

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: The Housing Authority of the City of Bloomington _____ PHA Code: IN022 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2020 _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>A Public Notice was originally posted on January 17, 2020 promoting public meetings in April and submission in July 2020. Due to the (COVID-19) pandemic, the Annual and Five Year Plan process was delayed.</p> <p>A new public notice was issued in October 2020:</p> <p><i>Bloomington Housing Authority (BHA) is preparing the draft 2020 Annual and 5-Year Public Housing Authority (PHA) Plan. The draft 2020 Annual and 5-Year PHA Plan is available for review online at www.bhaindiana.net.</i></p> <p><i>Public meetings to review and comment on the draft plans will be held:</i></p> <ul style="list-style-type: none"> - Tuesday, Oct 20th at noon in the BHA Community Building (1002 N Summit) - Wednesday, Oct 21st at 4:30pm as part of the Resident Council Community Meeting in the BHA Community Building (1002 N Summit) - Will be reviewed and discussed as part of the Oct 15th BHA Board of Commissioner meeting which starts at 8am to be held virtually. To access the meeting online, email Amber Skoby at askoby@blha.net for a link. <p><i>For those not wanting to attend an in-person meeting, a virtual meeting video available to view on the BHA website (www.bhaindiana.net) by October 23, 2020. Copies of the plans can be requested and will be sent via USPS to residents or members of the public.</i></p> <p><i>The final 5 Year and Annual Plan will be on agenda for final Board approval on January 21, 2021. Plan to be submitted to the U.S. Department of Housing and Urban Development on January 22, 2021.</i></p> <p><i>You may submit comments to the attention of Ms. Amber Skoby, Executive Director, at the Bloomington Housing Authority by email to askoby@blha.net or in writing to 1007 N Summit Street Bloomington, IN 47404.</i></p> <p>---</p> <p>Public notice was posted in BHA website (www.bhaindiana.net), in newspaper, and in monthly resident newsletter, The BHA Banner.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1549 1463 1738"> <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: NA</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA: NA					
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.														

<p>B.1</p>	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>We strengthen opportunity--- beginning but not ending with housing.</p>
<p>B.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>Improve the quality of federally assisted housing communities</p> <ul style="list-style-type: none"> • Continue with the renovation of public housing units • Work with development partners to have high design standards • Continue Housing Quality Standards (HQS) inspections to preserve existing rental units • Ensure the safety and sustainability of BHA-controlled housing <p>Expand the supply of assisted housing.</p> <ul style="list-style-type: none"> • Leverage private or other public funds to create additional housing opportunities • Acquire or build units or developments <p>Increase assisted housing choices</p> <ul style="list-style-type: none"> • Conduct outreach efforts to potential voucher landlords • Apply for additional HCVs as available • Promote development of affordable rental units (through tools such as PBVs) <p>Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • Implement approaches that create and support pathways to economic self-sufficiency • Provide or attract supportive services to increase independence for the elderly or families with disabilities • Support achievement for youth in housing to increase lifelong well-being <p>Ensure equal opportunity and affirmatively further fair housing.</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability <p>Lead with Excellence, Resilience and Innovation</p> <ul style="list-style-type: none"> • Maintain high-performer status • Invest in staff training and development • Concentrate on gathering data to expand efforts to improve specific management functions: (e.g., waitlist, improve programmatic efficiencies; voucher unit inspections) • Increase public awareness of agency and affordable housing needs

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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.

Progress: On October 3, 2014, the BHA was awarded an additional 20 VASH vouchers bringing the total to eighty (80) vouchers.

In December 2015, the BHA applied for Extraordinary Administrative funds in hopes of reaching out to more local landlords and better educating them about the VASH voucher program. To prepare potential VASH voucher recipients for the program and how to be a good tenant, the BHA also sought funding for additional outreach support during the local Veterans Affairs Stand Down event.

To address the first challenge of attracting more amendable landlords to participate in the program, the BHA worked with the local Veterans Affairs case managers to develop a flyer to send out to landlords leasing units to regular HCV program participants. The flyer informed landlords about the VASH program and described the support provided by VA case managers to help Veterans pay their rent on time, be good tenants and maintain a lease agreement. It was the ultimate goal that with more landlords participating in the VASH program, the prolonged housing search will be shortened making the Veteran trust and commit to sticking with the program.

To better reach local homeless veterans and potential VASH participants, the BHA also hosted a table and conducted outreach activities at the Bloomington Veterans Affairs Stand Down. Stand Downs are typically one-day events providing supplies and services to homeless Veterans, such as food, shelter, clothing, health screenings and VA Social Security benefits counseling. The BHA VASH Coordinator used the EAF to develop and distribute brochures and other outreach materials to assist Veterans in better understanding benefits and responsibilities of the program.

Outcomes for the VASH EAF funding include:

- Participated in the 2016 Stand Down event by tabling and distributing promotional materials about the BHA and VASH program;
- Designed and distributed 360 brochures to local landlords;
- 5 landlords responded expressing interest in leasing to VASH participants;
- Designed and distributed veteran specific brochure at the Bloomington Joining Community Forces meetings, Program Coordinating Committee meetings, City of Bloomington department offices, Veterans Affairs, Monroe County Veterans Service Officers, and the Shalom Community Center.

During 2018 through 2020- 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 FY2015, the BHA modernized Public Housing units 1220, 1222, 1224, 1226 W 12th St. with \$240,000 in CDBG funds and \$48,975 remaining was Capital Funds. Concrete repairs were needed and \$2,996 of Capital Funds was used for the project.
 - In FY2016, the BHA completed renovations of 1301,1303,1305,1307 W 13th Street. This was a \$249,000 contract. This was funded with \$100,000 in CDBG and \$149,000 in Capital Funds. The BHA also completed a sewer lateral replacement project in the Reverend Butler complex, which was just over \$40,000 from Capital Funds.
 - In FY2017, the BHA renovated 1300,1302,1304,1306 W 12th Street. This contract was awarded in the amount of \$282,000. Funds used to pay for the project were \$130,811 in CDBG and the balance with Capital Funds.
 - IN FY2018 public housing units 1310, 1312, 1314 and 1316 W. 12th Street were renovated thanks to capital fund and CDBG funding.
 - In FY2019, 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 in the process of converting to the RAD program to infuse millions of dollars of funds into renovating its public housing units.
 - The BHA closed on Walnut Woods and Reverend Butler financing and RAD conversion in May 2020. Renovations started in June 2020 and will end December 2021.
 - Plans to convert Crestmont through RAD and complete significant renovations to start in late 2021.
- Create a not for profit for the creation of additional affordable housing units.

In FY2015, the BHA established a five member Board of Directors for a new non-profit affiliate organization called South Central Indiana Housing Opportunities, Corp. (SCIHO) The organization completed Articles of Incorporation, Bylaws and applied for tax-exempt status. In December of 2015, the BHA received notice that their affiliate not for profit was awarded 501(c)3 status from the IRS.

In FY2016, SCIHO contracted a study to determine the affordable housing need in the community. A full-time Director of Affordable Housing Development was hired. The Board of Directors decided to pursue Community Housing Development Organization status from the City of Bloomington HAND Department.

The BHA affiliate, South Central Indiana Housing Opportunities, 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 Switchyard Apartments. A second phase of 8 units will be built as funding allows. SCIHO is working toward developing its first affordable housing project in the City.

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 targeted underserved citizens of Monroe County.

During FY 2016 and FY 2017 The BHA may issue a RFP for Project Based Vouchers in FY2016.

A request for proposals for project based vouchers was issued in September 15, 2017. One proposal was received and five PBV were awarded to Crawford II. Also, a brochure was created to inform local government and developers about PBV and benefits of PBV.

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

In 2020, the BHA continues to promote PBV. We have 6 upcoming PBV awards for new construction affordable housing in Monroe County. It will increase our total PBV allocation from 45 to 125 (not counting RAD PBV).

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, food pantry and a Boys and Girls Club.

The BHA continues its Family Self-Sufficiency Program and ROSS Program with 80 and 85 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.

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 2017 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 150 public housing students. In 2019, not only did we increase the number of participants in our Annual Women's Health Fair, we established an ongoing partnership with local alumni & undergraduate Chapters of the Delta Sigma Theta (DST) Sorority, Inc. In coordinating our efforts with DST's Annual Day of Service, we had a record number of 24 agency partners, 102 adult attendees and provided childcare for more than 50 children. For both the 2019-2020 & 2020-2021 school year, we were able to provide over 300 students with backpacks/school supplies and hygiene kits through our annual Back to School Bash. Every student in our community (as well as HCV participants housed in the private market) that needed these items were afforded them through this annual event funded in part by our collaboration with The City of Bloomington Housing and Neighborhood Development Dept. We expanded our efforts to incorporate the support of our neighboring Boys & Girls Club and Indiana University's 21st Century Scholars programs—both of whom which did outreach/sign-ups for their respective programs. In a post-COVID-19 world, we 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 the nearby 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 ROSS Program partnered with the Fairview Elementary School, the Community Foundation of Bloomington & Monroe County, Crestmont Boys & Girls Club and Indiana University to facilitate an early learning and parenting skills group for mothers of children ages 0-3. The group, called "Bun-2-3", provides education and training on valuable parenting skills such as safety, health and school readiness.

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. During the pandemic of 2020, we doubled our computer lab hours to provide on-site eviction prevention support through walk-in case management services (described below).*

- *Walk-in Case Management hours (no appointment needed) are also provided during computer lab hours. Resident Service Assistant and Resident Service Coordinator work in tandem to help residents with a multitude of household-specific needs and/or service linkage to resources.*
- *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. Summer 2020, we expanded Food Pantry services to the Walnut Woods Community, bi-weekly (2 & 4th Friday of each month).*
- *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. Fall 2020, we established a monthly no-cost food/supply pantry for residents with such needs.*
- *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.*
- *Area 10 Congregate Meal site for Seniors/Disabled residents, weekly on Monday & Wednesday evenings in the Crestmont community building. Senior residents signed-up for meal delivery program are provided with weekly prepared frozen meals for each day of the week. During the pandemic of 2020, meals were adjusted to warm-meal delivery from the Community building 3 days a week, alongside continued delivery of prepared frozen meals for each day of the week.*
- *WIC, health and nutrition services for infants & toddlers and pregnant mothers are located onsite in the Crestmont community building bi-weekly (i.e., the 1st and 3rd Friday of each month).*
- *South Central Community Action Program SCCAP provided Healthcare Navigation services through 2019 onsite in the Crestmont community building bi-weekly (2nd and 4th Friday of each month). Funding limitations dissolved onsite support, but active referrals to the program are still made for residents needing assistance with health insurance, provider connections. Residents now go to SCCAP directly, located in the Crestmont community, walking distance.*

- 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.

The BHA established a partnership with Head Start to expand program to include Early Head Start Program. Funding applied for to establish program for 16 families and construct new facility adjacent to Crestmont.

- Prepare and distribute a quarterly Newsletter and a FSS Newsletter.

The BHA Banner is distributed monthly and posted on the BHA website. In 2016-2019, the HOP Into FSS Newsletter is distributed quarterly and is also posted on the BHA website. Currently, the BHA Banner continues to be distributed monthly and posted on the BHA website. Substantial updates made to BHA Banner format, including BHARC/Resident Council page, Community News, and overall enhancements in aesthetics & readability to promote readership. Individual monthly outreach to FSS participants and weekly updates on the FSS Facebook page are the preferred strategy for effective communication with participants.

- Provide 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.

- Partner with the local schools to improve attendance.

In FY 2015, the BHA Step-Up Program (ROSS grant funded) awarded free pizza coupons to students with 98% or better attendance at the local elementary school. This was part of a partnership with the school social workers to encourage PH children to improve attendance.

In FY 2016, the BHA Step-Up Program (ROSS grant funded) awarded free restaurant coupons to students with 98% or better attendance at the local elementary school. This was part of a partnership with the school social workers to encourage PH children to improve attendance. The Step-Up Program continues to partner with the school district to encourage student success through academic achievement, attendance and outstanding character by providing free restaurant coupons, provided by a local franchisee partner, to students in our public housing communities via the school social workers.

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

The BHA has an established Facebook page and Instagram account 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.

In FY2015, a major part of improving communication between the BHA and its program participants was the redesign of the BHA's website: www.bhaindiana.net. The new webpage features a blog, calendar of events and the availability of forms and policies for public review.

Public Housing and HCV applications are now taken online through a third party web-based software that allows the BHA to upload preliminary applications to our housing authority software. The new process has reduced administrative staff time with data entry and has allowed applicants to apply any time of day. A major benefit has been that social service agencies are able to sit with clients wanting to apply to BHA programs and help them through the process. Once the application is submitted, the applicant can also check their status on a waitlist through another online program called www.waitlistcheck.com or by calling an IVR phone line.

In FY 2017, the BHA continued to use its website—www.bhaindiana.net— as an improved communication tool between the BHA and its program participants. The website features a blog, calendar of events and the availability of forms and policies for public review.

Public Housing and HCV applications continue to be taken online through a third party web-based software that allows the BHA to upload preliminary applications to our housing authority software. The process has reduced administrative staff time with data entry and has allowed applicants to apply any time of day. A major benefit has been that social service agencies are able to sit with clients wanting to apply to BHA programs and help them through the process. Once the application is submitted, the applicant can also check their status on a waitlist through another online program called www.waitlistcheck.com or by calling an IVR phone line.

Throughout FY 2018 - FY 2020 public housing and HCV applications continued to be taken online through a third part web-based software. Status and position on a waitlist can also be verified through this software.

COVID-19 pandemic required major transition to online service delivery. Established systems to submit rent payments and other necessary documentation online.

- 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. Service Coordination staff has established meaningful connections/partnerships with staff with additional local organizations that provide services and/or linkage to resources for: employment opportunities (Express Employers), financial assistance (Monroe County United Ministries, Perry/Bloomington Trustee, Saint Vincent DePaul, Sherwood Oaks Community Church), household furniture & appliances (Saint Vincent DePaul of Bloomington), driver's license restoration & general legal support (Indiana Legal Services), elderly & disabled home-based services & healthcare linkage (Area 10 Agency on Aging, Anthem Insurance), conflict mediation & resolution support (Community Justice & Mediation Center).

- 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 2019, BHA rolled out a T-Mobile mi-fi program which provided a low-cost option for residents to have Wi-Fi in their homes. Wireless hotspots or "MiFis" were made available free of charge to 15 public housing households in April 2019. Selected residents have access to Wi-Fi as part of continued engagement in self-sufficiency activities as part of on-going Step-Up enrollment. Additionally in Summer of 2020, through a local, anonymous donor, 10 households were provided refurbished personal computers for use in their home. Priority was given to residents with school-aged children.

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 FY 2019, 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.

In FY 2016 and 2017 The BHA HCV Supervisor spoke at the Monroe County Apartment Association as well as participated in the City of Bloomington Housing and Neighborhood Development Landlord Symposium.

In FY 2018 a landlord seminar was held in April at the BHA. The BHA sponsored a luncheon, at a Monroe County Apartment Association general membership meeting to promote the HCV program. The Step-Up program coordinator led a roundtable discussion at the Bloomington Thriving Compassionate Communities seminar. The Executive Director has given presentations to the Bloomington City Council and members of the South Central Housing Network.

In FY 2019, 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 local 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.

A major partnership that was expanded in CY 2016 was between the Veterans Affairs, our HUD VASH program and local landlords. We applied for and were awarded funds through the HUD VASH EAF fund to increase our marketing and outreach to both potential veteran clients and local landlords. With the help of a professional graphic designer, we designed and distributed over 1,000 informational brochures.

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.

5. Attract, Retain and Develop Qualified Staff:

- Offer career opportunities and benefits that successfully compete with other employers.

A salary survey is completed periodically to ensure BHA salaries are competitive with similar positions elsewhere. The BHA offers a very competitive benefits package.

- Foster workplace environment where employees feel supported and encouraged to pursue professional development.

Professional development opportunities are encouraged. BHA management strives to make sure staff have the skills and tools needed to do their jobs effectively.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Bloomington Housing Authority will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in our HCV Administrative Plan and Public Housing Admissions and Continued Occupancy policies. These policies state that the BHA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the BHA; and provide needed emergency transfer to such victims as feasible.

BHA informs clients and landlords of the Violence Against Women Act (VAWA) on a regular basis. Our Owner Packet includes the Section 8 HAP Contract that explains the VAWA in further detail. The HCV department has a VAWA notice that is placed in the briefing packet for new participants. The notice is also sent to any clients that are in imminent danger of being evicted or of having their assistance terminated due to domestic violence.

In addition, the BHA will continue its decades long partnership with Middle Way House and The Rise! to provide a waitlist preference to children and adult victims of domestic violence, dating violence, sexual assault, or stalking.

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The BHA defines a significant amendment or modification to the Agency Plan to be:</p> <ul style="list-style-type: none"> • Significant changes to the local preference policies of the HCV Program • Significant changes to the termination policies of the HCV Program
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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> PHA Name: Housing Authority of the City of Bloomington _____ PHA Code: IN022 _____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>_10/2020_</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>_196_</u> Number of Housing Choice Vouchers (HCVs) <u>_1364_</u> Total Combined <u>_1560_</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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> A Public Notice was originally posted on January 17, 2020 promoting public meetings in April and submission in July 2020. Due to the (COVID-19) pandemic, the Annual Plan process was delayed. </p> <p> A new public notice was issued on October 5th: </p> <p> <i>Bloomington Housing Authority (BHA) is preparing the draft 2020 Annual and 5-Year Public Housing Authority (PHA) Plan. The draft 2020 Annual and 5-Year PHA Plan is available for review online at www.bhaindiana.net.</i> </p> <p> <i>Public meetings to review and comment on the draft plans will be held:</i> </p> <ul style="list-style-type: none"> - Tuesday, Oct 20th at noon in the BHA Community Building (1002 N Summit) - Wednesday, Oct 21st at 4:30pm as part of the Resident Council Community Meeting in the BHA Community Building (1002 N Summit) - Will be reviewed and discussed as part of the Oct 15th BHA Board of Commissioner meeting which starts at 8am to be held virtually. To access the meeting online, email Amber Skoby at askoby@blha.net for a link. <p> <i>For those not wanting to attend an in-person meeting, a virtual meeting video available to view on the BHA website (www.bhaindiana.net) by October 23, 2020. Copies of the plans can be requested and will be sent via USPS to residents or members of the public.</i> </p> <p> <i>The final 5 Year and Annual Plan will be on agenda for final Board approval on January 21, 2021. Plan to be submitted to the U.S. Department of Housing and Urban Development on January 22, 2021.</i> </p>

You may submit comments to the attention of Ms. Amber Skoby, Executive Director, at the Bloomington Housing Authority by email to askoby@blha.net or in writing to 1007 N Summit Street Bloomington, IN 47404.

Public notice was posted in BHA website (www.bhaindiana.net), in newspaper, and in monthly resident newsletter, The BHA Banner.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B. Annual Plan Elements

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

Currently the BHA has 1,771 applicants on the Housing Choice Voucher waitlist and 108 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; continue to monitor payment standards for one and two bedroom voucher units to meet increased demand; and promote self-sufficiency programs to support and foster working families.

HCV Waitlist:

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Applicant Statistical Reporting
App Stats - Standard Summary
(#12) HCV 2013'
Ten Income Table: IncomeLimits20

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ent: 1771
HOH: 1771
Income: 16871125

Statistical Summary I

* Counts/Percentages based on criteria chosen *
* HOH/members can have multiple race codes *
* HOH only - near-elderly counts *

	Count	PCT	Avg Age
Male:	245	13.8340%	38.58
Female:	1509	85.2061%	33.16
(no gender):	17	0.9599%	45.24
Elderly:	50	2.8233%	67.22
Non-Elderly:	1721	97.1767%	33.06
Near-Elderly:	95	5.3642%	55.75
Disabled:	272	15.3586%	42.97
Non-Disabled:	1499	84.6414%	32.40
Non-Disabled/Non-Elderly:	1471	83.0604%	31.74
Race-White:	479	27.0469%	
Race-Black/African American:	1172	66.1773%	
Race-Amer Ind/Alaska Native:	28	1.5810%	
Race-Asian:	15	0.8470%	
Race-Nat. Hawaiian/Pacific Is.:	10	0.5647%	
Race-Other:	1	0.0565%	
Race-Declined:	103	5.8159%	
Ethnic:	67	3.7832%	36.19
Non-Ethnic:	1704	96.2168%	33.94
Families with Federal Preference:	1		
Families with Local Preference:	549		
PHA Employee:	0		
Families with Elderly:	58	# of Elderly:	63
Families with Disabilities:	344	# of Disabilities:	393
Families with Children:	1054	# of Children:	2144
		# in Family:	4067

	Count	PCT	
H-Head of house:	1771	100.0000%	
S-Spouse:	0	0.0000%	
K-Co head:	0	0.0000%	
F-Foster child:	0	0.0000%	
Y-Youth:	0	0.0000%	
E-FT Student:	0	0.0000%	
L-Live in aide:	0	0.0000%	
A-Other Adult:	0	0.0000%	
U-Unborn child:	0	0.0000%	
(no member type):	0	0.0000%	
# of Bedrooms	Income	PCT	
0 -	0	0.0000%	
1 -	769	5,815,602	34.4707%
2 -	525	5,414,462	32.0931%
3 -	335	4,059,273	24.0605%
4 -	106	1,146,293	6.7944%
5 -	20	281,842	1.6706%
6 -	12	129,769	0.7692%
7 -	3	22,444	0.1330%
8 -	0	0	0.0000%
over 8 -	1	1,440	0.0085%
Ten Median Income:	IncomeLimits20		
30% of Median(Ext. Low):	1450	81.8746%	
50% of Median(Very Low):	269	15.1892%	
80% of Median(Low):	44	2.4845%	
Not Low:	8	0.4517%	
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:

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Applicant Statistical Reporting
App Stats - Standard Summary
(#2) Public Housing 1bd', (#14) Public Housing 2bd', (#15) Public Housing 3bd', (#16) Public Housing 4bd', (#
Ten Income Table: IncomeLimits20

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ent: 108
HOH: 108
Income: 1058461

Statistical Summary I

* Counts/Percentages based on criteria chosen *
* HOH/members can have multiple race codes *
* HOH only - near-elderly counts *

	Count	PCT	Avg Age
Male:	38	35.1852%	43.92
Female:	70	64.8148%	40.46
(no gender):	0	0.0000%	0.00
Elderly:	9	8.3333%	67.89
Non-Elderly:	99	91.6667%	39.29
Near-Elderly:	25	23.1481%	55.92
Disabled:	26	24.0741%	43.15
Non-Disabled:	82	75.9259%	41.21
Non-Disabled/Non-Elderly:	76	70.3704%	38.96
Race-White:	72	66.6667%	
Race-Black/African American:	30	27.7778%	
Race-Amer Ind/Alaska Native:	0	0.0000%	
Race-Asian:	1	0.9259%	
Race-Nat. Hawaiian/Pacific Is.:	0	0.0000%	
Race-Other:	2	1.8519%	
Race-Declined:	7	6.4815%	
Ethnic:	1	0.9259%	31.00
Non-Ethnic:	107	99.0741%	41.78
Families with Federal Preference:	0		
Families with Local Preference:	92		
PHA Employee:	0		
Families with Elderly:	9	# of Elderly:	9
Families with Disabilities:	28	# of Disabilities:	28
Families with Children:	20	# of Children:	53
		# in Family:	171

	Count	PCT	
H-Head of house:	108	100.0000%	
S-Spouse:	0	0.0000%	
K-Co head:	0	0.0000%	
F-Foster child:	0	0.0000%	
Y-Youth:	0	0.0000%	
E-FT Student:	0	0.0000%	
L-Live in aide:	0	0.0000%	
A-Other Adult:	0	0.0000%	
U-Unborn child:	0	0.0000%	
(no member type):	0	0.0000%	
# of Bedrooms	Income	PCT	
0 -	0	0.0000%	
1 -	89	822,386	77.6964%
2 -	7	52,579	4.9675%
3 -	0	0	0.0000%
4 -	9	100,071	9.4544%
5 -	3	83,425	7.8817%
6 -	0	0	0.0000%
7 -	0	0	0.0000%
8 -	0	0	0.0000%
over 8 -	0	0	0.0000%
Ten Median Income:	IncomeLimits20		
30% of Median(Ext. Low):	86	79.6296%	
50% of Median(Very Low):	18	16.6667%	
80% of Median(Low):	4	3.7037%	
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%	

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

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.

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 site based waiting lists for its public housing program.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Estimated Amount	Planned Uses
Federal Grants (FY20)		
Public Housing Operating Subsidy	\$ 822,590	Operations
Section 8 Program + SRO	\$ 9,195,900	Operations & Rental Payments
ROSS Service Coordinator	\$ 61,464	PH-Self Sufficiency Programs
Public Housing Capital Funds	\$ 540,018	Capital & Management Improvements, RAD
FSS Coordinator-2 positions for HCV	\$ 94,004	FSS-Self Sufficiency Programs
Prior Year Funding		
Capital Funds Remaining from 2018	\$ 48,059	Capital & Management Improvements, RAD
Capital Funds Remaining from 2019	\$ 165,442	Capital & Management Improvements, RAD
Capital Funds Remaining from 2020	\$ 768,980	Capital & Management Improvements, RAD
Safety and Security Grant 2018	\$ 53,279	Cameras and Security
Safety and Security Grant 2019	\$ 51,730	CO2 Detectors
PH Dwelling Rental Income	\$ 511,510	Operations
PH Non-Dwelling Income	\$ 145,960	Operations
Non-Federal Sources (COCC)	\$ 645,136	Capital & Management Improvements
Total Resources	\$ 13,104,071	

Significant Amendment/Modifications

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 Crestmont conversion may involve a Section 18 RAD Blend strategy.

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.

Demolition and/or Disposition. (Section 18)

The BHA plans to pursue Section 18 RAD Blend Rule in Crestmont because it will allow the BHA to receive needed additional resources.

Conversion of Public Housing to Tenant Based Assistance

In conjunction with RAD project developments, the BHA 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. The Section 18 RAD Blend Rule would provide BHA with needed additional resources for Tenant Based Assistance relative to RAD.

Conversion of Public Housing to Project Based Assistance 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, PIH Notice 2012-32 REV-2, 2012-32 (HA) H-2017-03, REV- 4, and any other successor notices. 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's RAD conversion is voluntary.

Upon conversion to Project Based Vouchers (PBV) the BHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV 3 (Attachment A) and PIH Notice 2016-17 (HA) (Attachment B). These resident rights, participation, waiting list and grievance procedures are provided in Attachment A.

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 ad implications of those cuts for PHAs, BHA submitted applications in September 2018 for the Rev. Butler and Walnut Woods communities 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 preservice 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. Please be aware that upon conversion of Walnut Woods and Reverend Butler, the BHA's Capital Fund Budget will be reduced by the pro rata share of public housing developments converted as part of the RAD demonstration (approximately 37%), and that BHA may also apply for Rental Housing Tax Credits and borrow funds to address their capital needs.

BHA will also be contributing Operating Reserves in the amount of \$850,000 and Capital Funds in the amount allowed under HUD rules based on month of conversion (\$100,000 max for pre-development expenses).

In December 2018, BHA received a RAD CHAP award. The first Commitment to enter into a Housing Assistance Payment Contract (CHAP) for Amp 2 (Reverend Butler and Walnut Woods) was given. The project closed in May 2020. Another CHAP will be applied for around December 2020 for Amp 1 (Crestmont). Those properties, consisting of 196 units, will convert to RAD over the next 1-2 years.

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 for pre-development.

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion
Studio	4	0
One	50	72
Two	60	58
Two Flat	2	4
Three	66	56
Four	10	10
Five	4	4

*The BHA is considering a portion of the 2 and 3 bedroom townhouse units converted into additional 1 and 2 bedroom units, some of which could be Section 504 compliant. Currently there is a demand for 2 bedroom flats and consistently a very high demand for 1 bedroom units. This demand is determined from BHA public housing waitlists.

Project Based Vouchers

BHA will apply for a CHAP for the remaining 196 units in Crestmont in December 2020.

The BHA may issue a request for proposals to developers for project-based vouchers into the next fiscal year. 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 Crestmont when the RAD conversions are complete.

Units with Approved Vacancies for Modernization

The BHA will request permission to leave vacant units in Crestmont as those units naturally turn over to prepare for RAD conversion and rehabilitation.

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

The BHA was awarded an ESG grant in 2020 for carbon monoxide alarm installation, cameras and lighting. The work will proceed into 2021.

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.
 - Continue with the renovation of our public housing units utilizing all available resources such as CDBG and Capital Funds.
 - *The BHA is in the process of converting to the RAD program to infuse millions of dollars of funds into renovating its public housing units.*
 - *The BHA closed on Walnut Woods and Reverend Butler financing and RAD conversion in May 2020. Renovations started in June 2020 and will end December 2021.*
 - *Plans to convert Crestmont through RAD and complete significant renovations to start in late 2021.*
 - Create a not for profit for the creation of additional affordable housing units.
 - Summit Hill Community Development Corporation, a 501c3 instrumentality of the BHA was created.*
 - Explore the expansion of project based vouchers to targeted underserved citizens of Monroe County.
 - The BHA continues to promote PBV. We have 6 upcoming PBV awards for new construction affordable housing in Monroe County. It will increase our total PBV allocation from 45 to 125 (not counting RAD PBV).*
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, food pantry and a Boys and Girls Club.
 - The BHA continues its Family Self-Sufficiency Program (FSS) and ROSS Program with 80 and 85 participants, respectively. The FSS program continues to provide resources for employment assistance including vouchers for interview attire and haircuts. FSS also maintains a client assistance program. Clients are able to receive assistance with resources such as gas cards or low cost tablets to immediately help with barriers related to individual client needs and goals. 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 2019, not only did we increase the number of participants in our Annual Women's Health Fair, we established an ongoing partnership with local alumni & undergraduate Chapters of the Delta Sigma Theta (DST) Sorority, Inc. In coordinating our efforts with DST's Annual Day of Service, we had a record number of 24 agency partners, 102 adult attendees and provided childcare for more than 50 children. For both the 2019-2020 & 2020-2021 school year, we were able to provide over 300 students with backpacks/school supplies and hygiene kits through our annual Back to School Bash. Every student in our community (as well as HCV participants housed in the private market) that needed these items were afforded them through this annual event funded in part by our collaboration with The City of Bloomington Housing and Neighborhood Development Dept. We expanded our efforts to incorporate the support of our neighboring Boys & Girls Club and Indiana University's 21st Century Scholars programs—both of whom which did outreach/sign-ups for their respective programs. In a post-COVID-19 world, we 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. During the pandemic of 2020, we doubled our computer lab hours to provide on-site eviction prevention support through walk-in case management services (described below).
 - Walk-in Case Management hours (no appointment needed) are also provided during computer lab hours. Resident Service Assistant and Resident Service Coordinator work in tandem to help residents with a multitude of household-specific needs and/or service linkage to resources.
 - 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. Summer 2020, we expanded Food Pantry services to the Walnut Woods Community, bi-weekly (2 & 4th Friday of each month).
 - 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. Fall 2020, we established a monthly no-cost food/supply pantry for residents with such needs.
 - 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.
 - Area 10 Congregate Meal site for Seniors/Disabled residents, weekly on Monday & Wednesday evenings in the Crestmont community building. Senior residents signed-up for meal delivery program are provided with weekly prepared frozen meals for each day of the week. During the pandemic of 2020, meals were adjusted to warm-meal delivery from the Community building 3 days a week, alongside continued delivery of prepared frozen meals for each day of the week.
 - WIC, health and nutrition services for infants & toddlers and pregnant mothers are located onsite in the Crestmont community building bi-weekly (i.e., the 1st and 3rd Friday of each month).
 - South Central Community Action Program SCCAP provided Healthcare Navigation services through 2019 onsite in the Crestmont community building bi-weekly (2nd and 4th Friday of each month). Funding limitations dissolved onsite support, but active referrals to the program are still made for residents needing assistance with health insurance, provider connections. Residents now go to SCCAP directly, located in the Crestmont community, walking distance.
- 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.

The BHA established a partnership with Head Start to expand program to include Early Head Start Program. Funding applied for to establish program for 16 families and construct new facility adjacent to Crestmont.

- Prepare and distribute a quarterly Newsletter and a FSS Newsletter.

The BHA Banner is distributed monthly and posted on the BHA website. Substantial updates made to BHA Banner format, including BHARC/Resident Council page, Community News, and overall enhancements in aesthetics & readability to promote readership. Individual monthly outreach to FSS participants and weekly updates on the FSS Facebook page are the preferred strategy for effective communication with participants.

- Provide 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.

- Partner with the local schools to improve attendance.

The BHA awards gift cards to students providing proof of stellar academic performance and attendance.

- Continue to improve communication between the BHA and all 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.

Throughout FY 2018 and FY 2020 public housing and HCV applications continued to be taken online through a third part web-based software. Status and position on a waitlist can also be verified through this software.

COVID-19 pandemic required major transition to online service delivery. Established systems to submit rent payments and other necessary documentation online.

- Collaborate with local agencies in the provision of services for all families.

Service Coordination staff has established meaningful connections/partnerships with staff with additional local organizations that provide services and/or linkage to resources for: employment opportunities (Express Employers), financial assistance (Monroe County United Ministries, Perry/Bloomington Trustee, Saint Vincent DePaul, Sherwood Oaks Community Church), household furniture & appliances (Saint Vincent DePaul of Bloomington), driver’s license restoration & general legal support (Indiana Legal Services), elderly & disabled home-based services & healthcare linkage (Area 10 Agency on Aging, Anthem Insurance), conflict mediation & resolution support (Community Justice & Mediation Center).

- 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 2019, BHA rolled out a T-Mobile mi-fi program which provided a low-cost option for residents to have Wi-Fi in their homes. Wireless hotspots or “MiFis” were made available free of charge to 15 public housing households in April 2019. Selected residents have access to Wi-Fi as part of continued engagement in self-sufficiency activities as part of on-going Step-Up enrollment. Additionally in Summer of 2020, through a local, anonymous donor, 10 households were provided refurbished personal computers for use in their home. Priority was given to residents with school-aged children.

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.

- 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.

Representatives from the BHA spoke at 1st national Landlord Symposium in 2020.

- Promote initiatives through collaboration with other local agencies.

BHA engaged in multiple speaking engagements throughout Bloomington community and on radio.

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

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

	<ul style="list-style-type: none"> ○ 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 <p>5. Attract, Retain and Develop Qualified Staff:</p> <ul style="list-style-type: none"> • Offer career opportunities and benefits that successfully compete with other employers. <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"> • Foster workplace environment where employees feel supported and encouraged to pursue professional development. <p><i>Professional development opportunities are encourage. BHA management strives to ensure staff have the skills and tools needed to do their jobs effectively.</i></p>
B.4.	<p>Most Recent Fiscal Year Audit.</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>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</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. See attached</p>
C.2	<p>Civil Rights Certification.</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. See attached</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</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. See attached</p>
C.4	<p>Certification by State or Local Officials.</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. See attached</p>
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	<p>Capital Improvements. 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>See attached. Date approved by HUD was 3/25/20.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

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. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

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\(b\)](#)

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\(c\)](#))

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\(d\)](#))

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\(b\)](#)).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

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\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

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

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements.

PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.


Part I: Summary						
PHA Name: HA of the City of Bloomington, IN		Grant Type and Number Capital Fund Program Grant No: : IN36PO2250120 Replacement Housing Factor Grant No: N/A Date of CFFP: 09/2006			FFY of Grant: 2020 FFY of Grant Approval: 2020	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	25,000		0	0	
4	1410 Administration (may not exceed 10% of line 21)	60,000		0	0	
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1440 Site Acquisition	0				
8	1480 General Capital Activity	493,773		0	0	
9	1485 Demolition	0				
10	1492 Moving to Work Demonstration	0				
11	1499 Development Activities ⁴	0				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: HA of the City of Bloomington, IN		Grant Type and Number Capital Fund Program Grant No: IN36PO2250120 Replacement Housing Factor Grant No: N/A Date of CFFP: 09/2006		FFY of Grant:2020 FFY of Grant Approval: 2020	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
12a	1501 Collateralization or Debt Service paid by the PHA				
12ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
13	1503 RAD HAP	178,399		0	0
14	1504 Mod Word after RAD Conversion				
15	Amount of Annual Grant:: (sum of lines 2 - 19)	857,172		0	0
16	Amount of line 20 Related to LBP Activities				
17	Amount of line 20 Related to Section 504 Activities				
18	Amount of line 20 Related to Security - Soft Costs				
19	Amount of line 20 Related to Security - Hard Costs	40,000		0	0
20	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 4/7/2020		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: HA of the City of Bloomington, IN			Grant Type and Number Capital Fund Program Grant No: IN36PO2250120 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2020		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IN022474011P Amp 1	Appliances	1480	194 units	175,000		0	0	Planning
IN022474011P Amp 1	Install camera system	1480	20	40,000		0	0	Planning
IN022474011P Amp 1	Office equipment & furniture	1480	As needed	7,000		0	0	Planning
IN022474011P Amp 1	Non-dwelling equipment	1480	As needed	10,000		0	0	Planning
IN022474011P Amp 1	Storage installation, repair/replacement	1480	194 units	20,000		0	0	Planning
IN022474011P Amp 1	Utility upgrades: electrical, lighting, water/sewer, storm drains, other	1480	Complex wide	20,000		0	0	Planning
IN022474011P Amp 1	Site Work: concrete, asphalt, enclosures, fencing, landscape, lighting signage, storm drainage	1480	Complex wide	150,399		0	0	Planning
IN022474011P Amp 1	Architect/Engineer	1480	Complex wide	2,874		0	0	Planning
IN022474011P Amp 1	Contingency	1480	N/A	68,500		0	0	Allocate per 5- YAP
IN022474022P Amp 2	RAD Housing Assistance Payments	1503	116 units	178,399		0	0	Planning

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HA of the City of Bloomington, IN					Federal FFY of Grant: 2020
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Planning
IN022474011P Amp 1	03/2022	N/A	03/2024	N/A	Allocate per 5-YAP
IN022474022P Amp 2	06/2020	N/A	12/2021	N/A	Planning

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**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 2021-01

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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/2020 , 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

IN 022

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 10/2020 (FY21)

5-Year PHA Plan for Fiscal Years 20_21 - 20_25

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 Board Chair
Signature <i>William Hosea</i>	Date January 21, 2021

**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, _____, the _____
Official's Name *Official's Title*

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

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

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.

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

Signature



Date

Bloomington Housing Authority
2020 Capital Fund 5-Year Action Plan, 2018 Revision #2, 2019 Capital Fund Revision #1
RAB Meeting Minutes

Date: February 19, 2020 Time: 4:00 pm Location: Community Building, 1002 N. Summit St.

Present were: Rhonda Moore- BHA and four residents.

Thank you for participating in the 2020 Resident Advisory Board meeting to review the 2020-2024 Annual and 5-year Capital Fund plan. This meeting is being held to solicit your comments, which are used in developing the final plans that are submitted to HUD. All attendees received a printed draft of this plan.

Much of the funding in the 2020-2024 plan is going to be allocated to complete RAD conversions. In order to prepare for the conversion to the RAD Program needs to reallocate funds in our 2018 and 2019 capital fund plans, which were discussed. We also discussed the upcoming 2020-2024 Capital Fund 5-year plan.

The Capital Fund Plan is due to HUD in the spring of 2019. Each year of this five-year plan is \$857,172 which is the amount HUD just informed us we will receive this year. We do not anticipate receiving this much in the future because we will be funded for 116 less units once amp 2 converts to RAD.

Explained the plans include items listed as deficient in the HUD REAC inspection reports, City inspection reports, the CNA, BHA inspections and comments from the RAB and Public Meetings. The 2018 & 2019 revised budgets reflect paying off the CFFP (further discussion below). This had to be paid before we could convert to RAD and it had to be paid from capital funds.

Schedule:

The next meeting will be for all residents and the general public on March 3rd at 2:30 at the BHA Administration building.

Comments are due to my attention by April 13th.

Comments and responses will be posted on the website, as well as in the lobby and community building by April 20th.

Discussed the 2018 Revision #2:

- BHA paid of the CFFP loan. This was \$593,744 of the \$768,688 grant.
- The Contingency line has been reduced to zero and moved to cover RAD expenses.
- The additional money needed for the Amp 2 Site Improvement project is in this grant, as well as architect fees.

Discussed the 2019 Revision #1:

- Instead of starting another building renovation project in Crestmont we moved the funds to cover RAD pre-development fees and put \$114,199.46 in the RAD finance plan, which will go toward amp 2 renovations.
- There is \$40,000 to convert Crestmont gas system to Vectren ownership.
- There is \$10,000 to replace dead trees that have been removed in Crestmont.

Current & Completed Projects:

- Ellington Tree Experts is removing dead trees in Crestmont and Reverend Butler.
- We completed the renovations of 1033 & 1037 Summit. This is the former Boys & Girls Club. This is two four-bedroom units which were made wheelchair accessible downstairs.
- We had to file an insurance claim to repair substantial fire damage at 1116 Lindbergh and another claim to replace the flooring and a lot of drywall at 1323 W 13th due to water damage.

Upcoming Projects:

- I applied for a CDBG grant in the amount of \$150,000 to make ADA site improvements in Amp 2. We actually received \$200,000. This project will install ADA compliant curb cuts at Walnut Woods and three ADA ramps in Reverend Butler. We will put nearly \$45,000 of capital funds with the CDBG to complete this project. This project is expected to be awarded to the Ann-Kriss company. This work will be done by the end of May.

RAD Conversion:

- In efforts to keep you informed and provide information to you we will continue to hold meetings and distribute information. You can get more information by reading your newsletters, checking the RAD page on our website at www.bhaindiana.net, checking the HUD RAD website, asking office staff or call our RAD hotline at 812-545-7045. Also be sure to check your mail for important RAD notices.

SECTION 3:

Section 3 is the employment and training of low-income people. If you know anyone who may be interested in working for BHA or our contractors there are employment applications and section 3 waivers at the front desk of the office.

Risk Control:

- Resident and staff safety is the main concern of the BHA. If you see unsafe conditions report them to the front desk immediately.
- We recently converted ownership of the natural gas system in Butler to Vectren. If you live in Butler or Walnut Woods and smell, see or hear gas call Vectren immediately. If you live in Crestmont call the emergency gas hotline immediately. The number is (812) 272-5511. Stickers with the phone number have been placed on all refrigerators.
- Disposal of syringes at BHA office or in containers by dumpsters.

Comments:

- The residents would like an orchard planted between 12th & 13th streets.
 - It was suggested I contact Hue at 317-281-0251. He goes to the Community Kitchen Express and lives in the neighborhood to the east of BHA. He works with the city and gets fruit bearing trees from the COB Tree Trust.
 - I let them know we would have to watch for overhead wiring that can be damaged by trees in this area.
- There are lights out and residents would like additional lighting in the 1200-1300 block of 12th Street.
 - I let them know we would take this into consideration when converting Crestmont to RAD.

Meeting adjourned at 4:45

Reported by Rhonda Moore

BLOOMINGTON HERALD-TIMES (HTTPS://WWW.HOOSIERTIMES.COM/HERALD_TIMES_ONLINE/) | MARTINSVILLE REPORTER-TIMES (HTTPS://WWW.HOOSIERTIMES.COM/REPORTER_TIMES/) | BEDFORD TIMES-MAIL (HTTPS://WWW.HOOSIERTIMES.COM/TMNEWS/) | MOORESVILLE-DECATUR TIMES (HTTPS://WWW.HOOSIERTIMES.COM/REPORTER_TIMES/MDT/) | PAOLI NEWS-REPUBLICAN (HTTPS://WWW.HOOSIERTIMES.COM/PAOLI_NEWS_REPUBLICAN) | SPENCER EVENING WORLD (HTTPS://WWW.HOOSIERTIMES.COM/SPENCER_EVENING_WORLD) | SPRINGS VALLEY HERALD (HTTPS://WWW.HOOSIERTIMES.COM/SPRINGS_VALLEY_HERALD)



HOME (HTTPS://CLASSIFIED.GATEHOUSEMEDIA.COM/HOOSIERTIMES/)	PLACE AN AD - HERALD-TIMES/TIMES-MAIL (HTTPS://CLASSIFIED.GATEHOUSEMEDIA.COM/HOOSIERTIMES/)	CARS (HTTPS://CLASSIFIED.GATEHOUSEMEDIA.COM/ADHUNTER/HOOSIERTIMES/HOME/SEMAJORCLASS=4000)
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RENTALS (/AdHunter/hoosiertimes/Home/Search?majorClass=3000)
AUTO (/AdHunter/hoosiertimes/Home/Search?majorClass=4000)
MERCHANDISE (/AdHunter/hoosiertimes/Home/Search?majorClass=5000)
PETS (/AdHunter/hoosiertimes/Home/Search?majorClass=6000)
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Public Notices (/AdHunter/hoosiertimes/Home/Search?minorClass=7700)
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Details

Posted: 10/14/2020

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Bloomington Housing Authority- Notice of Public Review

The Bloomington Housing Authority Annual Plan for Fiscal Year Beginning 10/2020 and 5 Year Plan for FY2021-2025 have been prepared in draft form for public review. BHA is preparing for submittal of these plans to the US Dept. of Housing and Urban Development by January 22, 2021.

Due to COVID-19 public health concerns, in-person public meetings will be restricted. To still promote public review and comment, BHA will post a recorded presentation reviewing the 5 Year and Annual Plans on the BHA website (www.bhaindiana.net) no later than December 1, 2020. A copy of both plans will be available on the BHA website by Oct. 15, 2020 and will also be available at the BHA Main Office at 1007 N Summit Street, Bloomington, IN 47404. Documents can be requested to be sent via USPS by emailing Amber Skoby at askoby@blha.net (mailto:askoby@blha.net).

Written comments or concerns for this plan may be submitted to the BHA until December 31, 2020 by emailing Amber Skoby at askoby@blha.net (mailto:askoby@blha.net) or by mail to 1007 N. Summit Street, Bloomington, IN 47404, Attention: Amber Skoby.

Both plans are scheduled to be approved at the January 21, 2021 BHA Board of Commissioner meeting starting at 8:00AM. hspaxlp

