



Celebrating Our Success



Housing Authority of the City of Bloomington
104 East Wood Street
Bloomington, Illinois 61701
(309) 829-3360



2010 Annual Report

Executive Director Report



This past year has been an extraordinarily productive time at the Housing Authority of the City of Bloomington. The following sections of this report provide extensive detail on the activities and accomplishments with an emphasis on the fiscal year ending December 31, 2010. As I present this report, I would like to acknowledge and thank the Board of Commissioners, the Mayor and City Council, Housing Authority staff, residents and community partners for a job well done during this period.

The Housing Authority invested over \$1.9 million in property renovation projects throughout the city. The majority of the funds, \$647,499 in Federal stimulus funds, were invested in one of our oldest public housing sites to make upgrades in 22 units at Sunnyside Court. These renovations are pro-

tecting the Housing Authority's initial investment in the properties and maintaining their value as affordable housing. The Housing Authority is committed to providing and maintaining quality affordable places where people want to live.

In 2010, we initiated our Section 3 Program to provide opportunities to residents in employment or training with contractors conducting work with the Housing Authority. The City of Bloomington Community Development Division provided funds for a week long Section 3 job readiness training for residents. The Housing Authority has expanded its commitment to work with contractors and local government to meet their Section 3 obligations while together we extend opportunities for low-income residents.

Approximately 430 McLean County households depend on Section 8 Housing Choice Vouchers to assist them with their rent. It is with the support of over 230 landlords that low-income residents are able to live and work in neighborhoods they choose. Each year the Housing Authority pays approximately \$2.3 million to landlords in the form of Housing Choice Voucher assistance for low-income residents.

As we have always done, the Housing Authority continues to collaborate closely with our many community partners to identify and understand the future needs in our local community.

As always, we truly appreciate your interest and support.

Kim Holman-Short
Executive Director

Board of Commissioners

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

- Chairman Barbara Adkins
- Vice Chairman Terrance Koch
- Commissioner Harry Johnson
- Commissioner Barbara Nathan
- Commissioner Faye Townsend

Occupancy

One of our biggest accomplishments during 2010 was the renovation of 22 apartments in the 1600 block of West Olive Street in Sunnyside Court. In May of 2009 we began the process of moving tenants into other apartments. Tenants were given an opportunity to move back to their newly renovated apartments when work was completed in October of 2010. An Open House was held to celebrate the renovations made possible by funds from the American Recovery and Reinvestment Act (ARRA) grant from HUD.

Four units in Wood Hill Family also were renovated using ARRA funds. Two of the units were modified to be accessible for the physically disabled, a 2 bedroom and a 4 bedroom unit. We were pleased to be able to house a new family in the 4 bedroom unit that was in need of an accessible unit for a child in a wheelchair. We transferred a current tenant into the 2 bedroom accessible unit who is unable to climb stairs due to health issues.

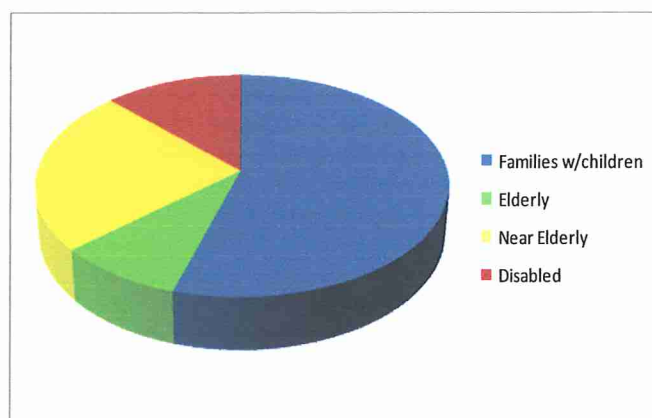
In 2010, over 400 applications for public housing were processed by the Occupancy Department. Of those 172 were families with children, 28 were elderly, 76 were near elderly, and 39 were disabled. The average income of the applicants was \$10,087. The average number in the household was 2 and the average age was 34 years old.

HUD evaluates the Public Housing Program using the Public Housing Assessment System. Bloomington Housing Authority received a High Performer designation with a score of 91 out of 100.



Sunnyside Court Open House

2010 Occupancy Applications



Congregate Housing Services

"I like living on my own and having my own apartment" stated Theo, one of 6 new participants that were accepted into the Congregate Housing Services Program (CHSP) in 2010. Theo has made many strides in becoming a very independent young man since his move into the Irvin Apartments. After Theo moved in, he started working with United Cerebral Palsy Land of Lincoln and now works part-time for them as a janitor. Theo keeps his apartment clean and likes to help out around the apartment buildings by sweeping and mopping.

Just like Theo has grown and matured over the last year, so has CHSP since it's inception almost 30 years ago.

CHSP once only accepted individuals with developmental disabilities who received services through marcfirst. Today, CHSP applicants must have a disability and have the necessary skills to live independently with minimal support from staff. Marcfirst continues to serve 12 of the 22 CHSP residents. The other 9 residents receive services from UCP Land of Lincoln, Division of Rehabilitation Services, PATH, Commu-

nity Care, and Bridgeway in order to live independently in their own apartments.

In 2010, CHSP residents received a catered meal service provided by Sugar Art, a local catering company. Breakfast, lunch and dinner are served on a daily basis including holidays.

CHSP continues to grow and change with every new participant that becomes a part of this amazing program.



"I like living on my own and having my own apartment"

Theo, CHSP participant

Transitional Housing Program

2010 marks the 12th year of the Transitional Housing Program. The program was developed as a "second chance" program for housing applicants who would typically be denied public housing. Residents strive to become better tenants as Transitional Housing participants in order to strengthen their application for future housing opportunities.

One of the main components of the program is case management services. The case manager works with clients to overcome the obstacles that initially prevented them from entering regular public housing. The case manager position is largely funded through a Continuum of Care grant from the Department of Housing and Urban Development and by the Bloomington Housing Authority.

Participants are active in the program a minimum of 3 months up to a maximum of 2 years. In 2010, six families and eleven individuals participated in the program. Four families graduated from the program and transferred to follow-up care.

Housing Choice Voucher Program

For the first time since 2006, the Section 8 office opened the waiting list for the Housing Choice Voucher Program. Applications were handed out during the first two weeks in August 2010 and interviews were conducted on Tuesdays and Thursdays during the month of September. Over 1200 applications were distributed and 617 were returned for placement on the waiting list.

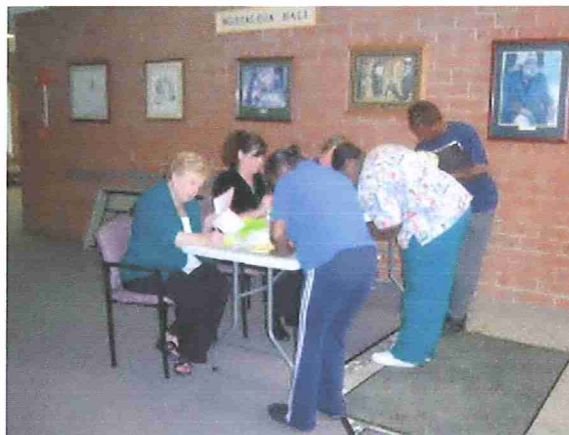
Section 8 By the Numbers

Families Assisted	501
Elderly/Disabled	175
Annual Re-Exams	443
Interims	382
Move-ins	137
Inspections	575

Section 8 also continued to partner with many community stakeholders to present programs, including Parent Expo and Money Smart Week. Money Smart Week is a weeklong event providing education on, but not limited to:

- Mapping a financial future
- Obtaining a perfect score on credit reports
- Preventing identity theft
- Financial aid for college
- Understanding health-care issues
- Home financing options for first time home buyers

During the 2010 tax season, the Section 8 office partnered with the Volunteer Tax Assistance Program which provides free income tax filing for low-income



Section 8 staff assist families applying for the Housing Choice Voucher Program waiting list.

families. Almost 800 families were served at the Bloomington Housing Authority VITA site.

In conjunction with HUD's Enterprise Income Verification (EIV) system, we continued to work to eliminate waste and fraud in the distribution of housing assistance payments. Using the EIV system, staff was able to identify 22 families that did not report their income as required to the Section 8 office which resulted in repayment agreements totaling over \$23,000.

Homeownership and Family Self-Sufficiency continued to thrive in 2010. One FSS participant purchased her first home through the Homeownership Program. Another FSS participant purchased a Habitat for Humanity house.

The success of the Section 8 program depends on knowledgeable landlords to make the program run effectively. The Section 8 program partners with the McLean County Apartment Association to educate landlords on the benefits of renting to Section 8 tenants. In 2010 the Association presented seminars on gang and drug activity, utility companies, rental inspections required by the City of Bloomington and how to compose a legal lease and conduct a legal eviction.

The Housing Choice Voucher Program once again received the Department of Housing and Urban Development's highest rating in administering all components of the Section 8 program using SEMAP: High Performer.



Jorge Ovalle, Section 8 Programs Coordinator talks with Lareese Jefferies who purchased a home through Habitat for Humanity.

Resident Services

Resident Services provides essential programs to assist families in their personal growth while developing their career and educational goals.

We are pleased to announce that we were awarded the Resident Opportunity and Self-Sufficiency Service Coordinator HUD grant in 2010. The 3 year grant creates opportunities for residents to be linked to resources that support their steps toward self-sufficiency. Training was held in Washington D.C. for recipients where representatives from HUD and Nan McKay presented guidelines and regulations for administering the grant. Extensive case management and community networking have made this grant successful.

In addition to being a valuable resource for our residents to seek employment, our computer labs host after school tutoring programs, 4H Club, Junior Master Gardening, and Nutrition programs. Our after school programs are run by volunteers from Illinois State and Illinois Wesleyan Universities. The LINKS professional Women's Organization facilitates the 4H program. They focus on leadership, culture and exposure trips. The Junior Master

Gardner and Nutrition programs are run by the University of Illinois Extension. Our labs have been chosen by Neighborhood Networks to participate in a pilot program conducted by HUD and the U.S. Department of Health and Human Services. The goal of the program is to disseminate health information to low-income individuals. We partnered with Delta Sigma Theta Sorority to host our third Health Fair. Several health providers and social service agencies provided information and resources about physical, emotional and mental health.



Partnerships are an essential piece to the productivity of our programs. This year we partnered with the City of Bloomington Community Development Division to host a Section 3 training for our residents. Section 3 is a HUD sponsored program that creates training and employment opportunities for low-income individuals. The City of Bloomington provided funds for Keith

Swiney of Motivation, Inc. to have a Resident Employment Training session at Wood Hill Towers. The training lasted for a week during the month of July and Trinity Lutheran Church provided classrooms for daycare during the training.

Pressing Toward Progress



4H Tech Kids trip to Chicago Field Museum



Health Fair

Maintenance

In 2010, the Housing Authority was the recipient of several community service projects. In Sunnyside Court, Hope Worldwide Ministries provided 70 people and 340 hours of service painting 4 buildings in the 1600 block of West Olive Street, the 300 block of Erickson Street, and the 1600 block of West Illinois Street. In addition, the playgrounds, fences and parking lots were cleaned, repaired and painted.



The Lawrence Irvin Neighborhood Center also received a facelift in the form of a nice coat of paint provided by volunteers recruited by Joseph Clay. Joseph, a member of the Church of Jesus Christ of Latterday Saints, was working on his Eagle Scout Award and chose this as his culminating project. There were over 600 hours of service provided by Joseph and those he recruited to help.



The Maintenance staff performed 3,898 work order in 2010 with an average turn-around time of 1.7 days. There were 114 apartments refurbished for new residents with an 8.4 day turn-around time. We continue to work to keep our properties a safe, sanitary place to live.

Modernization

In 2009, we applied for and received funding through the American Recovery and Reinvestment Act (ARRA) to renovate 3 buildings in Sunnyside Court. With additional funding from our 501-09 Capital Fund grant we were able to renovate a total of 22 apartments in 5 buildings. These units received remodeled kitchens, baths, floors, closets and furnace rooms. New patios and fencing greatly enhanced the exteriors giving the buildings a much needed curb appeal. The apartments also received new electric service, plumbing and washer and dryer hook-ups. Each of the apartments now have carpet and ceiling fans in the living rooms and were the first to receive central air conditioning at Sunnyside Court.



Three apartments at John Kane Homes were also renovated to meet the Americans with Disability Act (ADA) guidelines and are a great benefit for the elderly. Currently 2 more units are being renovated and we will continue to renovate apartments at this site until all 30 are completed.

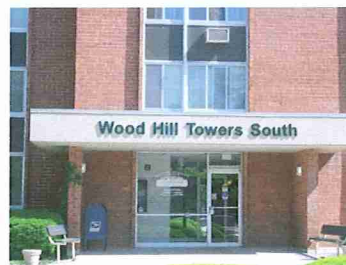
Wood Hill Family apartments had 4 apartments in 2 buildings completed, of which 2 became ADA units. These units received major renovations to the interior and exterior like Sunnyside Court.

In collaboration with a grant from Mid Central Community Action, 22 energy efficient furnaces were installed at Wood Hill Family apartments. The same 22 apartments also received some new windows and entry doors.

Wood Hill Towers south and north high rise had new automatic door openers installed using ARRA grant money. These openers help the tenants who are impaired or in wheelchairs.

Wood Hill Towers north high rise completed corrections to ADA units which brings the number of apartments complete to 75.

All Housing Authority properties received a much needed facelift with the addition of new signage. Using ARRA grant money, 8 ground signs, 28 building signs, 3 façade signs and several smaller signs were installed throughout our properties. These signs help identify and beautify our sites.



In order to renovate and provide safe conditions for workers and tenants, work sites are cleared of asbestos containing material prior to construction. Asbestos and lead based paint removal continues to be a large part of our Capital Fund work and we currently spend about 7% of our yearly grant toward removal.

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We're on the web!
www.bloomingtonha.com

PROPERTIES OF THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON

<u>Development</u>	<u>Number of Apartments</u>	<u>Apartment Sizes</u>	<u>Asset Management Designation</u>
Sunnyside Court	100	1—4 bedrooms	AMP 1
Holton Homes	64	1—4 bedrooms	AMP 1
Evergreen Place	36	1—4 bedrooms	AMP 1
John Kane Homes	30	1—2 bedrooms	AMP 2
Irvin Apartments	26	1—2 bedrooms	AMP 2
Nierstheimer Apartments	16	1 bedroom	AMP 2
McGraw Apartments	8	1 bedroom	AMP 2
Wood Hill Family	50	2—5 bedrooms	AMP 3
Wood Hill South	143	Studio/1 bedroom	AMP 3
Wood Hill North	157	Studio/1 bedroom	AMP 4

Occupancy Statistics

Public Housing Sites	Average Annual Income	Average Monthly Rent	Racial Analysis	Elderly Households	Disabled Households	Sex	Average Family Size	Average Number of Children
Amp 1	\$9,509	\$126	28% White 71% Black 1% Asian	3	30	182 F 33M	2.8	1.6
Amp 2	\$10,465	\$189	75% White 25% Black	22	58	51 F 34 M	1.1	0
Amp 3	\$13,562	\$197	69% White 30% Black 1% Asian	62	64	91 F 70 M	2	.8
Amp 4	\$12,635	\$210	72% White 28% Black	70	74	58 F 92 M	1	0
Total All Developments	\$11,468	\$174	55% White 44% Black 1% Asian	153	209	400 F 179 M	1.9	.8

Housing Authority of the City of Bloomington, Illinois

COMBINED STATEMENT OF REVENUE AND EXPENDITURES

YEAR ENDED DECEMBER 31, 2010

(unaudited)

<u>REVENUE</u>	<u>Grand Total</u>
Rentals	\$1,094,811
Government operating grants	4,624,088
Capital Fund Grants	1,326,237
American Recovery and Reinvestment Act Capital Fund Grant	647,499
Interest Earned	5,161
Other Income	153,431
Total Revenues	\$7,851,227
 <u>EXPENDITURES</u>	
Administrative	\$1,422,750
Tenant Services	149,312
Utilities	584,071
Ordinary Maintenance & Operations	814,300
General	705,559
Extraordinary Maintenance	1,000
Housing Assistance payments	2,322,749
Depreciation Expense	710,918
TOTAL Expenditures	\$6,710,659

Earnings - Income (Loss) 1,140,568

Under HUD regulations, we are required to have our books and records audited on an annual basis by an independent Certified Public Accounting firm.

Housing Authority of the City of Bloomington, Illinois

COMBINED BALANCE SHEET

DECEMBER 31, 2010

(unaudited)

ASSETS

Current Assets:

Cash	\$1,727,302
Accounts Receivable - Tenants	17,498
Accounts Receivable - Other	327,902
Investments	0
Materials inventory	89,755
Inter-program Due From	0

Total Current Assets	2,162,457
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Land, Structures and Equipment	\$30,872,594
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Accumulated Depreciation	(24,852,208)
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Total Non-Current Assets	6,020,386
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<u>TOTAL ASSETS</u>	\$8,182,843
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Housing Authority of the City of Bloomington, Illinois

COMBINED BALANCE SHEET (continued)

DECEMBER 31, 2010

(unaudited)

LIABILITIES

Current Liabilities:

Accounts Payable	\$335,903
Tenant's security deposits	78,300
Accrued Compensated Absences	48,982
Wages & Benefits	40,422
Non-current Liabilities	178,338
Inter-program Due To	0
Total Liabilities	\$681,945

Invested in Capital Assets, Net of Related Debt	\$6,020,386
Restricted net Assets	203,716
Unrestricted Net Assets	1,276,796
Total Equity/Net Assets	7,500,898

<u>TOTAL LIABILITIES and Equity/Net Assets</u>	\$8,182,843
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Housing Authority of the City of Bloomington, Illinois

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM COMBINED STATEMENT OF REVENUE AND EXPENSES YEAR ENDED DECEMBER 31, 2010

(unaudited)

REVENUE

Interest-Unrestricted	\$90
Interest-Restricted	393
Fraud Recovery	17,816
Other Income	2,286

TOTAL	\$20,585
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EXPENSES

Salaries	\$177,078
Employee Benefits	68,404
Management Fees	99,977
Office Expense	20,778
Ordinary Operations	19,095
HAP Payments	2,303,876
TOTAL	\$2,689,208
Prior Year Adjustment	0

EXCESS OF REVENUE OVER EXPENDITURES	(2,668,623)
HUD Contribution	\$2,665,868
Reserve Provision	-2,755

Housing Authority of the City of Bloomington, Illinois

**CONGREGATE HOUSING SERVICES PROGRAM GRANT
COMBINED STATEMENT OF REVENUE AND EXPENSES
YEAR ENDED DECEMBER 31, 2010
(unaudited)**

REVENUE

Participants Contributions	\$36,537
Interest	114
 TOTAL	 \$36,651

EXPENSES

Administration Expenses	4,053
Management Fee	\$8,137
Tenant Service - Salaries	42,662
Employee Benefits	15,517
Technical Salaries - MARC Center	2,403
Program expenses	52,888
 TOTAL	 \$125,660

EXCESS OF REVENUE OVER EXPENDITURES	(89,009)
HUD Contribution	\$89,009

Housing Authority of the City of Bloomington, Illinois

**ROSS GRANT
COMBINED STATEMENT OF REVENUE AND EXPENSES
YEAR ENDED DECEMBER 31, 2010
(unaudited)**

EXPENSES

Administrative Salaries	\$43,928
Tenant Services – Salaries	4,500
Employee Benefits	12,564
Other	27,823
TOTAL	\$88,815
EXCESS OF REVENUE OVER EXPENDITURES	(88,815)
HUD Contribution	88,815
