

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>
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<b>A.1</b>	<p><b>PHA Name:</b> Bloomington HRA <b>PHA Code:</b> MN152</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2020  <b>The Five-Year Period of the Plan (i.e. 2019-2023): 202-2024</b>  <b>PHA Plan Submission Type:</b> <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <ul style="list-style-type: none"> <li>• Provide affordable housing for people not adequately served by market-rate housing.</li> <li>• Coordinate efforts to preserve existing neighborhoods and affordable housing.</li> <li>• Promote development and redevelopment that enhances Bloomington and adds to the existing affordable housing stock.</li> </ul>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Expand the supply of assisted housing.</p> <ul style="list-style-type: none"> <li>• Leverage private or other public funds to create additional housing opportunities.</li> <li>• Acquire or build units or developments.</li> </ul> <p>Improve the quality of assisted housing.</p> <ul style="list-style-type: none"> <li>• Improve voucher management: (Implement changes necessary if SEMAP score falls below high performer status).</li> <li>• Increase customer satisfaction.</li> <li>• Concentrate on efforts to improve specific management functions: (list; e.g., improve programmatic efficiencies; voucher unit inspections).</li> <li>• Maintain all HRA-owned rental units at a high standard.</li> </ul> <p>Increase assisted housing choices</p> <ul style="list-style-type: none"> <li>• Conduct outreach efforts to potential voucher landlords.</li> <li>• Promote development of affordable rental units.</li> </ul> <p>Provide an improved living environment</p> <ul style="list-style-type: none"> <li>• Continue Housing Quality Standards (HQS) inspections to preserve and existing rental units.</li> </ul> <p>Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> <li>• Provide or attract supportive services to increase independence for the elderly or families with disabilities.</li> <li>• Administer Rental Homes for First-Time Home Buyers program.</li> <li>• Provide homeownership opportunities to low/moderate income households through the Homes Within Reach land trust.</li> </ul> <p>Ensure equal opportunity and affirmatively further fair housing.</p> <ul style="list-style-type: none"> <li>• Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, sexual orientation, gender identity, marital status and disability.</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, sexual orientation, gender identity, marital status and disability:</li> </ul>

<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Expand the supply of assisted housing.</p> <ul style="list-style-type: none"> <li>• The HRA has project-based eight Section 8 Housing Choice in a new market-rate multi-family development, thus providing a housing opportunity in a development otherwise not affordable to participants in the program.</li> <li>• Provided eight affordable homeownership opportunities through partnerships with the Homes Within Reach Land Trust (six homes) and Twin Cities Habitat for Humanity (two homes).</li> <li>• The HRA is assisting in the development of 42 Low Income Housing Tax Credit (LIHTC) rental units on land owned by the HRA. Leasing will begin by early 2020.</li> <li>• The HRA has in the City of Bloomington’s Naturally Occurring Affordable Housing (NOAH) workgroup to identify strategies to preserve these units in the city.</li> <li>• Assisted in the drafting and adoption by the City of the Opportunity Housing Ordinance. This comprehensive ordinance includes a mandatory requirement to include a percentage of affordable units in all new multi-family development in the city. The ordinance also includes 90-day tenant protection period for tenants living in a NOAH property that has been sold.</li> </ul> <p>Improve the quality of assisted housing.</p> <ul style="list-style-type: none"> <li>• The HRA continues to improve the management of the Section 8 Housing Choice Voucher Program, most recently by switching to electronic payment of housing assistance payment to rental property owners.</li> <li>• The HRA remains a high performer per the Section 8 Management Assessment Program (SEMAP) my HUD.</li> <li>• All HRA-owned properties are maintained at a high level and receive capital investments every year.</li> </ul> <p>Increase assisted housing choices</p> <ul style="list-style-type: none"> <li>• The HRA sponsors the Bloomington Rental Housing Collaborative to provide a network for owners and managers to network and share information and provide informational speakers.</li> <li>• The HRA is continually meeting with affordable housing developers to pursue the development of more housing in the city, including affordable units such as the LIHTC project described above.</li> </ul> <p>Provide an improved living environment</p> <ul style="list-style-type: none"> <li>• The HRA performs Housing Quality Standards (HQS) inspections on all units assisted by the Section 8 Housing Choice Voucher Program.</li> </ul> <p>Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> <li>• The HRA has assisted ten families purchase their first home through our Rental Homes for First-Time Home Buyers program.</li> <li>• The HRA co-sponsors the Home Stretch first-time homebuyers training with the local CAP agency.</li> </ul> <p>Ensure equal opportunity and affirmatively further fair housing.</p> <ul style="list-style-type: none"> <li>• The HRA and the Bloomington Human Rights Commission coordinated the drafting and adoption of a Fair Housing Policy by the City Council in 2018.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Bloomington HRA will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in Appendix E of our HCV Administrative Plan and included here as Attachment 1. This policy includes that the HRA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the HRA; and provide needed emergency transfers to such victims.</p> <p>In addition, the HRA will continue its decades long partnership with Cornerstone Advocacy to provide services and housing to children and adult victims of domestic violence, dating violence, sexual assault, or stalking. Specifically the HRA provides five project-based vouchers in rental units owned by Cornerstone to ensure their affordability to the tenants. Also, the HRA leases a HRA-owned four unit apartment building to Cornerstone for \$1 annually for Cornerstone to provide transitional housing for children and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Bloomington HRA defines the significant amendment or modification to the Agency Plan to be:</p> <ul style="list-style-type: none"> <li>• Significant changes to the local preference policies of the HCV Program.</li> <li>• Significant changes to the termination policies of the HCV Program.</li> </ul>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>D.</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>

D.1

**Affirmatively Furthering Fair Housing.** (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

Support homeownership for households of color - partnership with local lending institutions to conduct homebuyer and financial literacy education; fund and facilitate credit counseling and improvement programs and offer opportunities through a Housing Choice Voucher Homeownership Program

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

Support efforts to increase the supply of integrated permanent supportive housing by utilizing Project-Based Vouchers in developments that include units that have rents that are within Housing Choice Voucher payment standards as a result of inclusionary zoning programs

**Fair Housing Goal:**

**Describe fair housing strategies and actions to achieve the goal**

Support to repeal municipal crime-free housing and nuisance ordinance that allows for eviction based on calls for service or criminal activity of tenants.  
Ensure translation services available in the PHA  
Encourage landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

**C. Other Document and/or Certification Requirements.**

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments.**

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Required Submission for HUD FO Review.**

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.