



2026 Annual Public Housing Agency (PHA) Plan [DRAFT 12/11/2025]
Housing Authority of the City of Bloomington

Plan approved by Board of Commissioners January 24, 2026 Resolution No. _____

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1. Introduction and Summary

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

The Housing Authority adopted its last 5-year plan on October 16, 2024 (Resolution 1508), which covers the 5-year period ending December 31, 2029. The [2025 5-Year Plan](#) includes the Housing Authority's mission statement, a statement of organizational values, and a set of goals and objectives that will guide the agency's actions and decisions in the coming years. No changes to these goals and objectives are proposed at this time.

2. Form HUD-50075-ST (Annual PHA Plan Template)

This form is the summary document that provides key information about the annual PHA Plan submittal. Information provided in this 2024 Annual PHA Plan will be entered onto HUD-50057-ST and submitted to HUD.

3. Annual Plan Elements

a. Public Housing Admission and Occupancy Policy (ACOP)

The Housing Authority has adopted a [Public Housing Admission and Occupancy Policy \(ACOP\)](#), which is a key document used by Housing Authority staff to administer the public housing program consistently and fairly. In many cases, the ACOP simply restates federal regulations. However, the Housing Authority has discretion in many areas to go beyond the scope of these regulations. The ACOP is a document intended for reference and use by residents and the general public in order to better understand the basis for Housing Authority decisions related to the public housing program.

The ACOP can only be amended by the Board of Commissioners (except when amendments are required by federal regulations). Housing Authority staff reviews the ACOP at least annually to consider revisions that would be in the best interest of the public housing program. The following revisions are proposed for the 2026 ACOP:

Page	Section	Summary of Change
94	3-III.B, Required Denial of Admission	Clarifies the state law on how far applicants should be screened based on their criminal background to determine eligibility.
97	3-III.D, Other Permitted Reasons for Denial of Admission	Clarifies the state law on how far applicants should be screened for based on their criminal background to determine eligibility.
99	3-III.E, Screening	Revise the screening criteria to include state requirements.

125	Units Designated for Elderly or Disabled Families	Revises BHA policy on elderly or disabled only units.
115	4-I.D, Placement on the Waiting List	Provided clarification that Congregate Housing Services Program (CHSP) applicants are screened and added to the Public Housing waiting list regardless of whether the waiting list is open or closed.
278	9-I.B, Scheduling Annual Reexaminations	Revises BHA policy from 90 to 120 days to begin the process of the annual reexamination.
284	9-II.C, Reexamination of Family Composition ("Annual Update")	Revised BHA policy to require the family's presence during the annual update interview. Specifically, the Head of Household, spouse, co-head, and any household members 18 years or older listed on the lease must be present.
289	9-III.C, Changes Affecting Income or Expenses ("Interim Increases")	Revises BHA policy to clarify that interim reexaminations will be processed when a household's income change meets the 10 percent threshold, whether the change is related to earned income, unearned income, or a combination of both. BHA will not process interim reexaminations when a family reports a change within three months prior to the effective date of their annual reexamination.
313	10-II.D, Pet Rules	Updates the BHA policy to include pet rules stating that owners of service animals must ensure their animals are under control at all times and are responsible for the animal's behavior, care, and cleanliness.
367	13 III.D, Illegal Use of a Drug	Clarifies BHA policy regarding the definition of a "pattern of illegal drug use," ensuring consistent application when determining eligibility, continued occupancy, and compliance with lease requirements.
368	13 III.D, Alcohol Abuse	Clarifies BHA policy regarding the definition of a "pattern of alcohol abuse," ensuring consistent application when determining eligibility, continued occupancy, and compliance with lease requirements.
389	EXHIBIT 13-1, Sample Notice for Over-Income Families Initial Notification for NPHOI Family Option 1	Clarifies that families who remain over-income for 24 consecutive months will no longer be participants in the Public Housing Program and will be required to move out within one month of reaching the 24-month over-income threshold.
392	EXHIBIT 13-2, Sample Notice for Over-Income Families Initial Notification for NPHOI Family Option 2	Clarifies that families who remain over-income for 24 consecutive months will no longer be participants in the Public Housing Program and will be required to move out within one month of reaching the 24-month over-income threshold.
395	EXHIBIT 13-3, Sample Notice for Over-Income Families 12 Month	Clarifies that the family will have 1 month to move out of the housing program.

	Notification for NPHOI Family Option 3	
398	EXHIBIT 13-4, Sample Notice for Over-Income Families 12 Month Notification for NPHOI Family Option 4	Revises the paragraph to allow families to have 1 month to find housing who are over income for 24 months.
401	EXHIBIT 13-5: Sample Notice for Over-Income Families 24 Month Notification for NPHOI Family Option 5	Removes the option to continue to be on the public housing program. Adopts the allowance for the family to reside in housing for a month to secure other housing options.
404	EXHIBIT 13-6, Sample Notice for Over-Income Families 24 Month Notification for NPHOI Family Option 6	Clarifies the length of time to reside in the apartment after continuance of being over income. Failure to vacate the unit will result in eviction proceedings.
433	Grievance Procedure	BHA has adopted exhibited 14:1 Grievance Procedure
456	16-III.B, REPAYMENT POLICY	Revises the repayment policy to allow a downpayment of 25 percent of the total amount owe and shall make a 10% on or before the 15 th of each month. Allows for two delinquent payments for unexcused late payments before the agreement is null and void.

b. Section 8 Housing Choice Voucher Administrative Plan

The Housing Authority has adopted an [Administrative Plan for the Housing Choice Voucher Program](#), which is a frequently referred to as the “Administrative Plan” or “Admin Plan”. This document is used by Housing Authority staff to administer the housing choice voucher program consistently and fairly. In many cases, the Administrative Plan simply restates federal regulations. However, the Housing Authority has discretion in many areas to go beyond the scope of these regulations. The Administrative Plan is a document intended for reference and use by participants and the general public in order to better understand the basis for Housing Authority decisions related to the housing choice voucher program.

The Administrative Plan can only be amended by the Board of Commissioners (except when amendments are required by federal regulations). Housing Authority staff reviews the Administrative Plan at least annually to consider revisions that would be in the best interest of the housing choice voucher program.

The Administrative Plan has been revised from time to time in order to respond to changes in federal regulations and to meet the changing needs of the program. Recent revisions have been made to Chapter 4, Applications, Waiting List, and Tenant Selection as the Housing Authority prepared to open the waiting list for the program. Revisions to Chapter 17, Project-Based Vouchers, were also adopted in the fall of 2023 as the Housing Authority continued to fine-tune its use of project-based vouchers. The most recent version of the Admin Plan was adopted by Resolution 1513 on October 16, 2024 and is posted on the Housing Authority website.

c. Statement of Housing Needs and Strategy for Addressing Housing Needs

A statement of housing needs and strategy for addressing housing needs was developed in 2019 for the 2023 Five-Year/Annual PHA Plan. Statistics have changed since that time, and the rental housing market has tightened significantly, but the general assessment of the community's housing needs have not changed fundamentally—the low-income residents of McLean County served by the Housing Authority are struggling more than ever to find safe, decent, affordable housing. The text below has been updated to include the most up-to-date statistical measures.

Statement of Housing Needs and Strategy for Addressing Housing Needs

This section describes the housing needs of the low-income, very low-income, and extremely-low income families, elderly families, families with disabilities, and households of various races and ethnic groups who reside in the Housing Authority's jurisdiction, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.

The housing need assessment discussed is organized into three components. These include (1) families with incomes below 30 percent of area median, (2) elderly families, and (3) households of various races and ethnic groups residing in the City of Bloomington or on the waiting list.

Extremely Low-Income

Households with incomes under 30 percent of the area median income, as reported by HUD, are classified as extremely low income. The median family income for the Bloomington–Normal metro area for FY 2024 is \$78,106. An extremely low-income household of four individuals would have an annual income below \$32,800.

According to the U.S. Census Bureau (2023 American Community Survey (ACS) 1-Year Estimates), there were 5,699 households in Bloomington with annual incomes below \$25,000, representing 16.7% of all households. A close approximation of extremely low income is the federal poverty level. The ACS reports that 8.2% of all families in the City of Bloomington had incomes below the poverty level in the past 12 months. The poverty rate for households with related children under age 5 was higher at 12.3%, and for households with children under age 18, the rate was 8.8%. These rates have increased slightly compared to previous ACS 5-Year estimates.

The latest ACS tables also indicate that 4,544 renter-occupied households (34.6%) paid gross rents equaling 30% or more of their household income. This number of rent-burdened households has grown by approximately 4.27% over the past two years—meaning 186 more Bloomington households are now considered rent-burdened compared to the 2021 ACS 5-Year estimates.

Overall, the data shows that Bloomington has a growing population of extremely low-income and rent-burdened households, especially families with young children. Housing is becoming less affordable, and the community's need for public housing assistance continues to increase.

Elderly Households

According to the 2019-2023 ACS 5-Year Estimates, there are 11,564 individuals in Bloomington aged 65 years and older, which represents 14.6% of the population. As of the 2010 Census, there were 1,734 renter-occupied housing units in Bloomington occupied by persons 65 and over. This represents 12.1% of all renter-occupied households. The proportion of elderly households in Bloomington that are below the poverty level is 17.2%. This is higher than the overall poverty rate of 13.2%. For elderly households below the poverty line (\$15,060 for a one-person household or \$20,440 for two-person household), housing costs will be a major expense, likely to consume more than 30% of income.

Race/Ethnic Groups

The burden of poverty and housing problems fall disproportionately on minority households, particularly on African American and Hispanic/Latino households. According to the 2019-2023 ACS 5-Year Estimates, 36.3% of African American families and 9.3% of Hispanic/Latino households in Bloomington were below the poverty level, whereas just 5.5% of white families had income below the poverty line. Taken together, the data shows that Bloomington contains a significant population of extremely low-income and rent-burdened households, with minority families experiencing disproportionate levels of poverty and housing instability.

Strategy for Addressing Housing Needs

The Housing Authority of the City of Bloomington has adopted a five-year plan that addresses the housing needs of families of the public housing and Housing Choice Voucher programs and on the waiting list for the next five years.

The target populations the Housing Authority of the City of Bloomington has identified as a priority for addressing affordable housing are the extremely low-income and low-income households in Bloomington, Illinois.

The Housing Authority will continue to use the Capital Fund Grants to preserve and modernize the existing public housing units.

The Housing Authority will increase the availability of affordable housing units by leveraging affordable housing resources through the creation of mixed finance housing.

The Housing Authority will affirmatively market to races/ethnicities shown to have disproportionate housing needs. The Housing Authority will utilize data to increase awareness of the Housing Authority resources as indicated by families on the Public Housing Waiting List to assess the needs and plan accordingly.

The Housing Authority will apply for special purpose grants targeted at providing self-sufficiency assistance to residents of public housing and HCV participants that support and encourage work.

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

The Housing Authority's Deconcentration Policy is provided below for reference; no revisions to the existing policy are proposed. Other policies governing eligibility, selection, and admissions to the *public housing program* are found in the ACOP. Policies governing eligibility, selection, and admission to the Section 8 Housing Choice Voucher program are found in the Housing Choice Voucher Administrative Plan.

DECONCENTRATION POLICY STATEMENT

PUBLIC HOUSING:

In an ongoing effort for The Housing Authority to meet or exceed the laws and regulations regarding its public housing programs, the following Deconcentration Policy has been developed in order to comply with the Quality Housing and Work Responsibility Act of 1998, Section 513.

INCOME MIX TARGETING: To meet the requirements of the Act, and subsequent HUD regulations, at least 40 percent of families admitted to public housing by the Housing Authority must have incomes that do not exceed 30% of the area median. If 40% or more of the housing authority units are occupied by families whose incomes do not exceed 30% of the area median income, this requirement shall be considered as being met.

PROHIBITION OF CONCENTRATION OF LOW-INCOME FAMILIES: The housing authority may not, in meeting this income mix targeting, concentrate very low-income families, or other families with relatively low incomes, in public housing units in certain developments. The Housing Authority will review the income and occupancy characteristics of the housing site to ensure that a low-income concentration does not occur.

DECONCENTRATION: The Housing Authority shall make every effort to deconcentrate families of certain income characteristics within the PHA complexes. To achieve this, the Housing Authority may offer incentives for eligible families having higher incomes to occupy dwelling units in projects predominantly occupied by eligible families having lower incomes. The determination of the higher incomes will be the same as listed on the point preference sheet for applicants who get broad range of income points.

The Housing Authority will continue to track the income mix within each AMP as an effort to avoid a concentration of higher or lower income families in any one development. It will vary annually based on a determination of the average income of all current public housing residents.

e. Financial Resources

The projected financial resources of the Housing Authority of the City of Bloomington during the plan year (FY 2026) are:

Low-rent Housing	Operating Subsidy	Normal Operations	\$ 2,610,701
Low-rent Housing	Rents Charges	Normal Operations	\$ 2,110,663
Low-rent Housing	Non-rental Income	Normal Operations	\$ 26,265
Low-rent Housing	Capital Fund Program	Capital Improvements	\$ 1,646,877
Low-rent Housing	Congregate Housing Services Program (CHSP)	Congregate Living	\$ 188,383
Low-rent Housing	ROSS Program	Family Self Sufficiency	\$ 82,719
Housing Assistance	Section 8 Existing	Section 8 Vouchers	\$ 3,583,449
Housing Assistance	Section 8 Existing	Section 8 Admin	\$ 376,336
Housing Assistance	SRO Project Based	SRO Vouchers	\$ 26,821
Housing Assistance	SRO Project Based	SRO Admin	\$ 9,224
Housing Assistance	ROSS Program	ROSS Svc. Coord. (PH)	\$ 65,781
Housing Assistance	Mainstream	Vouchers	\$ 71,789
Housing Assistance	Mainstream	Administration	\$ 11,991
TOTAL			\$ 10,810,997

f. Rent Determination

The Rent Determination Policy is attached below for reference; no revisions to the policy are proposed.

Rent Determination Policy

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the Housing Authority that does not exceed the greatest of the following amounts:

1. 30% of Monthly Adjusted Income (after adjustments);
2. 10% of Monthly Income (before adjustments);
3. Flat rent is reviewed annually and set at no less than 80% of the Fair Market Rent.
4. Minimum TTP (Total Tenant Payment) of \$50.

g. Operation and Management

OPERATION AND MANAGEMENT POLICIES

The primary business of the Housing Authority of the City of Bloomington (HACB) is the ownership and management of residential communities and provider of rental assistance to a variety of special users that have in common an inability to compete successfully for shelter in the open market. To ensure the successful performance of that business, the HACB has the following policies that govern our operations:

- Admissions and Continued Occupancy Policy
- Section 8 Administrative Plan
- Contagious Disease Policy
- Capitalization Policy
- Facilities Use Policy
- Family Self Sufficiency Policy (FSS Program Action Plan)
- Criminal Trespass Policy
- Disposition Policy
- Drug Free Policy
- Code of Conduct Governing the Award and Administration of Contracts
- Harassment Policy
- Investment Policy
- Maintenance Policy
- Pest Control Policy
- Pet Policy
- Personnel Policy
- Procurement Policy
- Travel Policy
- Satellite Policy

Copies of these policies can be found at our Administrative Office, located at 104 E. Wood Street

The HACB operates the following programs:

PROGRAM	BRIEF DESCRIPTION
Public Housing	607 leasable units of public housing.
Section 8	Up to 467 vouchers.
Capital Fund	Renovate or modernize public housing units.
Elderly Services	Activities of daily living needs of elderly and disabled adults.

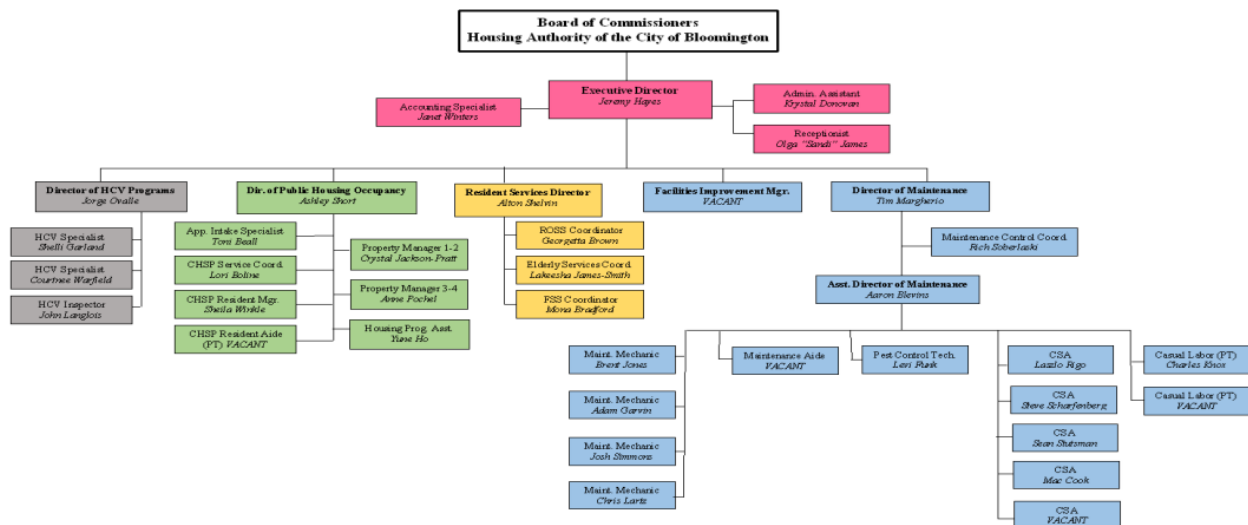
The HACB has 607 public housing units in the following locations.

DEVELOPMENT NAME	NUMBER OF UNITS
Sunnyside Court	100
Holton Homes	64
Evergreen Place	36
John P. Kane Homes	30
Irvin Apartments	26
Nierstheimer Apartments	16
McGraw Apartments	8
Wood Hill Family	50
Wood Hill South Towers	141
Wood Hill North Towers	136

The HACB operates a tenant-based program under the Housing Choice Voucher program. We are authorized to issue up to 467 vouchers. Due to federal funding limitations, HACB is only able to assist approximately 412 households through the program at this time. On average 63 vouchers are surrendered each year and new families are assisted under this program.

The Housing Authority Board of Commissioners consists of a 5-member board appointed by the Mayor of Bloomington. One seat on the Board is required to be a resident commissioner.

Finally, an organizational chart of the HACB is included below.



h. Grievance Procedures

Grievance procedures related to the public housing program are provided in Appendix G of the ACOP. Grievance procedures related to the housing choice voucher program are provided in Chapter 16, Part III of the Administrative Plan. The Grievance procedure has been adopted by the Housing Authority.

i. Homeownership Programs

See Chapter 15, Part VII of the Housing Choice Voucher Administrative Plan. No revisions to the policy are proposed.

j. Community Service and Self-Sufficiency Programs

See Chapter 11 of the ACOP. No changes to this section of the ACOP are proposed.

k. Safety and Crime Prevention

The Safety and Crime Prevention Statement is attached below for your reference. There is one revision to this plan, which includes the installation of surveillance cameras.

Safety and Crime Prevention Statement

The Housing Authority of the City of Bloomington has established this Safety and Crime Prevention Plan which incorporate the following requirements:

- A. Safety measures are reviewed on a jurisdiction-wide basis to ensure the safety of the residents living in public housing owned and operated by the Bloomington Housing Authority.
- B. The Bloomington Housing Authority Safety and Crime Prevention Plan describe measures to ensure the safety of public housing residents and for crime prevention measure. This Plan describes activities in effect, planned, or contemplated by the Bloomington Housing Authority. This plan further describes the coordination undertaken between the Housing Authority and the Bloomington Police Department for carrying out the objectives of this Plan.

The Housing Authority has a Bloomington Police Department (BPD) officer to assist as a liaison between BPD and the agency. The liaison officer is in frequent contact with Housing Authority staff and regularly exchanges information. The officer meets with staff periodically to discuss police reports and issues pertaining to incidents in public housing sites and HCV units.

The Bloomington Police Department regularly patrols and monitors all public housing sites. A recent improvement includes the installation of surveillance cameras at several of our family sites. Our goal is to secure additional funding to expand this technology across all housing sites. The Housing Authority also enforces a Ban and Trespass Policy, which provides law enforcement with an additional tool to keep unauthorized individuals off public housing property. Individuals who are arrested on public housing grounds are banned from being on or visiting any public housing property.

The Ban List is updated monthly and shared with the police department. The Police Department can access the list and make appropriate arrest of those who return and are located on Housing property after they are banned.

The Housing Authority does have quantifiable drug/crime data available from the Bloomington Police Department, which is provided on a quarterly basis.

I. Pet Policy

See Chapters VIII and IX of the ACOP. The pet policy has been revised to include that owners of service animals must ensure their animals are under control at all times and are responsible for the animal's behavior, care, and cleanliness.

m. Asset Management

Asset Management Plan

Authority Profile

The Bloomington Housing Authority (BHA) was organized in 1947. Located in Bloomington, Illinois, BHA is a body of local government with a portfolio of 607 leasable apartments spread throughout 4 asset management projects (AMP's). BHA also administers up to 467 vouchers under the Housing Choice Voucher (HCV) program. A five-member board of commissioners appointed by the Mayor governs the authority. The Board is currently made up of four community leaders and one resident.

Staffed with 35 full-time employees, the Authority has a ratio of one employee to every 17 apartments (1:17). This ratio includes a balance between administrative and maintenance staff. Based on a review of the organizational chart, BHA is well staffed with long-term employees in critical roles.

The BHA has centralized certain management functions as a front-line cost and decentralized maintenance operation. Front-line allocations consist of providing resident services, work order processing, and applicant intake. Recertifications and interim adjustments are handled at the property level by the Property Managers of each asset management property (AMP).

The Assessment

Wood Hill Towers consists of 277 apartments in two multi-story high-rises. The high-rises have, for more than two decades, experienced a vacancy rate of 15 to 20 percent due to a high proportion of the units being obsolete efficiency apartments (one-bedroom units often have an occupancy rate of 95% or higher). This has been the Housing Authority's only significant occupancy challenge.

Beginning in 2017, the Housing Authority initiated a phased program to merge and renovate efficiency units in the northeast quadrant of the North Tower. As of 2023, this program remains in progress due to limited funding and the need to prioritize other facility improvement projects. Despite various challenges, the phased unit merger project has resulted in a significant improvement in the occupancy rate. The Housing Authority has also recently received

permission from HUD to place units on “Vacant—HUD Approved” status (see section 4.d below for details).

Long-term, the Housing Authority continues to explore ways to update and upgrade housing units at all its sites, including the largest (and oldest) family housing sites at Sunnyside Court and Holton Homes. The Housing Authority is also exploring opportunities in partnering in the development of mixed-finance development that would expand the community’s options for affordable housing.

- | |
|---------------------------------------|
| n. Substantial Deviation |
| o. Significant Amendment/Modification |

The Housing Authority’s definitions of “Significant Amendment” and “Substantial Deviation” is attached below for reference; no revisions to the policy are proposed.

Definition of Substantial Deviation and Significant Amendment

Substantial deviation to the 5-Year Plan or Significant Amendment or modification to the Annual plan are any additional changes that would affect the Housing Authority of the City of Bloomington’s mission, goals, objectives, and policies as stated in the Plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Housing Authority defines substantial deviations as:

- A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.
- A change in federal law takes effect and, in the opinion of the Housing Authority, it creates substantial obligations or administrative burdens beyond the programs under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.

A Significant Amendment or Modification to the Annual Plan and Five-Year Plans is defined as:

- Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy (ACOP).
- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, mixed finance proposal, or conversion activities will be considered significant amendments to the CFP 5-Year Action Plan.
- Addition of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceeds \$100,000.

The exception to this Policy rule are as follows:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.
- Discretionary or administrative amendments consistent with the Housing Authority's stated overall mission and objectives will not be considered substantial deviations or modifications.

4. New activities proposed to be undertaken

a. Mixed Finance Modernization or Development

The Housing Authority entered into a Joint Venture Agreement with the developer of a 56-unit multi-family development on Four Seasons Road in Bloomington known as Lincoln Lofts. The project benefits from Low Income Housing Tax Credits (LIHTC's) and has 17 project-based vouchers provided by the Housing Authority. The development was fully occupied in early 2022. This project fulfills a longstanding goal of the Housing Authority to promote and facilitate the development of new affordable housing stock in the community.

The Housing Authority continues to explore possible development projects in conjunction with the Housing Authority's non-profit affiliate, Affordable Housing of Bloomington, Inc. (AHB). See item 4.d below for a related discussion of project-based vouchers and how they may be used to facilitate new affordable housing development in Bloomington.

b. Occupancy by Police Officers

An officer has not resided at a BHA housing site since 2014, but the Housing Authority would welcome a resident officer at any time. The Housing Authority will continue to reach out to the Bloomington Police Department to seek a sworn police officer to reside in public housing. Such a program encourages resident engagement and cooperation with law enforcement and deters criminal activity.

c. Project Based Vouchers

The Housing Authority executed an Agreement to enter into a Housing Assistance Payments (AHAP) Contract for 17 project-based vouchers with the developer of a new affordable 56-unit multi-family development in Bloomington, Lincoln Lofts. The terms of the project and the provision of project-based vouchers are dictated by a joint venture agreement with the developers. The construction phase was completed in 2021, and units, including PBV units, began in September 2021. The 17 PBV units were under lease by January 2022.

Under Chapter 17 its Administrative Plan, the Housing Authority may project-base up to 20 percent of its HCV budget authority. With only 17 vouchers being committed to Lincoln Lofts, the Housing Authority has the capacity to provide additional project-based vouchers to housing sites.

The Housing Authority has the capacity to provide additional project-based vouchers to housing sites. The Board of Commissioners has expressed the intent to use project-based vouchers to facilitate the development of a permanent supportive housing project awarded competitive development grant funding by the Illinois Housing Development Authority (IHDA). The Housing Authority will consider issuing a new request for proposals for the use of additional project-based vouchers. The decision to issue an RFP will be based on the best interests of the Housing Authority's HCV program and the housing needs of the community.

d. T-Mobile Rooftop Antenna Lease

The Housing Authority has negotiated a lease agreement with T-Mobile wherein antennae will be installed on the rooftop of Wood Hill Towers-North to improve T-Mobile's phone and data signal in the surrounding area. The agreement would also allow T-Mobile to install related equipment in a vacant unit of the North Tower. This agreement will generate financial resources that will benefit the public housing program and improve the phone and internet options for surrounding residents.

e. Units with Approved Vacancies for Modernization

At present, a total of 16 units in Wood Hill Tower-North are approved with *Vacant HUD Approved – Undergoing Modernization* unit status (sometimes referred to as being “on MOD”). Four of these units are on the third floor and were “held over” from the last round of unit-merger construction; the third-floor units had to be vacated to merge and renovate the units directly above. These units are unable to be leased until such time that they can be renovated “as is” or as part of the next phase of unit merger.

The other 12 units with *Vacant HUD Approved – Undergoing Modernization* status in Wood Hill Towers-North have obsolete galvanized plumbing lines that need to be replaced, which then require various renovations. For some of these units, re-plumbing has been completed but follow-up renovation has not yet been completed.

The table below provides detailed information about each unit with the *Vacant HUD Approved – Undergoing Modernization* status.

307 N. Tower (0-BR)	On MOD for next phase of unit merger project
308 N. Tower (0-BR)	On MOD for next phase of unit merger project
309 N. Tower (0-BR)	On MOD for next phase of unit merger project
310 N. Tower (0-BR)	On MOD for next phase of unit merger project
312 N Tower (1-BR)	On MOD for next phase of unit merger project
212 N. Tower (1-BR)	On MOD for next phase of unit merger project
413 N Tower (0-BR)	On MOD for next phase of unit merger project

511 N. Tower (0-BR)	On MOD for next phase of unit merger project
512 N. Tower (1-BR)	On MOD, held for future re-plumbing/renovation
612 N. Tower (1-BR)	On MOD for next phase of unit merger project
711 N Tower (0-BR)	On MOD for next phase of unit merger project
712 N Tower (1-BR)	On MOD for next phase of unit merger project
713 N. Tower (0-BR)	On MOD for next phase of unit merger project
812 N. Tower (1-BR)	On MOD, held for future re-plumbing/renovation
813 N. Tower (0-BR)	On MOD, re-plumbing/renovation in progress
911 N. Tower (0-BR)	On MOD, held for future re-plumbing/renovation
913 N. Tower (0-BR)	On MOD, re-plumbing/renovation in progress
1012 N. Tower (1-BR)	On MOD, re-plumbing/renovation in progress
1013 N. Tower (0-BR)	On MOD, re-plumbing/renovation in progress
1112 N. Tower (1-BR)	On MOD, re-plumbing/renovation in progress
1113 N. Tower (0-BR)	On MOD, re-plumbing/renovation in progress
1212 N. Tower (1-BR)	On MOD, re-plumbing/renovation in progress
1213 N. Tower (0-BR)	On MOD, re-plumbing/renovation in progress
1313 N. Tower (0-BR)	On MOD for next phase of unit merger project
205 S. Tower (1-BR)	Vacant HUD Approved - Market Conditions
302 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
303 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
313 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
409 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
512 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
610 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
907 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
1010 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
1011 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
1111 S. Tower (0-BR)	Vacant HUD Approved - Market Conditions
115 E. MacArthur (2-BR)	Vacant HUD Approved - Undergoing Modernization
125 W MacArthur (2-BR)	Vacant HUD Approved - Undergoing Modernization
1323 W Monroe St (1-BR)	Vacant HUD Approved - Undergoing Modernization
1308 W. Monroe St (1-Br)	Vacant HUD Approved - Undergoing Modernization
816 ½ W. Washington St #5 (1-BR)	Vacant HUD Approved - Undergoing Modernization
816 ½ W. Washington St #4 (1-BR)	Vacant HUD Approved - Undergoing Modernization
432 Holton Dr. (3-BR)	Vacant HUD Approved - Undergoing Modernization
1216 W Seminary Ave. (2-BR)	Vacant HUD Approved - Undergoing Modernization

1422 W. Monroe (2-BR)	Vacant HUD Approved - Undergoing Modernization
1416 W Monroe St (3-BR)	Vacant HUD Approved - Undergoing Modernization
1402 W Monroe St (3-BR)	Vacant HUD Approved - Market Conditions
1407 W Monroe St (2-BR)	Vacant HUD Approved - Market Conditions
419 Holton Dr (2-BR)	Vacant HUD Approved - Undergoing Modernization
1633 W Illinois St (2-BR)	Vacant HUD Approved - Undergoing Modernization
1705 W Illinois St (3-BR)	Vacant HUD Approved - Undergoing Modernization
1728 W Olive St. (3-BR)	Vacant HUD Approved - Undergoing Modernization
1812 W Olive St (2-BR)	Vacant HUD Approved - Market Conditions
1828 W Olive St (3-BR)	Vacant HUD Approved - Undergoing Modernization
1830 W Olive St (3-BR)	Vacant HUD Approved - Undergoing Modernization
1834 W Olive St (2-BR)	Vacant HUD Approved - Undergoing Modernization

5. Civil rights certification

All required civil rights certifications are incorporated in Form HUD-50077-ST-HCV-HP, “PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations”. This form will be prepared and submitted as required by HUD as part of the Housing Authority’s 2024 Annual Plan.

6. Most recent fiscal year audit

The independent audit report for the fiscal year ending December 31, 2024, has been completed in finalized form. This independent audit report is attached to and made part of this Annual PHA Plan.

7. Progress report

The Housing Authority of the City of Bloomington continues to strive and work toward meeting the mission and goals of the agency’s 5-Year Plan. Below are the five high-level goals established in the 2020 5-Year Plan and comments about the progress achieved toward each goal:

Goal 1: Help our residents and clients by connecting them with a range of education, employment, health, and social resources.

Objective 1.1: Educate the public about our public housing and Section 8 programs and how they can partner to help our residents and clients.

Objective 1.2: Continue to support and enhance enrichment opportunities for public housing residents (e.g. Family Self-Sufficiency (FSS), Resident Opportunities for Self-Sufficiency (ROSS), CDBG-funded job training, holiday gift baskets distribution, gardening and other recreation opportunities, etc.)

Objective 1.2: Evaluate the benefits and costs of establishing a separate not-for-profit organization that could assist public housing residents and provide training to residents.

PROGRESS REPORT on GOAL 1: The Family Self-Sufficiency (FSS) Program has been instrumental in providing participants with a wide range of supportive services, including financial literacy education, homeownership preparation, business development guidance, mental and physical health resources, and referrals, as well as job training and employment opportunities.

The program has established strong collaborative partnerships with Heartland Community College, Heartland Bank, the Family Community Resource Center, the McLean County Health Department, Chestnut Health Systems, Western Avenue Community Center, Mid Central Community Action, Prairie State Legal Services, and Bloomington School District 87. Through these partnerships, the FSS Program has hosted a Resource Fair and offered homeownership workshops, Money Matters financial education sessions, and a vision and goal-setting event for participating families.

Goal 2: Operate the Housing Choice Voucher (HCV) Program as efficiently as possible to provide the most possible benefit to the community.

Objective 2.1: Consider options for managing HCV waiting list in ways that will reduce the length of time applicants are on the waiting list.

Objective 2.2: Educate the public and landlords about the benefits of the HCV program.

Objective 2.3: Review and revise HCV policies and procedures to most efficiently provide the best possible service to clients and landlords.

Objective 2.4: Evaluate staff duties and realign as needed to maximize efficiency.

PROGRESS REPORT on GOAL 2: The Housing Choice Voucher (HCV) Office continues to collaborate with community stakeholders to address affordable housing needs throughout Bloomington. HCV staff have been actively participating in stakeholder meetings and conferences, and they remain committed to providing ongoing briefings for landlords who may be unfamiliar with the program. As time allows, the team will be developing an introductory video for prospective landlords, to be featured on the Bloomington Housing Authority's website. This initiative remains a work in progress.

During late 2024 and early 2025, the HCV office increased the total number of program participants by 17%. While this expansion has strengthened our impact and increased the number of families and landlords we serve, it has also resulted in a funding shortfall that we are currently working with HUD to resolve. Balancing increased service demands with long-term program objectives continues to be a challenge, but the team remains dedicated to meeting these goals.

To address the additional workload created by the program's growth, the HCV office has realigned staff duties and responsibilities. The addition of a part-time employee has been especially beneficial; this staff member assists by reviewing HUD income reports and contacting families regarding data discrepancies, allowing for more timely and accurate case management. Additionally, caseloads have been reassigned to ensure greater efficiency, enabling the HCV Director to provide support in other key administrative and operational areas as needed.

Goal 3: Carefully plan for the most efficient use of Housing Authority buildings and sites.

Objective 3.1: Conduct a formal assessment of the physical needs of the public housing portfolio and use the assessment for prioritization and planning of capital improvements.

Objective 3.2: Evaluate the options for the best long-term use of the Lawrence Irvin Neighborhood Center, which is expected to be vacated by the Boys & Girls club in the future.

Objective 3.3: Consider options for improving administrative office space to provide a better experience for clients and employees.

PROGRESS REPORT on GOAL 3: Significant upgrades have been completed at the Wood Hill Towers. Fire alarm system improvements are currently underway in both buildings, ensuring enhanced safety and compliance for all residents. Capital improvements have also been made at the family sites. At Sunnyside, porch and sidewalk replacements have been completed, and new benches have been installed to improve outdoor accessibility and resident comfort. In addition, updated security systems have been installed at both Sunnyside and Holton Homes, increasing safety measures across these locations.

In 2025, the Maintenance Department has faced challenges due to a high number of vacancies. These staffing shortages have made it difficult to meet the demands associated with capital improvements and maintaining an efficient unit turnover rate.

The Housing Authority continues to assess safety needs across all public housing sites. While HUD provides a set amount of capital funding annually, dividing those limited funds to address multiple property needs presents challenges, particularly when the costs required to complete necessary upgrades exceed allocated resources.

Goal 4: Advocate for and participate in efforts to expand affordable housing options in the community.

Objective 4.1: Proactively seek development partnerships to create new opportunities for affordable housing using tools such as project-based vouchers.

Objective 4.2: Evaluate need to revive or form new not-for-profit organization for affordable housing development.

Objective 4.3: Collaborate with community partners to study and advocate for affordable housing.

PROGRESS REPORT on GOAL 4: The Housing Authority's commitment of 17 project-based vouchers was critical in development of the 56-unit Lincoln Lofts project, which opened in September 2021 and was fully leased by early 2022. As part of this process a new not-for-profit corporation, Affordable Housing of Bloomington (AHB) was formed in the spring of 2020. Through a joint venture agreement, AHB will receive a portion of developer fee from the project, which may be applied to future development opportunities. The Housing Authority continues to evaluate opportunities for partnership to preserve or develop new affordable housing in our community. The agency will also explore opportunities to use AHB to support affordable housing programs,

Housing Authority staff continues to participate in community efforts to study and advocate for affordable housing, including an ongoing collaboration with McLean County Regional Housing Authority. Staff from Section 8 department are now engaging in discussion of affordable housing in various community efforts.

Goal 5: Invest in staff training, employee development, and management tools to improve agency operations, foster innovation, and expand staff leadership capacity.

Objective 5.1: Evaluate key agency processes (e.g. interim rent reviews, public housing move-outs, etc.) to identify opportunities for streamlining and clarification.

Objective 5.2: Prepare staff training and development plan for each position.

Objective 5.3: Continue to develop staff and board expertise in the financial elements of federal housing programs for better long-term fiscal planning within the agency.

PROGRESS REPORT on GOAL 5: Within the Occupancy Department, several internal processes have been revised to improve overall efficiency and accuracy. The Director now tracks the length of time between when an interim is submitted and when it is processed, allowing for better monitoring of timeliness and ensuring that required updates are completed promptly. Additionally, the applicant file review process has been strengthened. Staff members now participate in eligibility file reviews to gain a clearer understanding of program requirements and to promote greater consistency and fairness in determining applicant eligibility.

Over the past year, employees were provided with opportunities to participate in a variety of training sessions across multiple program areas. These included Housing Choice Voucher Executive Management, Rental Calculation for both HCV and Public Housing, Maintenance and Management Clinic, OSHA safety training, and Resident Opportunities for Self-Sufficiency

(ROSS). These trainings have supported staff development, strengthened program knowledge, and enhanced service delivery across the agency.

Goal 6: Use technology to improve client service, be more efficient, and promote Housing Authority programs.

Objective 6.1: Upgrade agency information technology tools, including web and mobile capabilities.

Objective 6.2: Make better use of outside technology expertise and study other agencies as a model for using technology to advance the agency mission.

PROGRESS REPORT on GOAL 6: This year, the agency focused on modernizing its office technology by transitioning from desktop computers to laptops with docking stations. This upgrade allows staff to work more efficiently, supports mobility when needed, and provides improved network connectivity and overall computer performance. In addition, the agency transitioned from its long-term housing software, HAB, to PHA Web to enhance the accuracy, usability, and quality of data processing for residents.

Staff also met with other public housing agencies to explore best practices, identify opportunities to streamline departmental processes, and improve overall service delivery across the organization.

8. Resident Advisory Board comments

[TO BE UPDATED FOLLOWING JANUARY 8, 2025 RAB MEETING]

A Resident Advisory Board (RAB) meeting was convened on September 6, 2023 at 4:00 PM in the conference room at Wood Hill Towers, 104 E. Wood Street in Bloomington. The Housing Authority sent notices of the meeting to approximately 20 voucher-holders and public housing residents who had previously expressed participating in the RAB.

A total of six participants (five public housing residents and one voucher-holder) attended the meeting. The public housing residents represented Wood Hill Towers, Sunnyside, John Kane Homes, and Nierstheimer Apartments.

The RAB did not issue any formal comments on the draft 2024 PHA Plan at their meeting, but members asked a variety of questions and raised a number of concerns. The following topics were raised by RAB members: the condition of carpeting in hallways and apartments at Wood Hill Towers; the maintenance of landscaping at John Kane Homes; and the need to proactively check on the status of washers and dryers in the laundry rooms at Wood Hill Towers. RAB members also encouraged Housing Authority management to hold resident meetings at the various public housing sites periodically to have this same type of opportunity to discuss resident concerns and share information.

9. Certification of Consistency with Consolidated Plan

The City of Bloomington prepares and adopts a Consolidated Plan in conformance with federal regulations. Housing Authority staff participates in the process of developing that plan and the annual reports related to the Consolidated Plan. The Housing Authority's participation in the Consolidated Plan development process ensures that our Annual PHA will be consistent with the broad community development goals included therein.

The standard certification of compliance (Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan) will be submitted as an electronic attachment to the PHA Plan submitted to HUD.

10. Statement of capital improvements

A Capital Fund Program Five-Year Action Plan (Form HUD 50075.2, FY 2025-2029) will be attached hereto and made part of this 2026 Annual PHA Plan.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Bloomington, IL		Locality (City/County & State)				
PHA Number: IL051		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)	\$460,000.00	\$1,135,000.00	\$855,000.00	\$600,000.00	\$225,000.00
	WOODHILL (IL051000003)	\$880,000.00	\$200,000.00	\$435,000.00	\$625,000.00	\$1,025,000.00
	HANDICAPPED UNITS (IL051000002)	\$275,000.00	\$100,000.00			\$50,000.00
	IWOODHILL NORTH (IL051000004)	\$100,000.00	\$285,000.00	\$400,000.00	\$500,000.00	\$425,000.00
	AUTHORITY-WIDE	\$170,465.00	\$165,465.00	\$195,465.00	\$160,465.00	\$160,465.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$460,000.00
ID0000345	Utility Upgrades(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Sunnyside Replace gas and water lines		\$75,000.00
ID0000346	playground improvements(Dwelling Unit-Exterior (1480)-Other)	Replace or install new playground equipment		\$50,000.00
ID0000348	Security Cameras(Dwelling Unit-Exterior (1480)-Other)	Install exterior cameras at Amp 1 properties		\$75,000.00
ID0000350	dwelling modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$200,000.00
ID0000358	Sunnyside, Evergreen, & Holton Homes(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	asphalt parking lot repair/replace		\$60,000.00
	WOODHILL (IL051000003)			\$880,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000347	Playground equipment(Dwelling Unit-Interior (1480)-Other)	Replace or install new playground equipment Add Seating to outside patio at towers		\$80,000.00
ID0000352	dwelling modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$100,000.00
ID0000356	Wood Hill Family Apartments(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	External porches/siding replacement		\$700,000.00
	HANDICAPPED UNITS (IL051000002)			\$275,000.00
ID0000349	Exterior Security Cameras Amp 2(Dwelling Unit-Exterior (1480)-Other)	Install exterior security cameras at the Amp 2 Properties.		\$50,000.00
ID0000351	Dwelling Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$100,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000355	John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace furnaces and install central air conditioning at John Kane Homes		\$75,000.00
ID0000359	John Kane Homes, Nierstheimer, McGraw, Irvin Apartments(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Repair or replace fence and retaining wall at Nierstheimer Apts.		\$50,000.00
	IWOODHILL NORTH (IL051000004)			\$100,000.00
ID0000353	Dwelling modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$170,465.00
ID0000354	Authority-Wide Improvements(Administration (1410)-Salaries)	Administration: Salary, benefits, etc. Payroll, cell & benefits, work truck for maintenance		\$110,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000357	Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	Staff training		\$10,000.00
ID0000360	Authority-Wide Improvements(Operations (1406))	Maintenance Operations		\$50,465.00
	Subtotal of Estimated Cost			\$1,885,465.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$1,135,000.00
ID0000361	Holton Homes(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Sitewide cameras		\$35,000.00
ID0000363	Boys and Girls Club Roof(Non-Dwelling Exterior (1480)-Roofs)	Replace entire PVC Roof Structure		\$150,000.00
ID0000364	dwelling modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$250,000.00
ID0000369	Sunnyside(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architecture and engineering fees		\$100,000.00
ID0000371	Sunnyside(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate interiors at Sunnyside		\$600,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	IWOODHILL NORTH (IL051000004)			\$285,000.00
ID0000362	Woodhill Towers - North(Non-Dwelling Interior (1480)-Shop)	Replace garage floor		\$85,000.00
ID0000367	dwelling modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$100,000.00
ID0000373	Wood Hill Towers-North(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit upgrades (cont) - plumbing, electric, remodel		\$100,000.00
	HANDICAPPED UNITS (IL051000002)			\$100,000.00
ID0000365	Dwelling modernizations(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WOODHILL (IL051000003)			\$200,000.00
ID0000366	dwelling modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$165,465.00
ID0000368	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	salaries and related		\$130,000.00
ID0000370	Maintenance staff training(Management Improvement (1408)-Staff Training)	Maintenance staff training		\$7,500.00
ID0000372	Authority-Wide Improvements(Operations (1406))	operations		\$27,965.00

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WOODHILL (IL051000003)			\$435,000.00
ID0000374	Woodhill Family(Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Sitewide cameras		\$35,000.00
ID0000384	Window replacement at Wood Hill Towers-South(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)	Window replacement at Wood Hill Towers-South (phased)		\$400,000.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$855,000.00
ID0000375	Holton Homes(Contract Administration (1480)-Other)	A&E fees - Building porches/siding upgrade		\$60,000.00
ID0000376	Holton Homes(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Siding)	Building porches and siding upgrades		\$225,000.00
ID0000380	Sunnyside(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architecture and engineering fees		\$20,000.00

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,885,465.00

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Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	IWOODHILL NORTH (IL051000004)			\$500,000.00
ID0000387	Woodhill Towers - North(Non-Dwelling Exterior (1480)-Balconies and Railings)	Balcony concrete repair		\$500,000.00
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$600,000.00
ID0000388	Holton Homes(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Siding)	Building porches and siding upgrades		\$600,000.00
	AUTHORITY-WIDE (NAWASD)			\$160,465.00
ID0000389	Agency wide Improvements(Administration (1410)-Salaries)	Administration: Salary, benefits, etc. Payroll, cell & benefits,		\$130,000.00
ID0000390	Agency wide Improvements(Operations (1406))	operations		\$30,465.00

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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOLTON,SUNNYSIDE,EVERGREEN (IL051000001)			\$225,000.00
ID0000393	Parking lot resurfacing and repair(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Repair, reseal, and/or resurface asphalt parking lots in AMP 1		\$75,000.00
ID0000397	Dwelling modernization (AMP 1)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$150,000.00
	WOODHILL (IL051000003)			\$1,025,000.00
ID0000394	Balcony concrete repair(Non-Dwelling Exterior (1480)-Balconies and Railings)	Repair concrete balconies at Wood Hill Tower-South		\$500,000.00
ID0000395	Window Replacement at WHT-South(Dwelling Unit-Exterior (1480)-Windows)	Window replacement at WHT-South (phased)		\$400,000.00

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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000399	Dwelling modernization (AMP 3)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$125,000.00
	IWOODHILL NORTH (IL051000004)			\$425,000.00
ID0000396	Window Replacement at WHT-North(Dwelling Unit-Exterior (1480)-Windows)	Window replacement at WHT-North (phased)		\$400,000.00
ID0000400	Dwelling modernization (AMP 4)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$25,000.00
	HANDICAPPED UNITS (IL051000002)			\$50,000.00
ID0000398	Dwelling modernizations (AMP 2)(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Flooring replacement, Painting, Appliances repair/replacement, Lighting repair/replacement, Misc electrical upgrades, Mechanical repairs \ plumbing structural \ drywall, Water Heater repair/replacement, Tub & shower surrounds		\$50,000.00

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Work Statement for Year 1 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide Improvements(Administration (1410)-Salaries)	\$110,000.00
Authority-Wide Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Authority-Wide Improvements(Operations (1406))	\$50,465.00
Subtotal of Estimated Cost	\$170,465.00

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Work Statement for Year	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$130,000.00
Maintenance staff training(Management Improvement (1408)-Staff Training)	\$7,500.00
Authority-Wide Improvements(Operations (1406))	\$27,965.00
Subtotal of Estimated Cost	\$165,465.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$130,000.00
Maintenance staff training(Management Improvement (1408)-Staff Training)	\$8,000.00
Purchase maintenance equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$57,465.00
Subtotal of Estimated Cost	\$195,465.00

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Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Agency wide Improvements(Administration (1410)-Salaries)	\$130,000.00
Agency wide Improvements(Operations (1406))	\$30,465.00
Subtotal of Estimated Cost	\$160,465.00

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Work Statement for Year	5 2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Agency wide Improvements(Administration (1410)-Salaries)	\$130,000.00
Maintenance operations(Operations (1406))	\$30,465.00
Subtotal of Estimated Cost	\$160,465.00