

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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.

A.	PHA Information.
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A.1	<p>PHA Name: HRA IN AND FOR THE CITY OF BLOOMINGTON PHA Code: MN152 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. 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 the 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> <p>How the public can access this PHA Plan: The documents are available for review on the City of Bloomington website at www.BloomingtonMN.gov Keyword: Agency Plan. The Annual Agency Plan and Housing Choice Voucher Administrative Plan for 2025 drafts are also available in the Housing and Redevelopment Authority (HRA) offices Monday thru Friday between the hours of 8 a.m. and 4:30 p.m., until the day of the closing of the public comment period.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="162 1129 1534 1192"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all PHAs completing this form.														

B.1	<p>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.</p> <p>The Bloomington Housing and Redevelopment Authority helps provide affordable housing opportunities for those who are not adequately served by the marketplace, coordinates the city's efforts to preserve existing neighborhoods and promotes development and redevelopment that enhances the city.</p>
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B.2	<p>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.</p> <p>Create and Maintain Affordable Housing Opportunities • Leverage private or other public funds to create additional housing opportunities. • Support the acquisition of building units or developments. • Conduct outreach efforts to potential voucher landlords. • Promote the development of affordable rental units. Improve the quality-of-service delivery for assisted programs • Improve voucher management- continued implementation of online portal systems, focusing on efficiencies. • Improve participant engagement and feedback opportunities. • Provide quality service to customers and clients through open communication and completing recertifications on time. • Maintain a 95% or better utilization rate for the HCV program • Maintain all HRA-owned rental units at a high standard. Increase Awareness of Agency and Available program offerings • Expand targeted landlord outreach and recruitment through the City's Rental Housing Collaborative • Promote initiatives through a comprehensive communications program including the City's monthly Briefing. • Pursue opportunities for collaboration and partnership. Promote a healthy living environment for assisted households • Continue inspections to preserve existing rental units. • Provide ongoing education to residents about renter responsibilities. • Pursue opportunities for partnership with City Environmental Health and Public Health departments on ongoing enforcement efforts. Promote self-sufficiency and asset development of assisted households • Provide or attract supportive services to increase independence for the elderly or families with disabilities. • Administer Rental Homes for First-Time Home Buyers program. • Provide ongoing homeownership readiness education through the Journey to Homeownership workshops. • Administer at least 2 HCV Homeownership Vouchers per year. Ensure equal opportunity and affirmatively further fair housing. • 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. • 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</p>
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	<p>disability • Maintain ongoing participation in the Fair Housing Implementation Council to expand Fair Housing education and resources throughout the region.</p>
B.3	<p>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.</p> <p>Expand the supply of assisted housing: The HRA continues to maximize the number of families assisted by HCV program by utilizing all available HAP funding from HUD. The HRA's HCV Program is the largest source of affordable housing in the City. However, funding from HUD does not support the full leasing of the 551 units that the HRA is authorized to lease. In 2021, the HRA was approved for 5 VASH vouchers and 10 Foster Youth to Independence (FYI) vouchers through partnership with Hennepin County. The HRA will continue to work to maximize the available HUD funding to expand the supply of this important source of assisted housing. The HRA approved eight additional units of project-based vouchers that will be part of a 128-unit affordable senior development. This project has anticipated completion date of 2026, and will provide affordable housing opportunities that otherwise would not exist. In 2020, the HRA partnered with a builder of Low Income Housing Tax Credit (LIHTC) apartments to construct a 42 unit affordable housing development on property owned by the HRA. The units are affordable to families at or below 60% AMI and HCV vouchers will be accepted. The project completed lease-up in the spring of 2020. HRA staff have partnered with staff from the City of Bloomington to develop strategies that the City could adopt to assist in the preservation of Naturally Occurring Affordable Housing (NOAH) within Bloomington. This type of non-subsidized rental housing is an important resource for families not utilizing traditional housing programs. The age, modest amenities and other factors keep these rents below the market rents of newer building. By adopting strategies to help preserve these units, the City will help ensure they are not sold and re-positioned at a higher rent amount. So far, the City and HRA have preserved over 700 units of NOAH at or below 60% AMI. Improve the quality of assisted housing: The HRA continues to seek new ways to improve voucher program management, increase customer satisfaction and maintain all HRA-owned rental units at a high standard. In 2023, the HRA implemented a new software system that incorporates an online portal, improving access and decreasing response times for landlords and tenants who participate in the program. Increase assisted housing choices: The HRA has maintained maximum lease-up of the program even in an extremely tight rental market. The HRA's staff works diligently to maintain excellent working relationships with landlords to help ensure a good inventory of units for program participants to rent through the program. These success of these actions is demonstrated by the HRA's high success rate for new and moving participants who are seeking a new unit. Ensure equal opportunity and affirmatively further fair housing: An example of the HRA's efforts in this area is the language translation button that is now located on every page of the City's web site, including the HRA's where affordable housing and fair housing information is located. HRA staff found examples of how this would work and worked with the City's web team for a successful launch and implementation.</p>
B.4	<p>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.</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 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. 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>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. 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 a significant amendment or modification to the Agency Plan to be: Significant changes to the local preference policies of the HCV Program. Significant changes to the termination policies of the HCV Program.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>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.)</p> <p>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.</p>

Fair Housing Goal: Support homeownership for households of color.

Describe fair housing strategies and actions to achieve the goal

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: Support efforts to increase the supply of integrated permanent supportive housing.

Describe fair housing strategies and actions to achieve the goal

Utilize 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: Ensure translation services available in the PHA

Describe fair housing strategies and actions to achieve the goal

Recruit and hire staff with language skills in high-demand languages using City's translation service certification program. Additionally, provide supplementary translation services and on-demand interpretation services through an external service agreement.

Form identification: MN152-HRA IN AND FOR THE CITY OF BLOOMINGTON form HUD-50075-5Y (Form ID - 562) printed by Anna Salvador in HUD Secure Systems/Public Housing Portal at 08/15/2024 10:15AM EST