

BLOOMINGTON HOUSING AUTHORITY

BHAINDIANA.NET

• PROGRAMS OVERVIEW •

MISSION: To administer public funds using available resources in a manner which will allow the Bloomington Housing Authority (BHA) to offer a variety of affordable housing opportunities and supportive services that foster stability and self-sufficiency through creative partnerships while servicing our customers with the highest level of professionalism and respect.



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AFFORDABLE HOUSING PROGRAMS

Public Housing

The BHA owns and operates 310 units of conventional public housing in three developments known as Crestmont, Reverend Butler and Walnut Woods. All three sites are a mix of single story and town house units, efficiency through five bedroom units. Residents living in our affordable housing have a wide variety of services available to them such as a computer lab, food pantry, Adult High School Equivalency Education, job coaching, credit counseling, budgeting, housekeeping workshops, and transportation assistance.

Housing Choice Vouchers (HCV or Section 8)

The BHA also manages the Housing Choice Voucher (HCV) Program, referred to as Section 8, which provides rental vouchers for nearly 1,400 families in the private rental market in Bloomington. BHA pays a portion of the rent directly to the landlord. This program allows residents to choose the place in which they want to live on the private rental market. The BHA targets at-risk or underserved populations with specific voucher programs. These programs are maintained by a separate application and waitlist process.

Project Based Vouchers: The BHA expands the pool of supportive housing units through issuing vouchers to existing or new housing developments targeting underserved populations such as the elderly, disabled, chronically homeless or victims of domestic violence. The BHA has issued a total of 45 project based vouchers to New Wings, Richland Senior Citizen Housing- Phase V, Millyard, and Crawford House Apartments I & II. These are 15 year contracts tying voucher assistance to specific projects the BHA chose through a competitive process.

Veterans Affairs Supportive Housing (VASH) Vouchers: This voucher program combines housing assistance for Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The BHA administers 80 VASH vouchers. Referrals come directly from the area VA office.

Single Room Occupancy (SRO) Vouchers: The Homeless Section 8 Moderate Rehabilitation Single Room Occupancy Program assists very low-income, single, homeless individuals in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings. The BHA supports Centerstone with 12 SRO vouchers.

Step Up Program

The Bloomington Housing Authority Step Up Program is designed to help residents living in BHA's public housing communities (Crestmont, Reverend Butler and Walnut Woods) to obtain resources necessary to achieve self-sufficiency. Participation in the Step Up Program is voluntary and residents who choose to enroll in the program are given access to a network of community resources in which the Resident Service Coordinator provides individualized assistance with successfully navigating services.

Family Self-Sufficiency Program

The FSS program works with Housing Choice Voucher participants to acquire the skills and experience they need to obtain work that pays a living wage and then offers a savings opportunity as earnings increase called an escrow account. The BHA works with various welfare agencies, schools, businesses and other local partners to help FSS participants access services some of which include; childcare, transportation, education/training, and counseling.



WHO IS ELIGIBLE?

Income is a key factor in determining housing assistance program eligibility. For the Public Housing program, a household income cannot exceed 80% of Area Median Income for Monroe County to be eligible. For the HCV Program, income cannot exceed 50% AMI. Income limits are established annually by HUD and can be found on the BHA website. Applicant households must contain a US citizen or have eligible immigration status. More factors for eligibility can be found in the "Eligibility" chapter of the BHA Administrative or ACOP policies available online.

Major factors for denial of assistance include: (1) Previous eviction from a federally assisted housing program, (2) convicted of manufacturing or selling methamphetamine, (3) currently engaged in the use of illegal drugs, (4) subject to a life-time sex offenders list, and (5) owes money to any Public Housing Authority. (This is not an exhaustive list.) All terminations from the waitlist can be appealed.



WHAT DOES THE APPLICATION PROCESS LOOK LIKE?

When can I fill out an application?

Applications are only available and accepted when waitlists are open. The BHA advertises waitlist openings on our website (www.bhaindiana.net) and in the Herald-Times. The application process is two-steps: the pre-application is submitted online from the BHA website application portal. For Public Housing, the “Step 2” paperwork needs to be completed and turned in to the BHA within 10 days of submitting the pre-application online. For the HCV program, the applicant will be asked by letter to complete the Step 2 portion when their name reaches the top of the waitlist.

How long will I wait?

There are more applicants than there are available housing units or vouchers– so the waiting lists can be very long. It is difficult to predict the time between applying and receiving a housing offer. The waiting period can depend on many things including current housing situation and preferences. Based on these considerations, some applicants may get a housing offer earlier than others.

What are the BHA preferences?

Both the Public Housing and HCV waitlists are ordered by preference points. Preferences allow housing authorities to give priority to families meeting certain criteria considered a significant local need. The BHA uses the following local preference system for the regular HCV Program and Public Housing waiting list:

- Applicants who reside in Monroe County will receive four (4) preference points.
- Applicants residing in the surrounding counties of Owen, Greene, Lawrence, Brown, and Morgan will receive three (3) preference points.
- Applicants who are a current member of the U.S. Military Armed Forces, a veteran of the U.S. Military Armed Forces or surviving spouses of a veteran will receive one (1) preference point.
- Applicants working thirty-five (35) hours or more per week at the existing Federal Minimum Wage will receive two (2) preference points.
- Applicants working twenty (20) to thirty-four (34) hours per week at the existing Federal Minimum Wage will receive one (1) preference point.
- A family which has a disabled individual in the household will receive one (1) preference point. Proof of disability will be required in order to receive the preference point. Because the BHA gives preference point(s) for working families, the BHA must also give the benefit of that preference to elderly or disabled applicant families that meet the following guidelines: *Applicant families whose head and spouse, or sole member, are elderly or disabled will receive two (2) additional preference points because the BHA gives preference point(s) for working families.*
- Homeless: This preference is available for families that qualify as homeless under HUD’s strict definition of homeless. In order to qualify for the homeless preference, applicants must be a resident of Monroe County or the surrounding counties of Owen, Greene, Lawrence, Brown, and Morgan. The BHA also will require a “Verification of Homelessness” form to be completed by a public shelter, social service agency or police department official. Applicants that qualify for the homeless preference will receive one (1) preference point.

Where can I go to find more information?

The BHA website (<http://www.bhaindiana.net/>) serves as a valuable resource to view the BHA policies, guidelines, eligibility criteria and local resources to better serve clients. The header options at the top of the homepage guides local partners to a variety of resources specific to housing programs, supportive services and doing business with the BHA.

For information about the U.S. Department of Housing and Urban Development programs, we recommend the well-organized PIH One-Stop Tool (POST) found at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/post

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