MINUTES OF A SPECIAL MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON
BLOOMINGTON, ILLINOIS
FEBRUARY 16, 2026

1. Call to Order. The Board of Commissioners of the Housing Authority of the City of Bloomington, Illinois, met for a special meeting on February 16, 2026, at 4:30 p.m. at 104 E. Wood Street, Bloomington, Illinois, in accordance with a notice thereof and in accordance with the Bylaws of said corporation.

The meeting was called to order by Chairperson Lewis at 4:30 p.m. Upon a roll call, the members answered as follows:

2. Roll Call

PRESENT:
Commissioner Betty Middleton
Commissioner Diana Lewis
Commissioner Orman Jones
Commissioner Ina Perkins (absent)

Also present were:
Jeremy Hayes, Executive Director
Jorge Ovalle, Section 8 Director
Krystal Donovan, Administrative Assistant (via Zoom)

3. Resolution 1540 approving the Section Eight Management Assessment Program (SEMAP) Certification FY2025. Jeremy explained that HUD requires annual review of five key performance factors including waiting list selection, rent reasonableness, adjusted income determination, HQS inspections, and HQS enforcement as part of the SEMAP certification. Jorge presented the internal review findings, noting that once a shortfall was determined in 2025, they were unable to add new families from the waiting list.

The board reviewed the 14 total factors required by HUD, with only five based on the internal review. After a brief discussion, a motion was made by Commissioner Middleton to approve the resolution for the Section 8 Management Assessment Program (SEMAP) certification for FY2025. Commissioner Jones seconded the motion. The Chair then called for a roll call vote:

Commissioner Middleton	Aye
Commissioner Jones	Aye
Commissioner Lewis	Aye

Motion carried. The resolution was approved as follows:

RESOLUTION NO. 1540

WHEREAS, the Section Eight Management Assessment Program (SEMAP) was established by the US Department of Housing and Urban Development (HUD) to measure the performance of public housing agencies (PHAs) in conducting the housing choice voucher program using 14 specific performance indicators; and

WHEREAS, the Housing Authority of the City of Bloomington is required to conduct internal auditing and complete a SEMAP certification for the fiscal year ending December 31, 2025 (FY 2025) within 60 days after the end of said fiscal year; and

WHEREAS, the SEMAP certification for FY 2025 (attached hereto as EXHIBIT A), in which responses are provided for each of the program's performance indicators, has been presented to the Board of Commissioners for review, along with various information regarding the performance of the housing choice voucher program in FY 2025; and

WHEREAS, the Board of Commissioners finds that the information is true and correct as collected and compiled by the internal audit.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Bloomington that

1. the FY 2025 SEMAP certification is adopted and approved.
2. Staff is directed to electronically submit the FY 2025 certification to HUD no later than February 28, 2026.

4. Cancellation of Regular Meeting of February 24, 2026. Jeremy clarified that the regular February meeting needed to be cancelled, which is why tonight's special meeting was called. The next regular meeting will be March 24, 2026. Chairperson Lewis noted that Jeremy would be participating via Zoom due to travel.

5. Adjournment. A motion was made by Commissioner Jones to adjourn the meeting at 4:49 pm. Commissioner Middleton seconded the motion. Upon a voice vote, all Commissioners stated "aye." Meeting adjourned.

This is to certify this is a true and correct copy of the minutes of the special meeting of the Board of Commissioners of the Housing Authority of the City of Bloomington, Illinois held February 16, 2026 at 104 E. Wood Street, Bloomington, Illinois, and to further certify that said meeting was held pursuant to written notice and sent to all

Commissioners of said Authority in accordance with by-laws, and that there was a quorum present at said meeting.

Respectfully submitted,

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Jeremy Hayes, Secretary-Treasurer