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| <p><b>Streamlined Annual PHA Plan</b><br/><i>(HCV Only PHAs)</i></p> | <p><b>U.S. Department of Housing and Urban Development</b><br/><b>Office of Public and Indian Housing</b></p> | <p><b>OMB No. 2577-0226</b><br/><b>Expires 03/31/2024</b></p> |
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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, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

| <b>A.</b>          | <b>PHA Information.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                 |                              |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |
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| <b>A.1</b>         | <p><b>PHA Name:</b> <u>HRA IN AND FOR THE CITY OF BLOOMINGTON</u>                      <b>PHA Code:</b> <u>MN152</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u><br/> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>565</u><br/> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual 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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><b>How the public can access this PHA Plan:</b> The documents are available for review on the City of Bloomington website at <a href="http://www.BloomingtonMN.gov">www.BloomingtonMN.gov</a> 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"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1795 1534 1858"> <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 |  |  |  |  |  |  |
| Participating PHAs | PHA Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |
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|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                                 |                              |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |

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| <b>B.</b>  | <b>Plan Elements.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>B.1</b> | <p><b>Revision of Existing PHA Plan Elements.</b><br/> a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>B.2</b> | <p><b>New Activities.</b><br/> (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>B.3</b> | <p><b>Progress Report.</b><br/> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.<br/> <b>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.</b></p> |
| <b>B.4</b> | <p><b>Capital Improvements. - Not Applicable</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>B.5</b> | <p><b>Most Recent Fiscal Year Audit.</b><br/> (a) Were there any findings in the most recent FY Audit?<br/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/><br/> (b) If yes, please describe:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>C.</b>  | <b>Other Document and/or Certification Requirements.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <p><b>C.1</b></p>                                                                                                                                                                                                                                                  | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?<br/>                 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <p><b>C.2</b></p>                                                                                                                                                                                                                                                  | <p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <p><b>C.3</b></p>                                                                                                                                                                                                                                                  | <p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <p><b>C.4</b></p>                                                                                                                                                                                                                                                  | <p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?<br/>                 Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <p><b>D.</b></p>                                                                                                                                                                                                                                                   | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <p><b>D.1</b></p>                                                                                                                                                                                                                                                  | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal: Support homeownership for households of color.</b></td> </tr> <tr> <td style="padding: 5px;"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="padding: 5px;">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.</td> </tr> <tr> <td style="padding: 5px;"><b>Fair Housing Goal: Support efforts to increase the supply of integrated permanent supportive housing.</b></td> </tr> <tr> <td style="padding: 5px;"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="padding: 5px;">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.</td> </tr> <tr> <td style="padding: 5px;"><b>Fair Housing Goal: Ensure translation services are available in the PHA</b></td> </tr> <tr> <td style="padding: 5px;"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="padding: 5px;">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.</td> </tr> </table> | <b>Fair Housing Goal: Support homeownership for households of color.</b> | <u>Describe fair housing strategies and actions to achieve the goal</u> | 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. | <b>Fair Housing Goal: Support efforts to increase the supply of integrated permanent supportive housing.</b> | <u>Describe fair housing strategies and actions to achieve the goal</u> | 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. | <b>Fair Housing Goal: Ensure translation services are available in the PHA</b> | <u>Describe fair housing strategies and actions to achieve the goal</u> | 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. |
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| 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.                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <b>Fair Housing Goal: Ensure translation services are available in the PHA</b>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| <u>Describe fair housing strategies and actions to achieve the goal</u>                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |
| 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. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                          |                                                                         |                                                                                                                                                                                                                                                   |                                                                                                              |                                                                         |                                                                                                                                                                                         |                                                                                |                                                                         |                                                                                                                                                                                                                                                                    |