartland Community College provides three Essentials Programs, Business, Information Technology and Manufacturing. The Essentials Programs are aimed to provide residents with the skills most desired by employers and necessary for personal as well as professional growth. The Business Essential Program is a 16 credit hour college office technology course that has been accredited by the Illinois Community College Board. Each graduate received a certificate from the state board. The Information Technology Essential Program is a comprehensive college level certificate program. The Information Technology course train residents for many jobs in the computer support specialist profession, including help desk positions and PC maintenance and repair. A new essential program is called the Manufacturing Essentials. This Heartland Community College course trains residents to become skilled machine operators and connects them with are employers. All of the essentials programs are 16 credit hour college level certificate programs that are accredited by the Illinois Community College Board. Residents receive textbooks, assistance with childcare, transportation and all the necessary classroom supplies and tools needed to help them succeed. There have been 10 successful graduates from the three Essential Programs.

Other quality programs that were offered in 2008 are the Certified Nurse's Assistant program and, Money Management. The CAN program prepares residents to work as nursing assistants in nursing homes, hospitals and private homes. There have been 8 graduates from the CAN program at this time.

Money Management has been added to our services because of the need to help residents achieve financial freedom. The curriculum offered through this program is "Fundamental of Banking & Finances". It is geared toward helping individuals and families get out of debt and have a successful financial plan for their homes. There have been 11 graduates from the Money Management program.

The capital improvements projects continue to improve site conditions and the quality of life for residents. Accessibility work continues to be a priority in our renovation projects. Hurst-Roche, an architect and engineer firm certified 18 units renovated are in general compliance with the Americans with Disabilities Act, the Illinois Accessibility Code and the Uniform Federal Accessibility Standards. We also converted two family units into handicapped accessible at Holton Homes. We reconfigured an entire building to achieve accessibility standards in a 3 and 4 bedroom unit. The other units in the building were renovated and are one bedroom.

The Housing Authority was again designated by HUD as a high performing agency last year for its Public Housing PHAS and Section 8 SEMAP assessments. We have also successfully converted our public housing operations into asset based management.

The plans, statements, budget summary and policies all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach to otherwise provide high-quality housing to eligible participants in a cost-effective manner that also promotes self-sufficiency.

Violence Against Women Act Statement

The federal Violence Against Women Act of 2005 requires that housing authorities set forth in our Annual Plan a description of any activities, services, or programs provided or offered by our public housing agency that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Housing Authority of the City of Bloomington operates both Public Housing and Section 8 Programs. The goals, objectives, policies, or programs have been revised to enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. We have decided to set the following policies for the Public Housing and Section 8 Programs.

1. An applicant or participant/tenant who has been a victim of domestic violence, dating violence, sexual assault or stalking will not be denied program assistance or denial of admission if the victim is an otherwise qualified applicant or participant.
2. A victim of domestic violence will not be terminated due to criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking. This will also include members of the participant/tenant's immediate family.
3. A victim of domestic violence must provide written proof or certification of the violence. Acceptable verification includes:
 - a. Court record
 - b. Police (law enforcement) record
 - c. Statement from a victim service provider, medical professional or lawyer containing:
 - i. Statement the individual helped the tenant address the violence;
 - ii. Name of the perpetrator;
 - iii. Statement under penalty of perjury that the provider believes the incident or incidents are bona fide incidents of abuse;
 - iv. Participant/tenant must also sign or attest to the provider's statement.
4. Participant/tenant has a minimum of fourteen (14) business days to provide the requested proof.
5. The Housing Authority will refer the victim to Mid Central Community Action, a local agency that assists victims of domestic violence.
6. All Public Housing and Section 8 tenants shall receive notification of their rights under the VAWA.
7. All applicants for the Housing Authority operated housing programs shall receive notification of their rights under VAWA.

CARBON MONOXIDE ALARM DETECTOR ACT RESPONSE

The Housing Authority of the City of Bloomington operates both Public Housing and Section 8 Programs. In accordance with the Illinois Carbon Monoxide Alarm Detector Act (Public Act 094-0741) the Housing Authority has established the Carbon Monoxide Alarm Detector Plan which incorporates the following requirements for the Public Housing Program:

Every public housing dwelling unit with furnaces and hot water heaters must be equipped with at least one operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.

The Housing Authority must supply and install all required alarms. Property Managers will ensure that the alarms are operable on the date the lease is signed.

The tenant is responsible for testing and maintaining the alarm after the lease commences. The tenant must notify the Housing Authority in writing of any deficiencies that the tenant cannot correct.

The Housing Authority will provide the tenant with written information regarding alarm testing and maintenance. The tenant must sign a certification form acknowledging receipt of the written information regarding alarm testing and maintenance.

Any tenant that tampers with, remove, destroy, disconnect, or remove the batteries from any installed carbon monoxide alarm may be subject to criminal prosecution.

Dwelling units that do not rely on combustion of fossil fuel for heat, ventilation or hot water, is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source or dwelling unit or is not sufficiently close to any source of carbon monoxide as determined by the local building commissioner are exempt from the Act.

The following Carbon Monoxide Alarm Detector Plan incorporates the requirements for the Section 8 Program:

Every housing assisted unit under the Section 8 Housing Choice Voucher Program must be equipped with at least one operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.

The alarm may be combined with smoke detecting devices provided the unit complies with respective standards and the alarm differentiates the hazard.

The owner of the assisted housing unit must supply and install all required alarms. The landlord must ensure that the alarms are operable on the date of the initiation of a lease.

The tenant is responsible for testing and maintaining the alarm after the lease commences. The tenant must notify the owner and the Section 8 office in writing of any deficiencies that the tenant cannot correct.

The Section 8 tenant shall be furnished with written information regarding alarm testing and maintenance. The tenant must sign a certification form acknowledging receipt of the written information regarding alarm testing and maintenance.

Any tenant that tampers with, remove, destroy, disconnect, or remove the batteries from any installed carbon monoxide alarm may be subject to criminal prosecution.

Dwelling units that do not rely on combustion of fossil fuel for heat, ventilation or hot water, is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source or dwelling unit or is not sufficiently close to any source of carbon monoxide as determined by the local building commissioner are exempt from the Act.

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------|-------------------|---------------------------------|
| PHA Name: Housing Authority of the City Of Bloomington | | Grant Type and Number Capital Fund Program Grant No: IL06P051-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2009 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | \$13,194 | | | |
| 4 | 1410 Administration | \$82,000 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | \$74,154 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | \$675,901 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$32,558 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | \$1,000 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 0 | | | |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$878,807 | | | |
| 22 | Amount of line 21 Related to LBP Activities | 0 | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | \$300,000 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 0 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$100,000 | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|-------------|---------------------------|-------------------|-------------------|
| PHA Name: Housing Authority of the City of Bloomington | | | | Grant Type and Number Capital Fund Program Grant No: IL06P051-09 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2009 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revis ed | Funds Obligated | Funds Expended | |
| AMP 1 IL 51-1 Sunnyside Courts, Holton Homes, and Evergreen Place | 2 units ADA Compliance, Plumbing, kitchen, baths, electrical, interior-exterior rehab, landscaping and asbestos removal, 10 building roofs. 192 storm doors. Relocation Costs Architect and Engineer Fees Refrigerators and Stoves Professional Staff Development Preventative Maintenance Training Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade. | 1460 1495.1 1430 1465.1 1408 1408 1408 | | \$375,993 \$250.00 \$28,538.50 \$32,558 \$750.00 \$400.00 \$1,486 | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|-------------------------------------------------------------------------------------------------------------|---------|--------------------|---------------------------|-------------------|
| PHA Name: Housing Authority of the City of Bloomington | | | | Grant Type and Number Capital Fund Program Grant No: IL06P051-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2009 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| AMP 2 | | | | | | | | |
| IL51-2 John Kane Homes | ADA Compliance, Plumbing, kitchen, baths, electrical, interior rehab, landscaping, and asbestos removal for 2 Units, and one office. | 1460 | | \$105,000 | | | | |
| IL51-5 Irvin, Nierstheimer, McGraw | ADA Compliance, Kitchen cabinets, fire alarms, levered lock-sets, carpets, garage doors, and A/C | 1460 | | \$5,393 | | | | |
| | Relocation Costs | 1495.1 | | \$250.00 | | | | |
| | Architect and Engineer Fees | 1430 | | \$16,538.50 | | | | |
| | Professional Staff Development | 1408 | | \$750.00 | | | | |
| | Preventative Maintenance Training | 1408 | | \$350.00 | | | | |
| | Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade. | 1408 | | \$1,486 | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------|----------|-------------------------------------------------------------------------------------------------------------|---------|--------------------|---------------------------|-------------------|
| PHA Name: Housing Authority of the City of Bloomington | | | | Grant Type and Number Capital Fund Program Grant No: IL06P051-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2009 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| AMP 3 | | | | | | | | |
| IL51-3E Wood Hill Towers, S. | ADA Compliance, Electrical, plumbing, painting, interior rehab, roofing, and furniture | 1460 | | \$26,694 | | | | |
| IL51-3F Wood Hill Family | ADA Compliance, Doors, windows, asbestos removal, interior, exterior rehab (1 building) | 1460 | | \$140,000 | | | | |
| | Relocation Costs | 1495.1 | | \$250.00 | | | | |
| | Architect and Engineer Fees | 1430 | | \$20,538.50 | | | | |
| | Professional Staff Development | 1408 | | \$750.00 | | | | |
| | Preventative Maintenance Training | 1408 | | \$350.00 | | | | |
| | Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade. | 1408 | | \$1,486 | | | | |

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

| PHA Name: Housing Authority of the City of Bloomington | | Grant Type and Number Capital Fund Program Grant No: IL06P051-09 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2009 | | | |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| AMP 4 IL51-4E Wood Hill Towers, N | ADA Compliance, Electrical, plumbing, painting, and interior, exterior rehab. Relocation Costs Architect and Engineer Fees Professional Staff Development Preventative Maintenance Training Computer Systems Upgrades and Training, Copy Machine and Supplies, and Telephone upgrade. | 1460 | | \$22,821 | | | | |
| | | 1495.1 | | \$250.00 | | | | |
| | | 1430 | | \$8,538.50 | | | | |
| | | 1408 | | \$750.00 | | | | |
| | | 1408 | | \$350.00 | | | | |
| | | 1408 | | \$1,486 | | | | |
| PHA Wide | Modernization Staff Professional Training | 1408 | | \$2,000 | | | | |
| PHA Wide | Cell Phone and Pager for Mod. Department | 1408 | | \$800 | | | | |
| PHA Wide | Salary and Benefits of Full-time Modernization Coordinator & Secretary | 1410 | | \$82,000 | | | | |
| PHA Wide | Site Acquisition | 1440 | | 0 | | | | |
| | Demolition | 1485 | | 0 | | | | |

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule

| PHA Name: Housing Authority of the City of Bloomington | | Grant Type and Number Capital Fund Program No: IL06P051-09 Replacement Housing Factor No: | | | | Federal FY of Grant: 2009 | |
|------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|---------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| IL 51-1 Holton Homes, Sunnyside Courts, Evergreen | 7-18-2011 | | | 7-18-2012 | | | |
| IL51-2 John Kane Homes | 7-18-2011 | | | 7-18-2012 | | | |
| IL51-3E Wood Hill Towers, S. | 7-18-2011 | | | 7-18-2012 | | | |
| IL51-3F Wood Hill Family | 7-18-2011 | | | 7-18-2012 | | | |
| IL51-4E Wood Hill Towers, N. | 7-18-2011 | | | 7-18-2012 | | | |
| IL 51-5 Irvin, Nierstheimer, McGraw | 7-18-2011 | | | 7-18-2012 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Capital Fund Program Five-Year Action Plan Part I: Summary | | | | | |
|-------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| PHA Name Housing Authority of the City of Bloomington | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: PHA FY: 2010 | Work Statement for Year 3 FFY Grant: PHA FY: 2011 | Work Statement for Year 4 FFY Grant: PHA FY: 2012 | Work Statement for Year 5 FFY Grant: PHA FY: 2013 |
| AMP 1 IL51-1Sunnyside Courts, Holton Homes, Evergreen Place | Annual Statement | \$285,993 | \$282,000 | \$242,000 | \$2,000 |
| AMP 2 IL51-2 John Kane IL51-5 Irvin, Nierstheimer, McGraw | | \$55,000 \$5,393 | \$55,000 \$9,386 | \$65,000 \$39,386 | \$105,000 \$39,386 |
| AMP 3 IL51-3E Wood Hill Towers,S. IL51-3F Wood Hill Family | | \$66,694 \$140,000 | \$122,821 \$140,000 | \$66,694 \$40,000 | \$66,694 \$140,000 |
| AMP 4 IL51-4E Wood Hill towers, N. | | \$122,821 | \$66,694 | \$222,821 | \$322,821 |
| All PHA Wide | | \$182,348 | \$182,348 | \$182,348 | \$182,348 |
| CFP Funds Listed for 5-year planning | | \$858,249 | \$858,249 | \$858,249 | \$858,249 |
| Replacement Housing Factor Funds | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|--------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year :_2010__ FFY Grant: PHA FY: | | | Activities for Year: 2011__ FFY Grant: PHA FY: | | |
| See Annual Statement | | | | | | |
| | AMP 1 IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place | Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab. 11 building roofs. | \$285,993 | AMP 1 IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place | . Update plumbing, electrical; kitchen cabinets, flooring, drywall, painting, landscaping, siding, and interior/exterior rehab. 10 building roofs | \$282,000 |
| | AMP 2 IL 51-2 John Kane | Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year. 30 refrigerators | \$55,000 | AMP 2 IL 51-2 John Kane | Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year. | \$55,000 |
| | IL51-5 Irvin, Nierstheimer, McGraw | Install kitchen cabinets, levered lock-sets, fire alarms, and A/C. 50 refrigerators | \$5,393 | IL51-5 Irvin, Nierstheimer, McGraw | Install kitchen cabinets, levered lock-sets, fire alarms, and A/C | \$9,386 |
| | AMP 3 IL51-3E Wood Hill Towers,S. | 3E- Replace electrical, plumbing, painting, carpeting, furniture, interior rehab. | \$66,694 | AMP 3 IL51-3E Wood Hill Towers,S. | 3E- Replace electrical, plumbing, painting, carpeting, furniture, interior rehab. New roof. | \$122,821 |
| | IL51-3F Wood Hill Family | 3F-Replace interior doors, windows, floors, asbestos removal, siding, storm doors, furnaces, landscaping, and interior rehab. | \$140,000 | IL51-3F Wood Hill Family | 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab. 50 refrigerators | \$140,000 |

13. Capital Fund Program Five-Year Action Plan

| | | | | | | |
|--------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| | AMP 4 IL51-4E Wood Hill towers, N. | Replace electrical, plumbing, painting, carpeting, and interior rehab. Roofing | \$222,821 | AMP 4 IL51-4E Wood Hill towers, N. | Replace electrical, plumbing, painting, carpeting, and interior rehab. 100 refrigerators. | \$66,694 |
| | | | | | | |
| | All PHA Wide | Administration Management improvements A/E Fees and costs Dwelling equipment Relocation Contingency Demolition Site Acquisition | \$82,000 \$13,194 \$74,154 \$12,000 \$1,000 0 0 0 0 | All PHA Wide | Administration Management improvements A/E Fees and costs Dwelling equipment Relocation Contingency Demolition Site Acquisition | \$82,000 \$33,194 \$74,154 \$12,000 \$1,000 0 0 0 0 |
| | | | | | | |
| Total CFP Estimated Cost | | | | | | |
| | \$858,249 | | | \$858,249 | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year :2012____ | | | Activities for Year: 2013____ | | |
| FFY Grant: | | | FFY Grant: | | |
| PHA FY: | | | PHA FY: | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| AMP 1 IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place | Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab. 7 building roofs. | \$242,000 | AMP 1 IL 51-1 Sunnyside Courts, Holton Homes Evergreen Place | Update plumbing, electrical; kitchen cabinets, flooring, drywall painting, landscaping, siding, and interior/exterior rehab. | \$2,000 |
| AMP 2 IL 51-2 John Kane | Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year. 8 furnaces, and A/C units. | \$65,000 | AMP 2 IL 51-2 John Kane | Electric, plumbing, kitchen, painting, interior rehab, asbestos removal, and landscaping, one or two apartments per year. | \$105,000 |
| IL51-5 Irvin, Nierstheimer, McGraw | Install kitchen cabinets, levered lock-sets, fire alarms, and A/C | \$39,386 | IL51-5 Irvin, Nierstheimer, McGraw | Install kitchen cabinets, levered lock-sets, fire alarms, and A/C | \$39,386 |
| AMP 3 IL51-3E Wood Hill Towers,S. | 3E- Replace electrical, plumbing, painting, roofs, carpeting, furniture, interior rehab. | \$66,694 | AMP 3 IL51-3E Wood Hill Towers,S. | 3E- Replace electrical, plumbing, painting, carpeting, interior rehab, roofs, furniture, and office renovation. | \$66,694 |
| IL51-3F Wood Hill Family | 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab. | \$40,000 | IL51-3F Wood Hill Family | 3F-Replace interior doors, windows, floors, asbestos removal, siding, landscaping, and interior rehab. | \$140,000 |
| AMP 4 IL51-4E Wood Hill towers, N. | Replace electrical, plumbing, painting, carpeting, roofs, and interior rehab. | \$222,821 | AMP 4 IL51-4E Wood Hill towers, N. | Replace electrical, plumbing, painting, carpeting, roofs, and interior rehab. | \$322,821 |

13. Capital Fund Program Five-Year Action Plan

| | | | | | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| All PHA Wide | Administration Management improvements A/E Fees and costs Dwelling equipment Relocation Contingency Demolition Site Acquisition | \$82,000 \$13,194 \$74,154 \$12,000 \$1,000 0 0 0 | All PHA Wide | Administration Management improvements A/E Fees and costs Dwelling equipment Relocation Contingency Demolition Site Acquisition | \$82,000 \$13,194 \$74,154 \$12,000 \$1,000 0 0 0 |
| Total CFP Estimated Cost | \$858,249 | | | \$858,249 | |
| | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|-------------------|---------------------------------|
| PHA Name: Housing Authority of the City Of Bloomington | | Grant Type and Number Capital Fund Program Grant No: IL06P051-07 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2008 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 0 | | | |
| 3 | 1408 Management Improvements | \$13,194 | | \$2,776.52 | \$2,776.52 |
| 4 | 1410 Administration | \$82,000 | | \$82,000 | \$47,883.31 |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | \$74,154 | | \$1,306.89 | \$1,306.89 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | \$675,901 | \$669,641 | \$5,393 | \$4,243.53 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$12,000 | \$18,260 | \$18,260 | \$18,260 |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | \$1,000 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 0 | | | |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$858,249 | | \$109,736.41 | \$74,470.25 |
| 22 | Amount of line 21 Related to LBP Activities | 0 | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | \$300,000 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | 0 | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 0 | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$100,000 | | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------|----------------------|-----------|---------------------------|-------------------|------------------------------------------------------------------------------------------------------------|
| PHA Name: Housing Authority of the City of Bloomington | | | Grant Type and Number Capital Fund Program Grant No: IL06P051-07 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| AMP 1 IL 51-1 Sunnyside Courts, Holton Homes, and Evergreen Place | ADA Compliance, Plumbing, kitchen, baths, electrical, interior-exterior rehab, landscaping and asbestos removal | 1460 | | \$135,993 | \$204,733 | | | Planning stage. Add \$68,740 from Amp 3 for ADA upgrades. |
| AMP 2 IL51-2 John Kane Homes | ADA Compliance, Plumbing, kitchen, baths, electrical, interior rehab, landscaping, and asbestos removal | 1460 | | \$105,000 | | | | Planning stage |
| IL51-5 Irvin, Nierstheimer, McGraw | ADA Compliance, Kitchen cabinets, fire alarms, levered lock-sets, carpets, garage doors, and A/C | 1460 | | \$5,393 | | \$5,393 | \$4,243.53 | In progress |
| AMP 3 IL51-3E Wood Hill Towers, S. IL51-3F Wood Hill Family | ADA Compliance, Electrical, plumbing, painting, interior rehab, roofing, and furniture | 1460 | | \$266,694 | \$191,694 | | | Move \$68,740 to Amp 1 for ADA compliance work. Move \$6,260 to 1465.1 refrigerators. |
| | ADA Compliance, Doors, windows, asbestos removal, interior, exterior rehab. | 1460 | | \$140,000 | | | | In planning stage |

Follow-Up Plan

The Housing Authority of the City of Bloomington will work on a follow-up plan to improve our score for HUD's "Resident Services and Satisfaction Survey" results on neighborhood appearance and communication. The results indicated that follow-up is needed to address some problems and concerns in these categories. Residents Services staff, Maintenance staff, along with the Resident Councils and residents will work together in an effort to inform educate, and enforce a program that will be beneficial to staff, residents, and the Housing Authority.

Neighborhood Appearance

The Housing Authority will continue site inspection by Resident Service Department, Maintenance Department and the Risk and Safety Control Committee.

PHA will inform residents through flyers, newsletters, and meetings with residents and Resident Councils. The upkeep of neighborhood appearance will be addressed during Pre-home visits, orientations, and new home visits.

The Housing Authority will publish a monthly newsletter for residents and will include information on rules of the lease, garbage collection procedures and other timely information that will be beneficial to the resident.

The Housing Authority will educate residents through site meetings with residents and Resident Councils. These meetings will allow residents the opportunity to provide suggestions regarding neighborhood appearance.

Service Coordinator will meet regularly with elderly and disabled resident groups to listen to any concerns or problems. This will be another way for residents to communicate with management.

Residents approved to move into a new units must view a video on the overall upkeep of Housing Authority properties during orientation.

The Housing Authority has negotiated with the City of Bloomington to increase the number of days garbage is picked up in specific developments.

The Housing Authority will use operating subsidy when available to improve landscaping in needed areas. Eight trees were planted at several sites.

The Housing Authority will continue to provide daily dock inspections and clean up before and after garbage removal by city.

The Housing Authority will monitor the sites to assure residents have the appropriate garbage cans required.

Resident Service and Maintenance staff will investigate complaints regarding garbage problems. When the problem is identified, staff will work with resident through monitoring and follow-up visits. This procedure will be done as follows:

1. A verbal warning. Which will allow the resident a chance to correct the problem.
2. A written warning will constitute a fine and follow-up visit.
3. A work order is submitted allowing maintenance to remove the garbage and the residents will be charged
4. A continual violator will be called to the office to meet with staff regarding the problem. This could result in a fine or cause for eviction.

The Housing Authority will contact the police department for towing abandoned and unregistered vehicles.

The Housing Authority has a vehicle registration policy. The policy limits the number of vehicles to no more than 1 vehicle for each licensed driver in the household.

Communication

The Housing Authority meets with the Resident Advisory Board to present the 5-Year Plan and Annual Plan. This gives the resident group the opportunity to provide input into any proposed changes to policies, lease, and capital improvements projects.

The Service Coordinator will attend monthly Resident Council meetings for the elderly and disabled residents. This will allow staff to listen to any concerns, communicate issues to management and work with resident and managements to resolve the problem.

Service Coordinator will publish a monthly newsletter for the elderly and disabled resident developments.

The Housing Authority will continue to post flyers and notices on community bulletin board of information that is vital and important to the residents.