

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																		
A.1	<p><b>PHA Name:</b> <u>Housing Authority of the City of Bloomington (Bloomington Housing Authority)</u> <b>PHA Code:</b> <u>IN022</u></p> <p><b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2019</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>312</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1364</u></p> <p><b>Total Combined</b> <u>1676</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>2019 ANNUAL PHA PLAN PUBLIC MEETING NOTICE</b>  <i>Notice is hereby given that the Bloomington Housing Authority (BHA) is preparing the 2019 Public Housing Authority Plans. These plans will be available for review March 14, 2019 by contacting Amber Skoby, Executive Director, at (812) 545-7047 or <a href="mailto:askoby@blha.net">askoby@blha.net</a>, or view online at <a href="http://www.BHAINdiana.net">www.BHAINdiana.net</a>.</i></p> <p><i>A public meeting will be held to review these plans on April 30, 2019 at 3:00 p.m. local time, at the Bloomington Housing Authority, 1007 N. Summit St. Bloomington, IN.</i></p> <p><i>The plan is made available on the BHA website at <a href="http://www.bhaindiana.net">www.bhaindiana.net</a> and at the main office at 1007 N Summit Street, Bloomington, IN 47404.</i></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="167 1669 1453 1816"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:	n/a	n/a	n/a		
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program															
				PH	HCV														
Lead PHA:	n/a	n/a	n/a																
B.	<b>Annual Plan Elements</b>																		

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA.

*Currently the BHA has 900 applicants on the Housing Choice Voucher waitlist and 69 applicants on the Public Housing waitlist. The snapshots demonstrate the current make-up of the BHA's applicants in both the HCV program and public housing program. It allows for an analysis of the breakdown of unit sizes most needed, income levels and number of applicants with special needs. Some action steps the BHA is doing to address these housing needs include: partner with local agencies that assist local families with disabilities; continue to creatively market and promote the HCV program to property owners; raise payment standards for one and two bedroom voucher units to meet increased demand; and promote self-sufficiency programs to support and foster working families. The BHA is considering applying for the Moving to Work program in 2019 for the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. Because of the high affordable housing need in our jurisdiction, we are considering what the flexibility and opportunities in being an MTW agency can bring so we can better provide housing strategies.*

**Housing Choice Voucher Waitlist:**

02/22/2019 2:34:10 PM agress Using Income pre-exclusions		Applicant Statistical Reporting <i>App Stats - Standard Detail</i> '(012) HCV 2013' Income Table:										18
Name	Current Address	Appl ID	Original Date	Status Date	User Status	B R M	Head # in Fam	Family Income	Median Income Pct	E T E I L A	S D S D N	Day or Home
					Average:		2.41	9,524.70				34.19
Income: \$392228												
* Counts/Percentages based on criteria chosen *												
* HOH members can have multiple race codes *												
* HOH only - near-elderly counts *												
	Count	PCT	Avg Age									
Male:	135	15.0000%	39.53	H-Head of house: 900 100.0000%								
Female:	765	85.0000%	33.25	S-Spouse: 0 0.0000%								
(no gender):	0	0.0000%	0.00	K-Co head: 0 0.0000%								
				F-Foster child: 0 0.0000%								
				Y-Youth: 0 0.0000%								
Elderly:	14	1.5556%	66.71	E-FT Student: 0 0.0000%								
Non-Elderly:	886	98.4444%	33.68	L-Live in aide: 0 0.0000%								
Near-Elderly:	47	5.2222%	56.17	A-Other Adult: 0 0.0000%								
				U-Unborn child: 0 0.0000%								
Disabled:	102	11.3333%	46.60	(no member type): 0 0.0000%								
Non-Disabled:	798	88.6667%	32.61									
Non-Disabled/Non-Elderly:	795	88.3333%	32.47									
				# of Bedrooms								
				Income								
				PCT								
				0 - 0 0.0000%								
				1 - 350 2,637,902 31.4327%								
				2 - 227 2,057,105 24.5120%								
				3 - 180 1,813,737 21.6121%								
				4 - 82 990,696 11.8049%								
				5 - 37 510,731 6.0858%								
				6 - 15 227,983 2.7166%								
				7 - 3 39,800 0.4742%								
				8 - 6 114,274 1.3817%								
				over 8 - 0 0.0000%								
				Ten Median Income:								
				30% of Median(Ext. Low): 0.0000%								
				50% of Median(Very Low): 0.0000%								
				80% of Median(Low): 0.0000%								
				Not Low: 0.0000%								
				Tax Median Income:								
				Tier - 1: 0.0000%								
				Tier - 2: 0.0000%								
				Tier - 3: 0.0000%								
				Tier - 4: 0.0000%								
				Tier - 5: 0.0000%								
				Not Low: 0.0000%								

**Public Housing Waitlist:**

	Households		% Family Type (head of household)				Race % (head of household)					Ethnicity % (HOH)		
	# Households	% of Households	Avg Family Size	Adults, no children	Families w. children	Elderly	Disabled	Black African American	White	Native American	Asian	Hawaiian / Pacific Islander	Hispanic/Latino	non Hispanic or Latino
Waiting List														
1 bedroom	50			0	10%	40%	25%	50%	0	0%	0	2%	98%	
2 bedroom	2			100%	0	2%	33%	100%	0	6%	0%	33%	66%	
3 bedroom	4			100%	0	0%	25%	50%	25%	0	0	0%	100%	
4 bedroom	10			100%	0	20%	50%	50%	0	0	0	0	100%	
5 bedroom	3			100%	0	33%	100%	0	0	0	0	0	100%	

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

*BHA uses an online application process for the public housing and HCV programs on the authority’s website when waiting lists are open and accepting new applications. BHA partners with local agencies to promote the opening of the waitlist and conform to admission goals set by HUD guidelines that includes targeting of extremely-low income families.*

*Centralized waiting lists are maintained for both the public housing and HCV programs. Waiting lists use pertinent application information such as date and time of application and local ranking preferences (working full time, working part time, Veteran, county resident, surrounding county resident, disabled, victim of domestic violence) to appropriately determine waiting list position. Waiting lists are updated and purged as needed to maintain an accurate record of households requesting assistance.*

*The BHA does not have any site based waiting lists.*

*For 2019, the BHA is proposing the following change to its PBV program related to eligibility:*

**BHA Policy**

The BHA will determine an applicant family’s eligibility for the PBV program in accordance with the policies in Chapter 3 with the following exception:

**3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]**

- The PHA determines that any household member is currently engaged in the use of illegal drugs.

**BHA Policy**

For families who will reside at a project which will provide supportive services and/or drug rehabilitation counseling, *currently engaged in* is defined as any use of illegal drugs during the previous 7 days.

*This PBV eligibility policy change was approved by the BHA Board of Commissioners on April 18, 2019 (Resolution #2019-10).*

*For 2018 and 2019, the BHA Admissions and Continued Occupancy Policy (ACOP) has been brought current with all HUD requirements and guidance. Revisions completed since the last annual plan submission include:*

***Over Income Policy:***

*The Housing Opportunity Through Modernization Act (HOTMA) of 2016 placed an income limitation on public housing tenancies. The over-income requirement states that after a family’s income has exceeded 120 percent of area median income (AMI) for two consecutive years, the Housing Authority must either:*

- 1.) Terminate the family’s tenancy within six months of the determination; or*
- 2.) Charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations.*

*At annual or interim reexamination, if a family’s income exceeds 120 percent of the area median income (AMI) the applicable over-income limit, the BHA will document the family file and begin tracking the family’s over-income status.*

If one year after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the BHA will notify the family in writing that their income has exceeded the over-income limit for one year, and that if the family continues to be over-income for 12 consecutive months, the family will be subject to the BHA's over-income policies.

If two years after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the BHA **will charge the family a rent that is the applicable fair market rent (FMR)**. The BHA will notify the family in writing of their new rent amount. The new rent amount will be effective 30 days after the BHA's written notice to the family.

If at any time, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with BHA policy. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. The BHA will notify the family in writing that over-income policies no longer apply to them. If the family's income later exceeds the over-income limit again, the family is entitled to a new two-year grace period.

The BHA will not evict or terminate the tenancies of families whose income exceeds the income limit for program eligibility as described at 24 CFR 960.261.

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Financial Resources: Planned Sources and Uses		
Sources	Estimated Amount	Planned Uses
<b>Federal Grants (FY2018)</b>		
Public Housing Operating Subsidy	\$ 1,287,003	Operations
Section 8 Program + SRO	\$ 9,243,973	Operations & Rental Payments
ROSS Service Coordinator	\$ 61,464	PH-Self Sufficiency Programs
Public Housing Capital Funds	\$ 631,988	Capital & Management Improvements
FSS Coordinator-2 positions for HCV	\$ 94,004	FSS-Self Sufficiency Programs
<b>Prior Year Funding</b>		
Capital Funds Remaining from 2017	\$ 442,931	Capital & Management Improvements, RAD Pre-Development
<b>PH Dwelling Rental Income</b>	\$ 814,528	Operations
<b>PH Non-Dwelling Income</b>	\$ 167,752	Operations
<b>Non-Federal Sources (COCC)</b>	\$ 982,280	Capital & Management Improvements
<b>Total Resources</b>	<b>\$ 13,725,922</b>	

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Res 2018-23 HCV Payment Standards:

On August 31<sup>st</sup>, 2018, HUD published fair market rents (FMRs) for federal fiscal year (FFY) 2019 (October 1, 2018 through September 30, 2019).

The FY2019 fair market rents for Monroe County, IN are as follows:

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
\$697	\$736	\$945	\$1,241	\$1,660	\$1,909

For reference, the FY2018 fair market rents for Monroe County, IN were:

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
\$678	\$709	\$920	\$1,208	\$1,620	\$1,863

For further reference, the FY2017 fair market rents for Monroe County, IN were:

Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
\$659	\$688	\$884	\$1,183	\$1,520	\$1,748

HUD regulation requires Public Housing Authorities to establish payment standards that fall within the basic range of 90-110% of the Fair Market Rent.

**Bloomington Housing Authority proposes the following payment standards for FY2019:**

Bedrooms	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
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<b>PS</b>	\$635	\$725	\$935	\$1,150	\$1,500	\$1,735
<b>% FMR</b>	91%	99 %	99 %	93 %	90 %	91 %

One and two-bedroom units account for approximately 65 percent of vouchers leased. By increasing the one and two-bedroom payment standards to 99 percent FMR, it is our goal to make these vouchers more competitive on the open market as well as to increase the rate of success for applicants issued vouchers to lease a unit and utilize the voucher.

Res. 2018-25 Public Housing Flat Rents:

On January 17, 2014, the President signed the Department of Housing and Urban Development Appropriations Act, 2014. Section 210 of that act amended the United States Housing Act of 1937 to create new rules for flat rents for public housing residents.

The 2014 Appropriations Act requires PHAs to establish flat rents at no less than 80 percent of the fair market rent (FMR) to be updated annually. If the current flat rents are below the threshold, the PHA is required to revise its flat rent schedule to **at least 80 percent of FMR**. Below are the figures used to determine if the BHA's flat rent schedule meet HUD requirements.

FY 2019 Fair Market Rents for Monroe County Indiana

Efficiency	One-Bedroom	Two bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
\$697.00	\$736.00	\$945.00	\$1241.00	\$1660.00	\$1909.00

80% of FY 2019 Fair Market Rents

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
\$557.00	\$588.00	\$756.00	\$992.00	\$1,328.00	\$1527.00

Bloomington Housing Authority's **current** flat rent schedule

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
\$550.00	\$580.00	\$740.00	\$1005.00	\$1295.00	\$1,485.00

Proposed **new Flat rent** schedule based on 80% of 2019 Fair Market rents

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
\$560.00	\$590.00	\$760.00	\$1000.00	\$1,330.00	\$1,530.00

Because the current flat rents are set below 80 percent of the Fair Market rents, adjustments must be made to meet the guidelines. The chart above reflects the proposed changes to the current flat rent schedule.

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

The BHA changed their Homeownership Program policies to reflect the rules and regulations of the program. In particular, we have updated our Steps to Home Policy and added a major repair and maintenance expense to our homeownership policy. This change came as a result of Homeownership training. These updates are necessary to bring us into full compliance with this program.

The three changes are listed below:

**Steps to Home Policy**

Changes to the Steps to Home Policy include:

**Specifics**

**I. Eligibility requirements for participation in the Homeownership Program**

**II.** Homeownership Program (HOP) families must meet minimum income guidelines as established by HUD (minimum wage times 2000) in 2018 this is 14,500. The BHA will review this amount yearly and will adjust the minimum income requirement accordingly. Also, the family must have been employed consistently over the past year. If the participant is elderly or disabled, this minimum income requirement is void, and SSI or Social Security considered as income.

\*This has been updated to reflect the current minimum wage

**VII. Bloomington Housing Authority policy for determining the amount of allowable homeowner expenses. 982.635**

- All families in the homeownership program will have a \$50.00 monthly allowance for both significant repair/replacement and maintenance, and a total of \$100.00 per month. This calculation was based using the rule of one percent. The current (10/24/2018) average assessed value of the homes for families in the homeownership program is \$119,490. One percent of this is \$1,194.00. The amount brings the monthly total to \$99.58, rounded to \$100.00.

Families are not required to escrow or set aside the money for repairs. At this time the BHA will not expect the family to have a required minimum savings or pay the funds into an account.

\*This is a new policy to be implemented to comply with federal regulations

### **Homeownership Major Repair/Replacement Policy**

#### **Summary**

*The BHA shall implement a monthly homeownership repair/replacement allowance of \$50.00 per homeowner. This allowance is part of the monthly housing assistance payment.*

#### **Specifics**

*The significant repair/replacement allowance is part of the housing assistance payment (HAP) for participants in the homeownership program at the Bloomington Housing Authority. HAP for clients in the homeownership program consists of the following:*

- Principal and interest on mortgage debt*
- Mortgage insurance*
- Real estate taxes*
- Home insurance*
- PHA allowance for utilities*
- Land lease purchase*
- PHA allowance for routine maintenance (see Maintenance Allowance Policy)*
- PHA allowance for major repairs (this policy)*
- Principal and interest on mortgage debt for significant maintenance. This may include debt for renovations for reasonable accommodations (just for reasonable accommodations)*
- If the home is a coop or condo, may consist of coop HOA fees or condo operating charges or maintenance fees. (Can't count for a single family home)*

*The payment standard and the utility standard shall be the same as the rental program as the federal regulations do not allow a PHA to have separate payment and utility standards.*

*The allowance for major repair replacement per month shall be \$50.00. The Housing Authority of the City of Bloomington reserves the right to adjust this allowance at any time. The regulations require that a PHA have an allowance for significant repair/replacement. The family is not required to escrow or set the money aside for repairs.*

*If assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family 24 CFR 982.635(d).*

*\*This is a new policy to be implemented to comply with the federal regulations*

### **Homeownership Maintenance Allowance Policy**

#### **Summary**

*The BHA shall implement a monthly homeownership maintenance allowance of \$50.00 per homeowner. This allowance is part of the monthly housing assistance payment.*

#### **Specifics**

*The maintenance allowance is part of the housing assistance payment (HAP) for participants in the homeownership program at the Bloomington Housing Authority. HAP for clients in the homeownership program consists of the following:*

- Principal and interest on mortgage debt*
- Mortgage insurance*
- Real estate taxes*
- Home insurance*
- PHA allowance for utilities*
- Land lease purchase*
- PHA allowance for routine maintenance (this policy)*
- PHA allowance for major repairs (see significant repair/replacement policy)*
- Principal and interest on mortgage debt for substantial maintenance. This may include debt for renovations for reasonable accommodations (just for reasonable accommodations)*
- If the home is a coop or condo, may consist of coop HOA fees or condo operating charges or maintenance fees. (Can't count for a single family home)*

*The payment standard and the utility standard shall be the same as the rental program as the federal regulations do not allow a PHA to have separate payment and utility standards.*

*The allowance for maintenance per month shall be \$50.00. The Housing Authority of the City of Bloomington reserves the right to adjust this allowance at any time. The regulations require that a PHA have an allowance for maintenance. The family is not required to escrow or set the money aside for repairs.*

*If assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family 24 CFR 982.635(d).*

*\*This is a new policy to be implemented to comply with the federal regulations*

*The policy adoptions impacted ten families. Changes were set to become effective January 1, 2019.*

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51. \(24 CFR §903.7\(r\)\(2\)\(ii\)\)](#)



If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

*The BHA defines "significant amendment" to the Annual Plan for the Public Housing Program and the Section 8 Programs to be changes to the local preferences given in waiting list systems and other major changes to programs and policies. For Public Housing only, "Significant amendment" is further defined as any change to the proposed demolition or disposition of property and any proposed elderly only designation of property. Further the BHA defines a "substantial amendment/modification as a significant change to the BHA's mission statement, goals or objectives identified in the 5-Year Plan.*

*The BHA continues to pursue a RAD portfolio conversion.*

*The Public Housing Program deconcentration policy is as follows:*

**12-IV.E. DECONCENTRATION**

**BHA Policy**

*If subject to deconcentration requirements, the BHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the BHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.*

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
  - Mixed Finance Modernization or Development.
  - Demolition and/or Disposition.
  - Conversion of Public Housing to Tenant Based Assistance.
  - Conversion of Public Housing to Project-Based Assistance under RAD.
  - Project Based Vouchers.
  - Units with Approved Vacancies for Modernization.
  - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Mixed Finance Modernization or Development.**

*The BHA may use Capital Funds to purchase property for affordable housing development.*

**Conversion of Public Housing under Rental Assistance Demonstration (RAD) Program**

*BHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to the extremely low and moderately low income individuals and families. The BHA is amending its annual and 5-year plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, BHA will be converting to Project Based Voucher assistance under the guidelines of PIH Notice 2012-32 (HA) H-2017-03, REV-3, REV-1 (Attachment A), PIH Notice 2012-32 REV-2 (Attachment B), and 2012-32 (HA) H-2017-03, REV- 3. The RAD program will offer BHA an opportunity to transition from its current public housing funding platform to a more stable predictable and sustainable funding source, the Project Based Voucher program, administered by HUD.*

*The BHA sites comply with the Site selection requirements set for at [24 CFR § 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act. The sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.*

*For the past several years, BHA has achieved a High Performer designation in the operations of our public housing program. Due to ongoing federal budget cuts and implications of those cuts for PHAs, BHA submitted applications in September 2018 for the entire public housing portfolio to be entered into the RAD program wait list. The RAD program provides BHA the authority to convert various housing programs to long-term Project-Based Section 8 rental assistance and serve as a tool in addressing the large capital needs of public housing by providing BHA with access to private sources of capital to repair and preserve its affordable housing assets. More specifically, this program will allow BHA the ability to address needed capital improvements and offer additional amenities, including safety improvements, electrical and plumbing system upgrades, interior renovations, site enhancement, utility infrastructure repair, and ground and landscaping improvements.*

*In December 2018, BHA received a RAD portfolio award. The first Commitment to enter into a Housing Assistance Payment Contract (CHAP) for Amp 2 (Reverend Butler and Walnut Woods) was given. Another CHAP will be issued around November 2019 for Amp 1 (Crestmont). Those properties, consisting of 312 units, will convert to RAD over the next 1-4 years.*

*PIC Development ID #: IN022474022 (Amp 2)*

*Name of PH Development: Walnut Woods and Reverend Butler*

*Transfer of Assistance: No*

Total Units: 116  
 Pre RAD Unit Type: Family  
 Post RAD Unit Type: Family  
 Capital Fund allocation of Development: No more than \$100,000

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion
One	58	58*
Two	28	28*
Three	30	30*

\*The BHA is considering a portion of the 2 and 3 bedroom townhouse units converted into 1 and 2 bedroom second floor units, some of which could be ADA compliant. For example, the 2 bedroom units could be converted to 1 bedroom ADA accessibility, or 3 bedroom units converted to first floor ADA accessible/or 2 bedroom unit and 2<sup>nd</sup> floor a 2 bedroom unit. We are studying the demand for these unit sizes and need for adding accessibility. Currently there is a demand for 2 bedroom flats and consistently a demand for 1 bedroom units.

PIC Development ID #: IN022474011 (Amp 1)  
 Name of PH Development: Crestmont  
 Transfer of Assistance: No  
 Total Units: 196  
 Pre RAD Unit Type: Family  
 Post RAD Unit Type: Family  
 Capital Fund allocation of Development: No more than \$100,000

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion
Studio	4	4
One	50	50
Two	60	60
Two Flat	2	2
Three	66	66
Four	8	8
Five	4	4

\*The BHA is considering a portion of the 2 and 3 bedroom townhouse units converted into 1 and 2 bedroom second floor units, some of which could be ADA compliant. For example, the 2 bedroom units could be converted to 1 bedroom ADA accessibility, or 3 bedroom units converted to first floor ADA accessible/or 2 bedroom unit and 2<sup>nd</sup> floor a 2 bedroom unit. We are studying the demand for these unit sizes and need for adding accessibility. Currently there is a demand for 2 bedroom flats and consistently a demand for 1 bedroom units.

**Project Based Vouchers**

The BHA plans to issue request for proposals for project-based vouchers into the next fiscal year. In conjunction with RAD project developments, the department may apply for Tenant Protection Vouchers (TPV). Generally, replacement TPV's will be issued based on the occupancy of the public housing units being removed through Section 18.

PBVs will allow the BHA to expand housing opportunities to developments with onsite social services targeting vulnerable populations such as the elderly, disabled, families with children, chronically homeless or individuals trying to overcome substance abuse.

The BHA will administer its own RAD PBV for Rev Butler, Walnut Woods and Crestmont when the RAD conversion is complete.

**Units with Approved Vacancies for Modernization**

For FY19: 1003 to 1037 Summit Street in Amp 1 were approved for modernization.  
 More vacancies expected for RAD conversion.

**Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)**

The BHA plans to apply for the Emergency Safety and Security Grant in FY2019 and FY2020 as eligible.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

1. Create and Maintain Decent, Safe and Affordable Housing Opportunities
  - Apply for additional rental vouchers and VASH vouchers as they are available and economically feasible.  
  
*No additional vouchers available at this time. If family unification vouchers are made available, the BHA will assess need and apply if a need is determined.*
  - Continue with the renovation of our public housing units utilizing all available resources such as CDBG and Capital Funds.  
  
*In FY 19, the former Crestmont Boys and Girls Club building was renovated to serve as 2 4-bedroom residential units. Capital funds and CDBG funds were used to finance the renovation.*



*The BHA is pursuing the RAD program to infuse millions of dollars of funds into renovating its public housing units.*

- Create a not-for-profit for the creation of additional affordable housing units.

*The BHA affiliate, South Central Indiana Housing Opportunities, has secured a land donation from the City of Bloomington and funding to build a first phase of 8 affordable units. The project will be called Switzyard Apartments. A second phase of 8 units will be built in 2020 or as funding allows.*

*Summit Hill Community Development Corporation (SHCDC) was formed in 2018 as an instrumentality of the BHA. SHCDC will be a 501c3 entity serving as the general partner and manager of the RAD converted properties. SHCDC will also be a vehicle for BHA to act as an affordable housing developer in Monroe County.*

- Explore the expansion of project-based vouchers to target underserved citizens of Monroe County.

*Five upcoming affordable housing projects in Monroe County have expressed interest in applying for PBVs in 2019 or 2020.*

2. Grow our Quality of Life Resources:

- Promote self-sufficiency and asset development by continuing a Section 8 Family Self-Sufficiency and ROSS program. Provide on-site a computer lab, a high school equivalency education program, a senior meal program, food pantry, and a Boys and Girls Club.

*The BHA continues its Family Self-Sufficiency Program and ROSS Program with 80 and 68 participants, respectively. The FSS program continues to provide resources for employment assistance including vouchers for interview attire and haircuts. Additionally the FSS program conducts individual career planning sessions with participants to explore resume options, adult education and secondary education programs. Both the FSS and ROSS programs offer bus tickets to clients to help support self-sufficiency goals. Both FSS and ROSS programs continue to host quarterly program coordinating committee meetings with community partners to expand services for all participants. Additionally, FSS and ROSS Service Coordinators serve as members of other agency boards. The Service Coordinators provide financial literacy education, parenting and family support, homeownership counseling as well as general life skills training both in-house as well as referring participants out for formal assessments and supports towards personal goals.*

*The FSS and ROSS programs co-host Family Night Out, an annual resident engagement event. Family Night Out features partnering agencies to coordinate outreach efforts as well as games, food, and entertainment. The programs work together to coordinate other community events throughout the year, such as a Women's Health Fair and Back to School-Bash. In 2018 the Women's Health Fair served over 60 women from the community and the Back to School Bash provided school supply and hygiene kits as well as backpacks to nearly 200 public housing students. In 2019, we hope to increase these numbers to reach more women through the health fair and 300 students through Back to School Bash. We also expect to move our Back to School Bash event to our neighboring Boys and Girls Club facility to expand the effort by including staff and teachers from our local schools to ensure that students and parents in our community can connect with the persons directly involved in their student's lives and education*

*The BHA feels strongly about continuing to support youth in our community and therefore we continue to support our onsite Boys and Girls Club with programming costs. The club provides after-school activities, homework help, and summer camps. The ROSS program also sponsors a summer camp scholarship program to assist families in public housing with the costs associated with sending children to summer day camp.*

*The Crestmont Community Building is a central hub for resident activities in the BHA Community. Services provided include:*

- *The on-site computer lab equipped with nine internet accessible computers for resident use. The computer lab is available on Tuesday mornings and Thursday afternoons and is staffed by the Resident Service Assistant.*
- *Adult basic education and high school equivalency classes are located onsite in the Crestmont community building.*
- *Food pantry, in partnership with Hoosier Hills Food Bank, occurs every Thursday afternoon and served over 2,000 area residents.*
- *Non-Food Pantry, in partnership with local churches and organizations who donate household items, occurs monthly on the last Friday of each month.*
- *A partnership with the Humane Society provides mobile low-cost veterinary clinics annually.*
- *Local faith based organizations provide programming opportunities for community members including various study programs, a bread distribution, mentorship programming, Sunday weekly meal distribution and a time of worship.*

- Provide space for an on-site Head Start Program.

*Through a partnership with South Central Community Action Program, the BHA provides space for a Head Start facility at its Walnut Woods community.*

- Prepare and distribute a quarterly newsletter and FSS newsletter.

*The BHA Banner is distributed monthly and posted on the BHA website. The HOP Into FSS Newsletter is distributed quarterly and is also posted on the BHA website.*

- Provide an on-site Little Free Library

*The Little Free Library sits outside the Community Building allowing members of the community to “take a book, return a book.” The Little Free Library makes reading materials for all ages available without needed to travel or buy books.*

- Continue to improve communication between the BHA and all other program participants.

*The BHA has an established Facebook page to promote activities and events in the community. The website is constantly updates with relevant documents, blog posts and calendar of events. The BHA also takes email addresses at time of application as an alternate means of contacting clients.*

- Update website and add ability to submit applications online. Add ability to check placement on waitlist online.

*Public housing and HCV applications continue to be taken online through a third part web-based software. Status and position on a waitlist can also be verified through this software.*

- Partner with the local schools to improve attendance.
- Collaborate with local agencies in the provision of services for all families.

*The Program Coordinating Committee meets quarterly and has a membership of 62 contacts from multiple organizations.*

- Explore opportunities for residents to have access to broadband internet services to improve job skills and educational opportunities.

*The BHA community building continues to provide computers with access to the internet and free wi-fi. In co-operation with Resident Council, the BHA has tested T-Mobile mi-fi program which would provide a low-cost option for residents to have wi-fi in their homes. Mi-fis were made available free of charge to 15 public housing households in April 2019. Selected residents will have access to wi-fi as part of continued engagement in self-sufficiency activities as part of on-going Step-Up enrollment.*

### 3. Excellence in the Administration of Programs

- Maintain High Performer status in both public housing and Section 8 voucher program

*Both the Public Housing and Section 8 programs have maintained high performer status designated by HUD.*

- Continue to ensure equal opportunity and affirmatively further fair housing for all applicants and program participants.

*The BHA continues to promote and uphold equal opportunity and affirmatively furthering fair housing laws. BHA staff continue to be trained regularly on fair housing law. For FY19, BHA staff spend the month of April conducting a fair housing campaign promoted on the BHA website, on social media and in newsletters.*

- Provide quality service to customers and clients through open communication, supporting of resident council and sponsoring resident activities.

*The BHA has an established resident council. The council has sponsored activities for the residents such as: Food pantry, Christmas party, Green Welcome Buckets, City Neighborhood Fair at City Hall, Family Night Out, Back to School Bash, Non-food Pantry and Wonder Women Health Fair.*

### 4. Increase Public Awareness of Agency and Affordable Housing

- Promote housing programs through annual landlord conference and other speaking engagements in the community.

*The BHA tabled at a vendor fair at a Monroe County Apartment Association general membership meeting to promote the HCV program and VASH program. The Executive Director has given presentations to the Bloomington City Council and members of the South Central Housing Network.*

- Promote initiatives through collaboration with other agencies.

*The BHA partners with many agencies to promote public awareness of the agency and affordable housing. Some recent examples include:*

- Host local homeless service providers to explain program application and waitlist process
- FSS Coordinators serve on Healthy Families Advisory Board
- Partner with local Veterans Affairs to promote HUD-VASH program
- Attend South Central Housing Network meetings; serve on SCHN Board
- Collaborate with multiple agencies in the Building Thriving Compassionate Communities Initiative
- Partner with Volunteers of America to conduct timely VASH-assisted unit inspections
- Participate in United Way Financial Stability Alliance
- Serve on the IN-NAHRO Board of Directors

- Pursue and maintain partnerships which further the mission of the BHA.

	<p><i>A major partnership that expanding in CY17 and CY18 was between the BHA and its non-profit affiliate, South Central Indiana Housing Opportunities (SCIHO). In addition to the Switchyard Apartments project mentioned above, SCIHO has been developing a "Housing 4 Hoosiers" website that will be available to not only BHA clients, but members of the greater community in need of housing resources. BHA staff has worked with SCIHO to develop content for the website, specifically information about BHA-offered affordable housing programs.</i></p> <p>5. Attract, Retain and Develop Qualified Staff</p> <ul style="list-style-type: none"> <li>· Offer career opportunities and benefits that successfully compete with other employers.</li> </ul> <p><i>A salary survey is completed periodically to ensure BHA salaries are competitive with similar positions elsewhere. The BHA offers a very competitive benefits package.</i></p> <ul style="list-style-type: none"> <li>· Foster workplace environment where employees feel supported and encouraged to pursue professional development.</li> </ul> <p><i>Professional development opportunities are encouraged. BHA management strives to make sure staff have the skills and tools needed to do their jobs effectively.</i></p>
<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See attachment labelled D.1.</i></p>

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

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

**RESOLUTION 2019-15**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

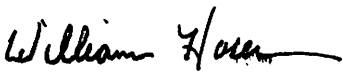
Housing Authority of the City of Bloomington  
PHA Name

IN022  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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

Name of Authorized Official  William Hosea 	Title  Chair, Board of Commissioners
Signature	Date 6/20/19

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Bloomington  
PHA Name

IN022  
PHA Number/HA Code

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

Name of Authorized Official

William Hosea

Signature



Title

Chair, Board of Commissioners

Date 06/20/2019



Resident Advisory Board Meeting  
March 1, 2019  
PHA Plan Submission 2019 (FY2020)

## Meeting Minutes

### Overview:

The Resident Advisory Board (RAB) provides the BHA and the residents a forum for sharing information about the agency's annual plan. The role of the RAB is to assist the BHA in developing the annual plan and in making any significant amendment or modification to the plan.

### Updates to 2019 Plan and Policy changes:

- Res. 2018-10 passed on May 2018: Limited Access and Barring Policy
- In July 2018, BHA formed the Summit Hill Community Development Corporation as a 501(c)3 to own and manage the RAD converted properties, and to act as a developer of affordable housing in Monroe County.
- On July 29, 2018, the BHA Board of Commissioners approved RAD applications for Amp 1 and Amp 2.
- Res. 2018-23 passed in September 2018 revised HCV payment standards
- Res. 2018-25 passed in October 2018 revised public housing flat rents
- Res. 2018-26 passed in October 2018 revised the Administrative plan
- Res. 2018-30 passed in November 2018 revised the ACOP
- Res 2018-33, 2018-34 and 2018-35 passed in December 2019 revised HCV Homeownership Program policies
- Res 2019-02 passed in January 2019 revised the Administrative Plan

### Upcoming policy changes:

- Revisions to the Public Housing rent payment policy as BHA will begin accepting debit and credit cards.
- UAP payment changes as BHA will put UAP on pre-paid debit cards issued to HCV holders
- Change to PBV eligibility to reduce "active drug user" timeframe from 6 months to 14 days.

### Resident suggestions:

Suggest policy change that bans tenants who bounce checks from writing another check. Residents suggest a 3 warnings rule or tier of consequences. Residents feel it is extreme to ban check writing for entire tenancy if 1 bad check is written.

Asked about safety concerns. Residents support more lighting throughout the properties. Would also like to see ground and path lighting. One resident suggested cameras in each unit similar to the Ring doorbell camera system. Also requested sharps containers to be installed in all dumpsters.

Resident Advisory Board Meeting

March 1, 2019

PHA Annual Plan Submission 2019 (FY2020)

Attendees:

1. Amber Stoby

2. Sherry Clay

3. Martattaef

4. April Clark

5.

6.

7.

8.

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

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

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

I, John Hamilton, the Mayor of the City of Bloomington  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Bloomington Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


City of Bloomington, Indiana  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Bloomington Housing Authority continues to provide safe, decent and affordable housing through programs for households at or below 80% Area Median Income (AMI) with many of the served households at or below 30% AMI. The BHA continues to work with the City of Bloomington HAND Department to upgrade our aging public housing units.

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

Name of Authorized Official	Title
John Hamilton	Mayor of Bloomington
Signature	Date
	6/25/2019

# Attachment D.1

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the City of Bloomington		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> IN022		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>		
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2019</b>	<b>Work Statement for Year 2 2020</b>	<b>Work Statement for Year 3 2021</b>	<b>Work Statement for Year 4 2022</b>	<b>Work Statement for Year 5 2023</b>
	WALNUT WOODS (IN022474022)	\$116,692.08	\$280,000.00	\$202,000.00	\$160,000.00	\$90,000.00
	CRESTMONT (IN022474011)	\$110,000.00	\$387,759.60	\$467,020.00	\$485,000.00	\$425,000.00
	AUTHORITY-WIDE	\$541,975.92	\$100,928.40	\$99,668.00	\$123,668.00	\$253,668.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	WALNUT WOODS (IN022474022)			\$116,692.08
ID0001	Amp 2 Operations(Operations (1406))	Amp 2 Operating budget		\$10,000.00
ID0006	Amp 2 ADA Site Improvements(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Ramps, sidewalks, A/E fees and site improvements		\$15,692.08
ID0010	RAD Pre-Development Amp 2(RAD Funds Pre Closing (1480))	RAD Pre-Development Amp 2: Architect/Engineer, Environmental Review, Needs Assessments, Other Fees, Etc.		\$25,000.00
ID0066	RAD Operations(RAD (1503))	RAD Operations to cover shortages in operations.		\$66,000.00
	CRESTMONT (IN022474011)			\$110,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2019			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0002	Amp 1 Operations(Operations (1406))	Amp 1 Operating budget		\$10,000.00
ID0005	Amp 1 ADA Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Ramps, sidewalks, A/E fees and site improvements		\$25,000.00
ID0011	RAD Pre-Development Amp 1(RAD Funds Pre Closing (1480))	RAD Pre-Development Amp 1: Architect/Engineer, Environmental Review, Needs Assessments, Other Fees, Etc.		\$75,000.00
	AUTHORITY-WIDE (NAWASD)			\$541,975.92
ID0004	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salary & Employee Benefits		\$76,800.00
ID0008	CFFP Loan Payment paid by BHA(Debt Service Bond Payment-Paid by PHA (1501))	CFFP Loan Payment paid by BHA		\$400,623.50



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2019</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0009	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$60,000.00
ID0018	Non-Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	File cabinet, computer, monitors, office equipment and furniture		\$2,000.00
ID0037	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Training, System Improvements, Manuals, Software, etc		\$2,552.42
	Subtotal of Estimated Cost			\$768,668.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$100,928.40
ID0003	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training, System Improvements, Manuals, Software, etc		\$2,128.40
ID0013	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salary & Employee Benefits		\$76,800.00
ID0040	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$22,000.00
	CRESTMONT (IN022474011)			\$387,759.60
ID0019	Relocation(Contract Administration (1480)-Relocation)	Relocate residents		\$17,759.60
ID0020	Parking lot, curbs and sidewalk repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage)	Parking lot and sidewalk repairs.		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2020		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0027	Remove/Demo Gas Building(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Remove/Demo Gas Building		\$5,000.00
ID0030	Utility upgrades(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace electrical, water/sewer, gas, storm drains.		\$170,000.00
ID0032	Architect & Engineer(Contract Administration (1480)-Other Fees and Costs)	Architect & Engineer		\$10,000.00
ID0034	Exterior Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Roofing, siding, painting, porch posts, painting, replace windows, etc.		\$95,000.00
ID0038	Amp 1 Operations(Operations (1406))	Amp 1 Operating budget		\$20,000.00
ID0061	RAD Operations(RAD (1503))	RAD Operations		\$50,000.00
	WALNUT WOODS (IN022474022)			\$280,000.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0021	Parking lot, curbs and sidewalk repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage)	Parking lot and sidewalk repairs.		\$20,000.00
ID0031	Utility upgrades(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace electrical, water/sewer, gas, storm drains.		\$50,000.00
ID0033	Architect & Engineer(Contract Administration (1480)-Other Fees and Costs)	Architect & Engineer		\$10,000.00
ID0035	Exterior Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Roofing, siding, painting, porch posts, painting, replace windows, etc.		\$100,000.00
ID0036	Replace Site Lighting(Dwelling Unit-Site Work (1480)-Lighting)	Replace Site Lighting and wiring		\$50,000.00
ID0039	Amp 2 Operations(Operations (1406))	Amp 2 Operating budget		\$50,000.00
	Subtotal of Estimated Cost			\$768,688.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$99,668.00
ID0014	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salary & Employee Benefits		\$76,800.00
ID0052	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Training, System Improvements, Manuals, Software, etc		\$2,868.00
ID0054	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$20,000.00
	WALNUT WOODS (IN022474022)			\$202,000.00
ID0022	Playgrounds & Bike Racks(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playgrounds & Bike Racks		\$10,000.00
ID0024	Building slab, foundation and associated repairs(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Building slab, foundation and associated repairs		\$10,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0026	Dumpster Enclosure Replacements/Repairs(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Dumpster Enclosure Replacements/Repairs		\$10,000.00
ID0029	Landscaping & trees(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Landscaping & trees		\$20,000.00
ID0041	Replace HVAC and plumbing(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC and plumbing		\$50,000.00
ID0045	Storage installation/replacements and/or repairs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Install/Replace/Repair storage buildings.		\$2,000.00
ID0057	RAD Operations(RAD (1503))	RAD Operations to cover shortages in operations.		\$100,000.00
	CRESTMONT (IN022474011)			\$467,020.00
ID0023	Building slab, foundation and associated repairs(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Building slab, foundation and associated repairs		\$10,000.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3	2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0025	Dumpster Enclosure Replacements/Repairs(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Other)	Dumpster Enclosure Replacements/Repairs		\$10,000.00
ID0028	Landscaping & trees(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Landscaping & trees		\$20,000.00
ID0042	Relocation(Contract Administration (1480)-Relocation)	Relocate residents		\$20,000.00
ID0043	Replace HVAC and plumbing(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace HVAC and plumbing		\$50,000.00
ID0044	Storage installation/replacements and/or repairs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Install/Replace/Repair storage buildings.		\$2,020.00
ID0048	Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Rehab Interiors: MEP's, drywall, trim, windows, doors, flooring, kitchens, baths, etc. Repair masonry.		\$275,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0058	RAD Operations(RAD (1503))	RAD Operations to cover shortages in operations.		\$80,000.00
	Subtotal of Estimated Cost			\$768,688.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$123,668.00
ID0015	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Salary & Employee Benefits		\$76,800.00
ID0051	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training, System Improvements, Manuals, Software, etc		\$2,868.00
ID0056	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$44,000.00
	CRESTMONT (IN022474011)			\$485,000.00
ID0049	Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior	Rehab Interiors: MEP's, drywall, trim, windows, doors, flooring, kitchens, baths, etc. Repair masonry.		\$325,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0059	RAD Investment Activity(RAD Investment Activity (1504))	Renovations and Investment funds		\$160,000.00
	WALNUT WOODS (IN022474022)			\$160,000.00
ID0060	RAD Investment Activity(RAD Investment Activity (1504))	Renovations and Investment funds		\$160,000.00
	Subtotal of Estimated Cost			\$768,668.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$253,668.00
ID0016	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Salary & Employee Benefits		\$76,800.00
ID0053	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training, System Improvements, Manuals, Software, etc		\$7,868.00
ID0055	Contingency(Contract Administration (1480)-Contingency)	Contingency		\$60,000.00
ID0067	Office Equipment & Furniture(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office Equipment & Furniture		\$4,000.00
ID0068	Moving to Work (MTW (1492))	Moving to Work		\$5,000.00
ID0069	Purchase and Develop Property(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Purchase and Develop Property		\$100,000.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CRESTMONT (IN022474011)			\$425,000.00
ID0050	Building Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Rehab Interiors: MEP's, drywall, trim, windows, doors, flooring, kitchens, baths, etc. Repair masonry.		\$325,000.00
ID0063	Kitchen & Bath Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sub-floors, tile, tubs, plumbing, vanities, sinks, cabinets, trim, toilets, and associated work.		\$50,000.00
ID0065	Storage Shed Repairs(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing)	Replace doors, shingles, trim, repair masonry, paint, etc.		\$50,000.00
	WALNUT WOODS (IN022474022)			\$90,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0062	Butler Crawl Space Remediation(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Jack up floors in crawl spaces, repair/install joist, replace floor decking, replace access panels and associated work.		\$40,000.00
ID0064	Copy of Kitchen & Bath Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sub-floors, tile, tubs, plumbing, vanities, sinks, cabinets, trim, toilets, and associated work.		\$50,000.00
	Subtotal of Estimated Cost			\$768,668.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$76,800.00
CFFP Loan Payment paid by BHA(Debt Service Bond Payment-Paid by PHA (1501))	\$400,623.50
Contingency(Contract Administration (1480)-Contingency)	\$60,000.00
Non-Dwelling Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$2,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$2,552.42
Subtotal of Estimated Cost	\$541,975.92

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$2,128.40
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$76,800.00
Contingency(Contract Administration (1480)-Contingency)	\$22,000.00
Subtotal of Estimated Cost	\$100,928.40

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$76,800.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$2,868.00
Contingency(Contract Administration (1480)-Contingency)	\$20,000.00
Subtotal of Estimated Cost	\$99,668.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$76,800.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$2,868.00
Contingency(Contract Administration (1480)-Contingency)	\$44,000.00
Subtotal of Estimated Cost	\$123,668.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$76,800.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$7,868.00
Contingency(Contract Administration (1480)-Contingency)	\$60,000.00
Office Equipment & Furniture(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$4,000.00
Moving to Work (MTW (1492))	\$5,000.00
Purchase and Develop Property(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$100,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2023
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$253,668.00