



HOUSING MATTERS

2018 ANNUAL REPORT



“Housing is at the epicenter of all opportunities and outcomes.

It is the first rung on the ladder to economic opportunity. . . . Rental assistance programs can both alleviate immediate economic strain and open the door to upward mobility.”

—To Improve Lives and Expand Opportunities, Recognize the Power of Housing, a 2019 publication of the Urban Institute



**HOUSING
MATTERS**

BLOOMINGTON
HOUSING AUTHORITY
2018 ANNUAL REPORT

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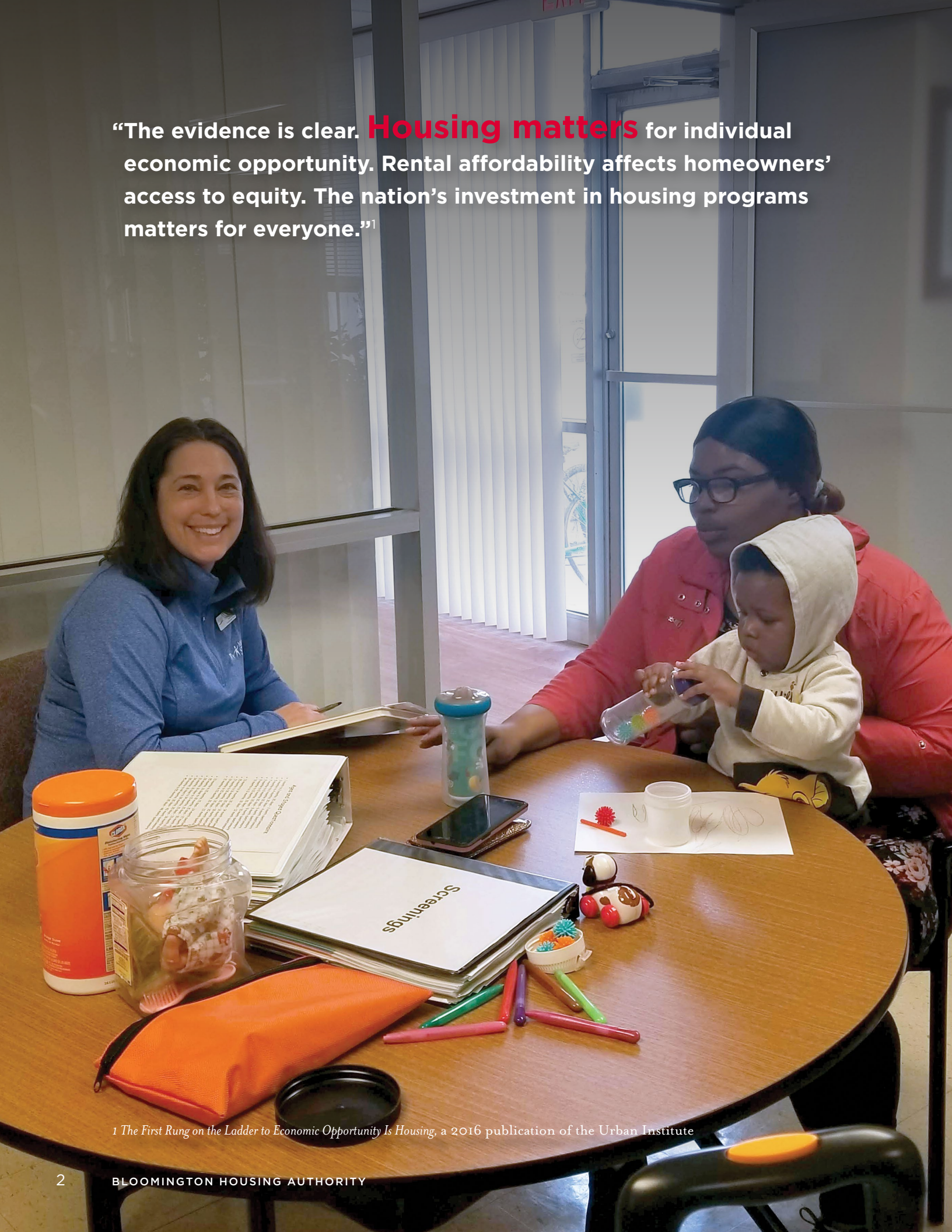
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Photo: A June 2018 job fair offered housing program participants the opportunity to connect with local employers and agencies.

“The evidence is clear. **Housing matters** for individual economic opportunity. Rental affordability affects homeowners’ access to equity. The nation’s investment in housing programs matters for everyone.”¹



¹ The First Rung on the Ladder to Economic Opportunity Is Housing, a 2016 publication of the Urban Institute



From the
EXECUTIVE DIRECTOR
JEREMY HAYES

The Housing Authority of the City of Bloomington (also referred to as Bloomington Housing Authority or BHA) provides subsidized housing programs that offer safe, affordable rental housing to low-income families and individuals in the Bloomington-Normal area. As of the end of 2018, more than 2,800 individuals were housed through our two main programs: public housing and the Section 8 Housing Choice Voucher program.

The 2018 annual report provides basic information about our programs—who we serve, program operations, and funding information. This information is important to help the public understand these programs, which can serve as a last line of defense against homelessness and unsafe living conditions.

In 2018 the Housing Authority experienced several significant changes in personnel. After 22 years as Executive Director and 35 total years of service to BHA, Kim Holman-Short retired in May 2018. The Housing Authority also lost a great friend when long-time Technical Services Director Bill Myers passed away less than six months after his January 2018 retirement. The agency was fortunate to have these fine examples of dedication and compassion. We strive to carry on their legacy of kindness and competence.

2018 was also a year of progress and growth. Six spacious renovated apartments at Wood Hill Towers-North were created from outmoded efficiency units. Volunteers from Eastview Christian Church’s Serve Project flooded across public housing sites again in June 2018 to beautify the grounds and lift the spirits of our residents. Participants in the Family Self-Sufficiency (FSS) program improved their job skills and continued accumulating savings. Smoking within public housing units was officially banned on April 1, 2018. In short, our residents and our housing stock are stronger and sturdier than ever.

Growth and development is a never-ending process. In 2019 our Board of Directors and leadership team continue to fine-tune our programs and plan for the future. With nearly all our funding coming from the federal government, we continue to face uncertainty in the form of both funding and regulation. Despite these and other challenges, there is no doubt that our organization will continue to improve. We will do our best to leverage resources, improve our properties, and provide the opportunities that will improve the lives of our residents, our clients, and the wider community we serve.

Photo: Connecting housing program participants with health and social services is an important function of the BHA Resident Services department.



The Housing Authority is an independent unit of local government that operates two federally subsidized affordable rental housing programs: public housing and the Section 8 housing choice voucher (HCV) program. The programs are similar in that they both offer low-income families and individuals safe, decent housing at an income-based rent. The following is a summary of the programs along with key statistics.

CORE HOUSING PROGRAMS

Public Housing

Using federal funds, the Housing Authority built more than 630 units of public housing between 1954 and 1982. The current count of leasable units is 614. These units are owned and managed by the Housing Authority. Tenants pay rent that is typically 30% of their adjusted monthly income. All utilities other than electricity are paid by the Housing Authority. Tenant rent provides only a portion of the operating income needed for the program; the federal government provides monthly operating subsidy payments to the Housing Authority to cover the balance.

Housing Choice Voucher

In 1977 the Housing Authority began administering the Section 8 Housing Choice Voucher (HCV) program. This program provides low-income households with a voucher that guarantees a private landlord payment of rent from two sources: the tenant pays 30% of adjusted monthly income toward rent and the Housing Authority pays the balance. The Housing Authority receives monthly disbursements from HUD to cover these housing assistance payments (HAP) to landlords. The HCV program offers tenants the widest variety of housing options.

At the end of 2018, the Housing Authority administered a total of 673 vouchers (399 units leased under regular BHA vouchers; 30 vouchers supported with special funding and “port-in” billing; and 244 vouchers administered on behalf of McLean County Housing Authority). Demand for the HCV program nationwide is extremely high. Like most agencies, the Bloomington Housing Authority’s HCV waiting list is closed due to the high number of households on the waiting list. There were more than 600 households on the waiting list at the end of 2018.

399

units leased under
regular BHA vouchers

30

vouchers supported
with special funding
and “port-in” billing

244

vouchers administered on
behalf of McLean County
Housing Authority

PUBLIC HOUSING

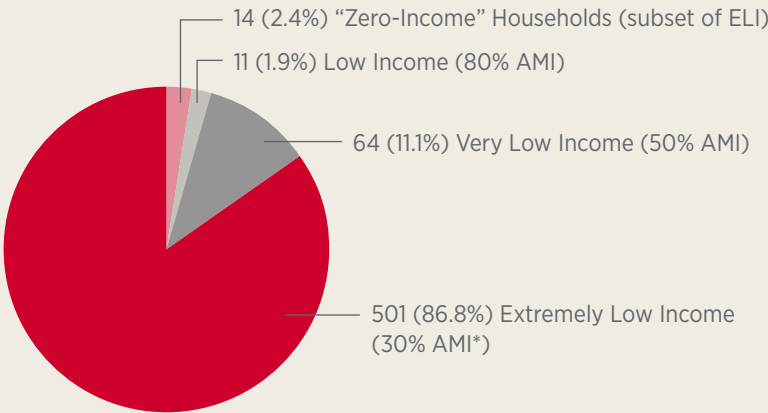
Households

577	192	400	1,037	1.8
total households	households with children	total number of children	total population	average population in household

Elderly Head of Household	174 (30.2%)	Male Head of Household	200 (34.7%)
Disabled Head of Household	217 (37.6%)	Female Head of Household	377 (65.3%)



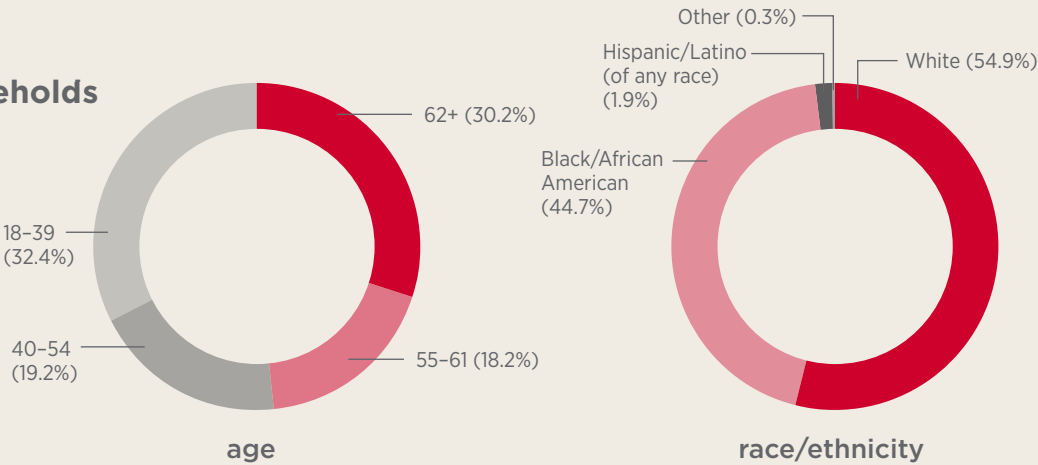
Income



*Area Median Income

median household income \$10,176

Heads of Households Demographics



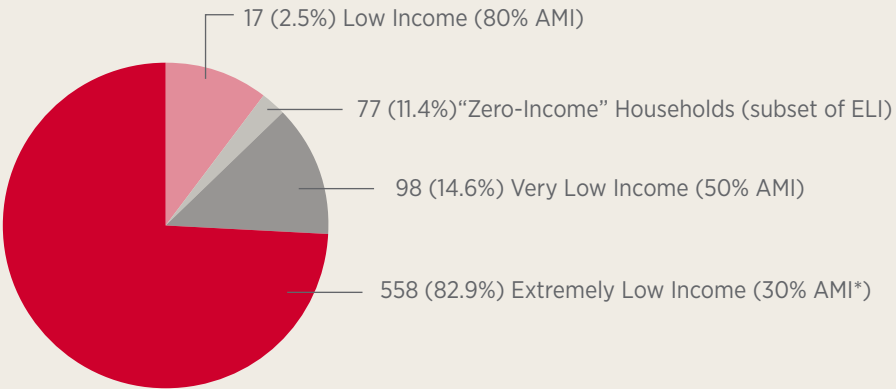
SECTION 8 HCV

Households

673	408	916	1,765	2.6
total households	households with children	total number of children	total population	average population in household

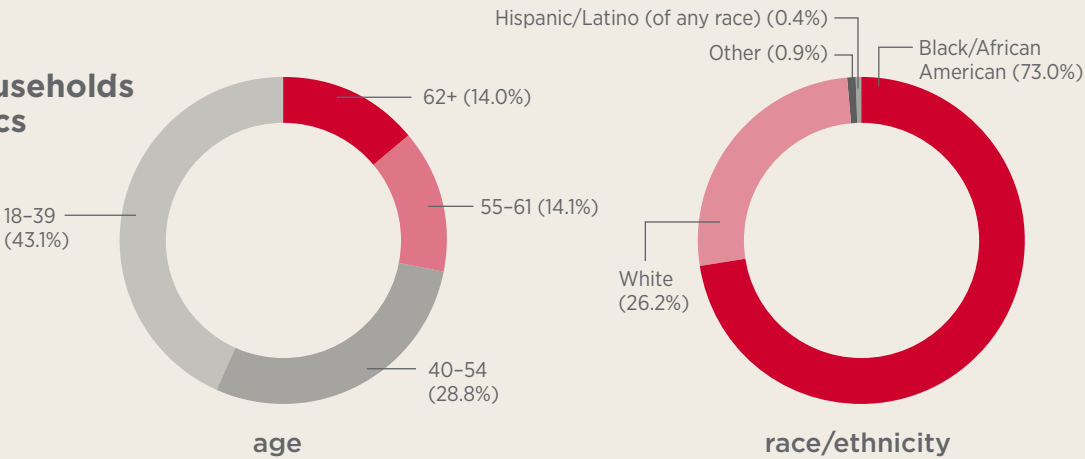
Elderly Head of Household	94 (14.0%)	Male Head of Household	73 (10.8%)
Disabled Head of Household	205 (30.5%)	Female Head of Household	600 (89.2%)

Income



median household income \$12,024

Heads of Households Demographics



AGENCY OVERVIEW

The Housing Authority of the City of Bloomington was formed in 1947 in accordance with state statute. As a federally funded agency, the organization must comply with a variety of federal laws and regulations.

A five-member Board of Commissioners appointed by the mayor of Bloomington oversees the agency. The Board is responsible for establishing the strategic vision of the agency, adopting policies, approving budgets, making major financial decisions, and hiring an Executive Director to lead the organization.

The Housing Authority is organized into five departments with these key responsibilities:

Section 8

Housing Choice Voucher Program administration, including waiting list management, rent determination, unit inspections, and voucher portability.

Occupancy

Public housing program applications, processing move-in and move-out activity, rent determination, lease compliance, and general property management.

Administration

General support and management of the agency, including financial management and central office administration.

Resident Services

Connecting public housing residents with educational and social services, assisting in tenant screening process, conflict resolution, and administering grant programs such as the Resident Opportunities and Self-Sufficiency (ROSS) program.

Maintenance

Responding to work orders from public housing tenants, conducting preventive maintenance, cleaning and preparing apartments for re-occupancy, and coordinating capital improvements to facilities.

“I’ve never felt more safe, loved, appreciated, or strong than I have these last eight years. The surrounding of good people with motivating thoughts has given me the strength to raise productive, respectful, responsible individuals.”

—D. A., RESIDENT OF WOOD HILL FAMILY APARTMENTS SINCE 2012

SELF-SUFFICIENCY PROGRAMS

The Housing Authority receives federal grant funds to operate two important programs that help our clients improve their lives and pursue opportunities for self-sufficiency. Through the Resident Opportunity and Self-Sufficiency (ROSS) program, the Housing Authority is able to hire a full-time service coordinator. The service coordinator helps public housing residents identify goals for their families related to education, career advancement, personal financial management, parenting, and other areas of family life. After connecting the family with resources to achieve these goals, the service coordinator supports the family by monitoring progress and continuing follow-up meetings. As of the end of 2018, 55 public housing residents were enrolled in ROSS.



Delta Sigma Theta was recognized in 2018 for their ongoing support of BHA’s annual health fair.

The Family Self-Sufficiency (FSS) program also allows for another full-time Housing Authority staff member to assist families with goal-setting and coordination of services. Public Housing residents and HCV participants are eligible to enroll in the FSS program, which requires that the client enter into a multi-year agreement with the Housing Authority. The agreement establishes goals and milestones for progress toward self-sufficiency.

As an FSS participant increases their earnings, their rent will increase according to program regulations. However, FSS program residents are rewarded each time their rent increases because the Housing Authority deposits into an escrow account an amount roughly equal to the increase in rent. The account earns interest and is property of the resident, so long as they comply with FSS rules. The funds can be used to assist the resident in achieving interim goals and are paid out in full when the resident completes the FSS program. At the end of 2018, 41 BHA residents were enrolled in FSS (24 public housing residents and 17 voucher holders).

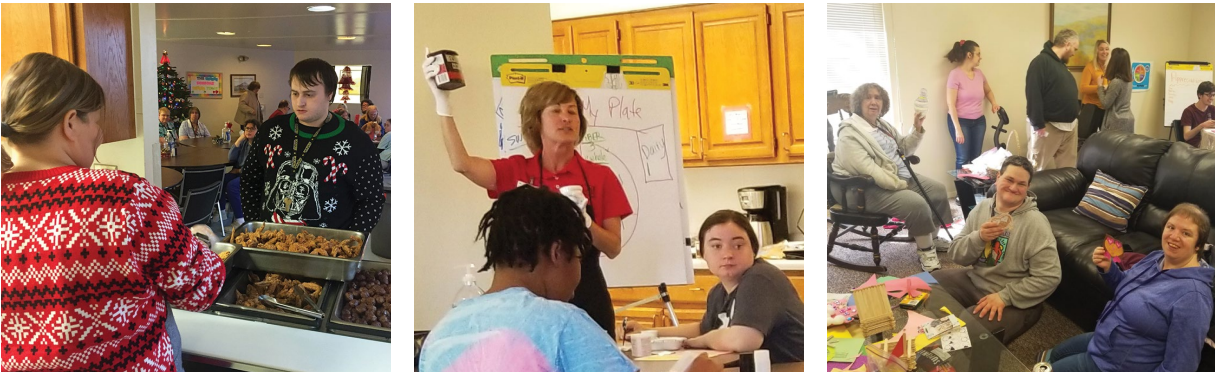


CONGREGATE HOUSING SERVICES PROGRAM AT THE IRVIN APARTMENTS

Since 1982, the Housing Authority has received federal Congregate Housing Services Program (CHSP) funds to provide case management and various services that allow the 25 residents of the Irvin Apartments to live independently. The program serves non-elderly adults with disabilities who have demonstrated needs for assistance in multiple areas of daily living.

A key feature of the CHSP is a congregate meal service program. All 25 resident apartments have their own kitchen, but many residents need help with meal planning and cooking. With the benefit of the CHSP grant, the Housing Authority serves seven hot dinners and five hot breakfasts per week to ensure the nutritional needs of residents are met. Enjoying meals together in a group setting also builds a strong sense of community and friendship among residents.

In 2018, CHSP staff led a 12-week special health promotion initiative for CHSP residents. The Irvins Apartments was selected as a site to offer HealthMatters, a program developed specifically for people with intellectual and developmental disabilities through the College of Applied Health Sciences at the University of Illinois at Chicago. During the program, residents learned about nutrition, exercise, the importance of heart rate and blood pressure, goal-setting, and self-advocacy.



COMMUNITY PARTNERSHIPS

In all our programs, the Housing Authority relies on the support and services of a wide variety of organizations to assist clients and amplify the impact of assisted housing. Our staff refers residents and coordinates services with practically every social service provider in the Bloomington-Normal area. Among these, the Housing Authority works especially closely with Heartland Head Start, Mid Central Community Action, Heartland Community College, Career Link, District 87, YWCA of McLean County, Connect Transit, and Children’s Home and Aid. The Housing Authority also coordinates with government agencies such as the Illinois Department of Human Services, Bloomington Township, and the McLean County Health Department to make BHA clients aware of key services available to low-income households.

Various private organizations make great efforts to assist Housing Authority clients. Faith-based organizations provide critical assistance to families and individuals in need. Again in 2018, Eastview Christian Church provided major support to residents through their Serve Project in the summer and the Imagine program in the holiday season. The St. Vincent de Paul Society continued to assist households in crisis and transition. Trinity Lutheran Church, the Apostolic Pentecostal Church, and other local churches offer outreach and programming to BHA residents on an ongoing basis.

In 2018, the Housing Authority was pleased to welcome the Tinervan Foundation as a new partner. Since November 2018 volunteers with the foundation have distributed food boxes to residents at multiple housing sites. We were also proud to partner with District 87 in their first year of Mobile Summer Feeding program. Holton Homes and Wood Hill Family Apartments served as summer feeding distribution sites.



FACILITIES MAINTENANCE AND CAPITAL IMPROVEMENT

The Housing Authority’s dedicated Maintenance Department staff is responsible for responding to daily work orders for routine maintenance and repairs to public housing apartments and common areas. In 2018 maintenance employees responded to 3,289 work orders at our 614 units of public housing. Of these, 322 were classified as emergency work orders, nearly all of which were resolved within 24 hours.

In addition to routine day-to-day maintenance and repairs, the Housing Authority reinvests in public housing facilities using HUD’s Capital Fund program. In 2018, the Housing Authority used Capital Fund dollars for several large projects and a number of smaller capital expenses. The largest capital fund project was the second phase of unit mergers at Wood Hill Towers-North. In the summer of 2018, the Housing Authority merged 12 obsolete efficiency apartments into six renovated contemporary one-bedroom units.

When available, the Housing Authority also uses other funding sources to supplement Capital Fund dollars. In 2018, the City of Bloomington provided more than \$18,000 in Community Development Block Grant (CDBG) funding to install a new security camera system at Wood Hill Towers to ensure that all exterior doors have video monitoring and recording. This project adds an important safety and security feature at Wood Hill Towers.



3,289
work orders completed
in 2018

6
renovated apartments
merged from 12 efficiencies

\$18,000
from grant for new
security camera system



“Affordable homes provide a foundation for positive health outcomes for families, correlate with better cognitive development and academic achievement for children, and lower public expenditures on other services like healthcare.”

—Out of Reach 2019, a publication of the National Low Income Housing Coalition

PLANNING THE FUTURE OF AFFORDABLE HOUSING

In 2018 the Housing Authority continued its participation in a unique intergovernmental partnership to address the future of housing in the Bloomington-Normal are. Led by McLean County Regional Planning Commission (MCRCP), a new Regional Housing Advisory Committee was established upon completion of the region’s first housing study in 2017. This intergovernmental advisory body allows the Housing Authority, the City of Bloomington, and the Town of Normal to work jointly to address housing issues, including affordability, in our community.

In late 2018, the Housing Authority sought proposals for the use of project-based vouchers (PBV) in a new mixed-income multi-family development. The purpose of this endeavor is to commit a small number of the Housing Authority’s available Section 8 vouchers to help leverage the use of Low Income Housing Tax Credits (LIHTC) in a new multi-family development. LIHTCs will ensure that a project will be affordable to households earning less than 60% of the area median income; PBVs will ensure that a small portion of units in the development are affordable to those earning less than 30% of area median income.

In early 2019 the Housing Authority selected a development proposal from MVAH Holding, LLC and entered into a joint venture agreement to participate in a 56-unit development called Lincoln Lofts on Four Season Road just north of E. Lincoln Avenue. The future of affordable housing development lies in mixed-finance, public-private ventures such as this.



FINANCIAL SUMMARY (UNAUDITED)

Year Ended December 31, 2018

Public Housing and Central Office Operating Funds

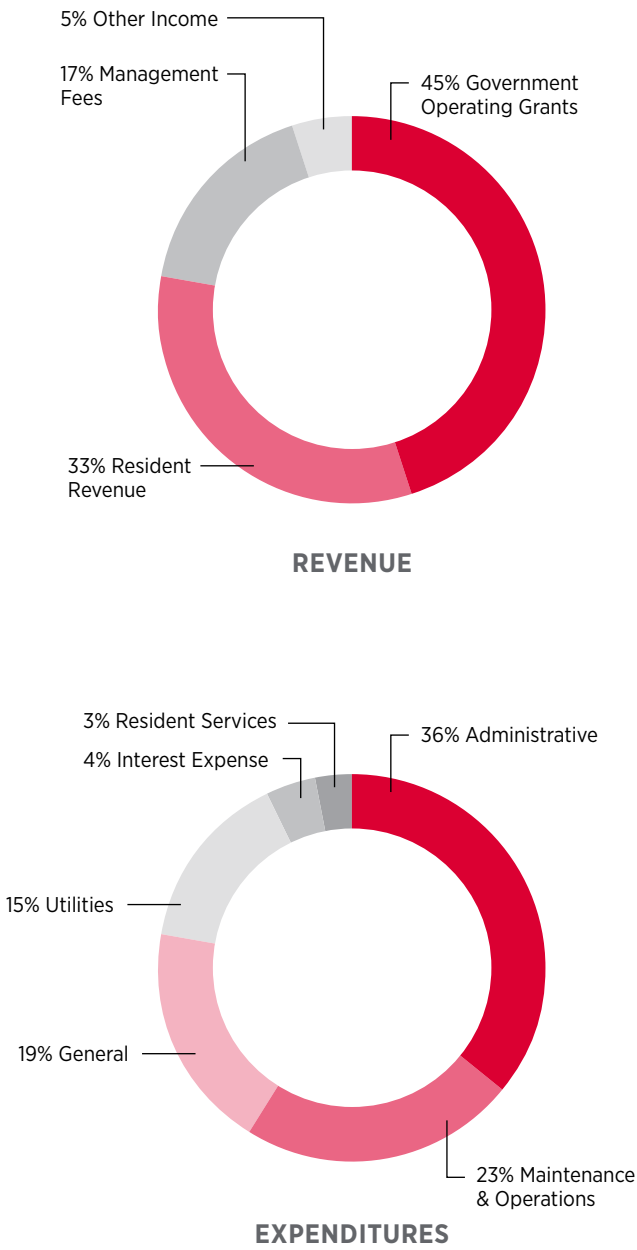
Combined Statement of Revenues & Expenses

REVENUE

Government Operating Grants	\$2,057,135
Resident Revenue	1,489,895
Management Fees	751,695
Other Income	246,374
Interest Earned	178
Total Revenue	\$4,545,276

EXPENDITURES

Administrative	\$1,503,926
Maintenance & Operations	945,870
Utilities	613,169
Resident Services	124,742
General	764,962
Interest Expense	181,571
Total Expenditures	\$4,134,239
Net Income (Loss)	411,037



Housing Choice Voucher Program

Combined Statement of Revenues & Expenses

REVENUE

HAP Portability Income	\$254,857
Administrative Fees	102,213
Fraud Recovery	22,587
FSS Forfeitures	13,310
Other Income	5,540
Total Revenue	\$398,507

EXPENSES

Housing Assistance Payments (HAP)	\$2,595,590
Administration	254,860
Tenant Services	41,047
Maintenance & Operations	2,308
General Expenses	65,417
Bad Debt Expense	11,294
Total Expenditure	\$2,970,515
Excess Revenue Over Expenditure	(2,572,008)
HUD Contribution	2,650,571
Reserve Provision	\$78,563

Congregate Housing Services Program (CHSP) Grant

Combined Statement of Revenues & Expenses

REVENUE

Participant Contributions	\$51,834
Interest	—
Total Revenue	\$51,834

EXPENSES

Program Expenses	\$85,755
Administrative	83,149
General Expenses	37,237
Management Fees	16,209
Total Expenditure	\$222,351
Excess Revenue Over Expenditure	(170,517)
HUD Contribution	\$162,848

ROSS Grant

Combined Statement of Revenues & Expenses

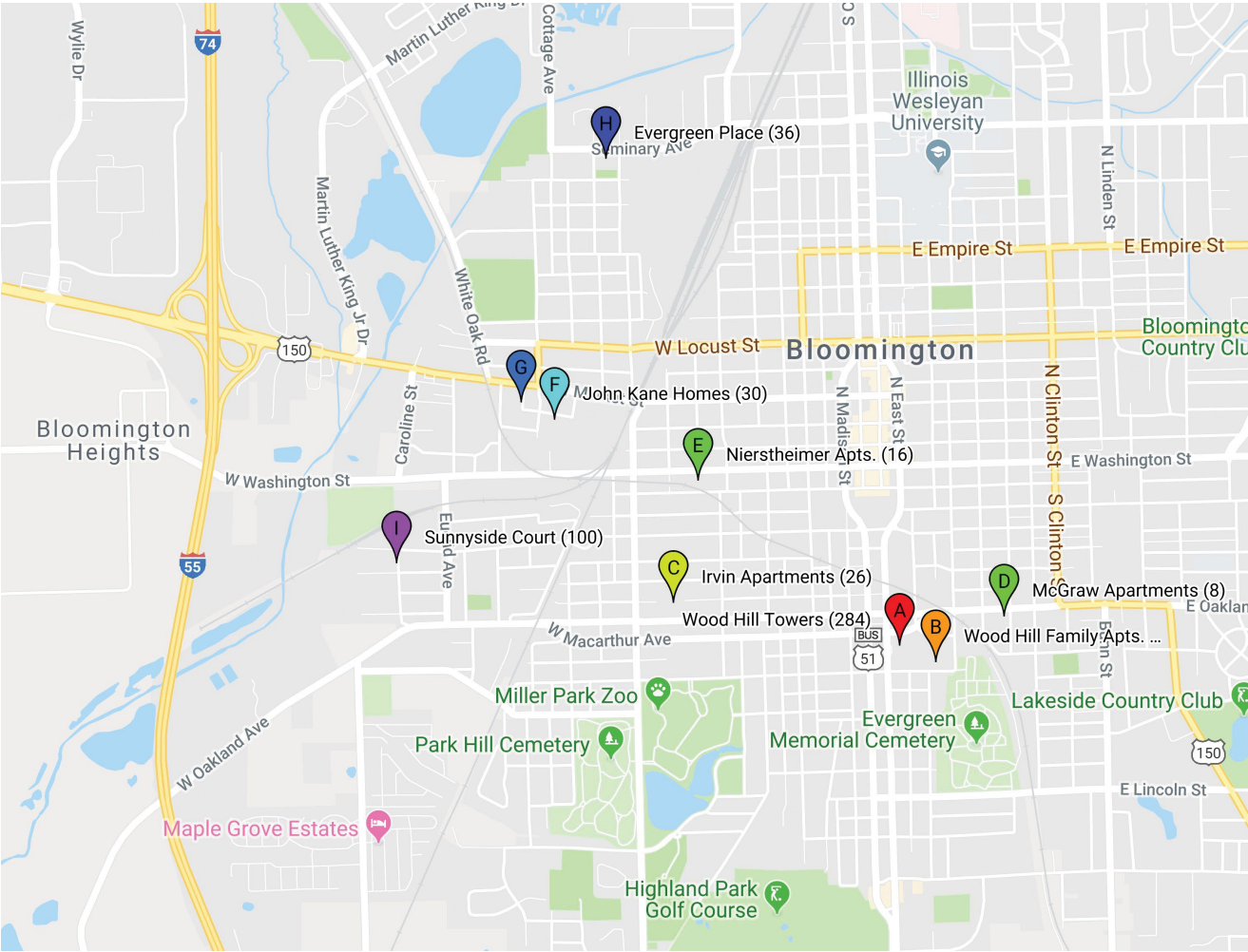
EXPENSES

Salaries & Benefits	\$69,758
Administrative Expenses	11,191
Training	2,906
Total Expenditure	\$83,855
Excess Revenue Over Expenditure	(83,855)
HUD Contribution	\$76,365

APPENDIX

INVENTORY OF PUBLIC HOUSING SITES

PUBLIC HOUSING SITE	SIZE/TYPE OF UNITS	NUMBER OF UNITS	NUMBER OF BLDGS.	YEAR BUILT
Sunnyside Court	1-BR to 4-BR units	100	20	1954
Holton Homes	1-BR to 4-BR units	64	11	1954
Evergreen	1-BR to 4-BR units	36	6	1954
John Kane Homes	1-BR and 2-BR (older adults)	30	7	1963
Wood Hill Family	2-BR to 6-BR units	50	15	1971
Wood Hill Tower-South	0-BR and 1-BR units (older adults)	140	1	1971
Wood Hill Tower-North	0-BR and 1-BR units (older adults)	144	1	1971
Irvin Apartments	1-BR (CHSP/special needs)	26	2	1982
Nierstheimer Apartments	1-BR units	16	2	1982
McGraw Apartments	1-BR units	8	1	1982
TOTAL		614	66	



BHA Public Housing Sites

- A. Wood Hill Towers

B. Wood Hill Family Apartments

C. Irvin Apartments
- D. McGraw Apartments

E. Nierstheimer Apartments

F. John Kane Homes
- G. Holton Homes

H. Evergreen Place

I. Sunnyside Court

2018 BOARD OF COMMISSIONERS

- Memuna Lee**
Chairwoman
- Terry Koch**
Vice Chair
- Barbara Adkins**
Commissioner
- Arthur Haynes-Henry**
Commissioner

2018 KEY AGENCY STAFF

- Jeremy Hayes**
Executive Director
- Kristine Glover**
Finance Director
- Jorge Ovalle**
Section 8 HCV Coordinator
- Gloria Hursey**
Resident Services Director
- Casey Pollard**
Maintenance Director
- Bill Haynes**
Assistant Maintenance Director



The nation’s investment in housing programs matters for everyone.



104 E. Wood Street
Bloomington, Illinois 61701
(309) 829-3360
BloomingtonHA.com

