



City of Bloomington Common Council

Legislative Packet – Presentation

Posted on Tuesday, 16 September 2025

Wednesday, 17 September 2025

Regular Session at 6:30pm



Bloomington Housing Authority

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BHA Snapshot



Fully converted 320 BHA owned units through RAD



Operates in accordance with Indiana Code § 36-7-18



BHA is 90% federally funded



Section 8 serves 1,700 households/3,400 individuals



Residents pay no more than 30% of their income toward housing

BHA Programs & Initiatives

Section 8

- Housing Choice Vouchers

Property Management

- Crestmont (204 units)
- Rev Butler (56 units)
- Walnut Woods (60 units)

Resident Services

- Family Self Sufficiency
- ROSS (Resident Opportunities & Self Sufficiency)
- Landlord Risk Mitigation Fund
- Eviction Prevention

Summit Hill Community Development Corporation

- Community Land Trust
- Rev. Dr. Marvin Chandler Early Learning Center
- Kohr Community Flats

Housing Choice Voucher Program

- Housing Choice Vouchers (Section 8) 1721
 - Includes Specialty Vouchers
 - 143 PBV (Project Based Vouchers)
 - 55 VASH (Veterans)
 - 12 SRO (Single Room Occupancy)
 - 13 EHV (Emergency Housing Vouchers)
 - 12 HOP (Homeowners)
- Over \$18 million invested in our community through housing assistance payments
 - 226 active landlords receive payments
 - 42 apartment complexes
 - 81 investment companies/real estate brokers
 - 103 “mom and pop”
- Need is far greater than or resources
 - RAD waiting list
 - 1 BD=930, 2 BD=732, 3 BD=560
 - HCV waiting list
 - 1969



Summit Hill Community Development

Under Development

- Kohr Community Flats (38)
- Chandler Early Learning Center (3)
- Summit Hill Community Land Trust (16)

Potential Projects

- Fourplex Pilot
- Cottage Development
- Essential Function Bonds
- Faircloth to RAD

Department Revenue by Fund

The BHA and its component entities are funded by HUD Rent Subsidies, HUD grants, HUD Admin Fees, City grants, and other grants.

Federal Funds	
Housing Vouchers	\$17,651,655
Tenant Rents	\$1,391,187
HUD Admin	\$1,270,446
Resident Services	\$86,000
Family Self Sufficiency	\$190,589

2026 Grant Funds*	
City Grants	936,000
Community Grants	11,200
Misc. Grants	35,000
Digital Equity	6,000

*Grant applications planned in 2026 est. \$150K

Closing thoughts..

- Land donation is the common denominator to our developments
- Continue to reduce barriers to missing middle housing
- Partnerships are key to long-term success for the most vulnerable
- Fund supportive services