

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
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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. They also inform 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-, very low-, 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 (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 and 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	PHA Name: <u>HRA IN AND FOR THE CITY OF BLOOMINGTON</u> PHA Code: <u>MN152</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>565</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. 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 2026 Annual Agency Plan and Housing Choice Voucher Administrative Plan drafts are also available in the Housing and Redevelopment Authority (HRA) offices Monday thru Friday between the hours of 8:00 a.m. and 4:30 p.m., until the day of the closing of the public comment period. ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <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					
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B.	Plan Elements.										
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?										

	Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Informal Review and Hearing Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Create and maintain affordable housing opportunities: The Bloomington HRA continues to partner with developers and affordable housing providers. The City of Bloomington has an Opportunity Housing Ordinance, which requires developers of new housing and substantial housing rehabilitation projects to provide a minimum number of affordable units. In 2025, the HRA supported a grant application by providing matching funding to Southview Estates to add more affordable units to an existing apartment community. These funds will also help support necessary improvements to maintain existing affordable units at the property. The Rosalyn apartments is also under construction, a 100% affordable senior development that will include 8 project based vouchers. The Rosalyn is set to open in Spring 2026. Improve the quality of service delivery for assisted programs: In 2025, the HRA continued its expansion of online tools and resources available to clients. We have updated information on our website to increase navigability. Additionally, a heavy focus has been placed on continued education and professional development for staff. Increase awareness of agency and available program offerings: In 2025, the HRA conducted a landlord information session related to NSPIRE implementation. Additionally, the HRA also continues to publicize initiatives in the City's newsletter and website. The HRA actively partners with neighboring housing authorities and Hennepin County to coordinate information sharing throughout the community. Promote a healthy living environment for assisted households: In both 2024 and 2025, the HRA has completed significant capital improvements at HRA owned properties. The HRA also partners with the City's Sustainability division to offer free home energy audits for income-qualifying homeowners. Additionally, the HRA maintains ongoing partnership with environmental health and public health teams within Bloomington to coordinate enforcement, education efforts, and services to participants and their families. Promote self-sufficiency and asset development of assisted households: The HRA successfully administered 2 new HCV-Homeownership vouchers in 2025, and maintains an interest list for these vouchers for future years. Additionally, the HRA updated program guidelines for the Rental Homes for Future Homebuyers program. Changes to the program were focused on improving administrative procedures and income guidelines for participants. The HRA has also begun to offer targeted one-on-one counseling and workshops to program participants. So far in 2025, 3 families have purchased homes through the Rental Homes for Future Homebuyers Program. Ensure equal opportunity and affirmatively further fair housing: The HRA maintains active participation in the Fair Housing Implementation Council (FHIC) to expand Fair Housing education and

	resources throughout the region. Through efforts coordinated through FHIC and CDBG funds, the HRA provides funding to local legal assistance agencies to support ongoing tenant education and advocacy work within the community.
B.4	B.4 Capital Improvements. - Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ N/A ☐ (b) If yes, please describe: Adequate internal controls should exist to ensure an entity meets program compliance requirements over program eligibility. The HRA's internal controls over eligibility include staff completing tenant checklists for eligibility determinations with a separate program specialist responsible for reviewing and signing off on the checklists. The HRA did not complete or maintain tenant file checklists as required by its internal controls when performing tenant eligibility procedures during 2024. While the HRA did not complete tenant checklists for eligibility in 2024, the HRA monitored compliance for program eligibility through other mechanisms including quality control audits and relying on tools and reporting available within the software used for the program that scans for errors. In 2025, staff re-instituted tenant checklists as part of the formal process to serve as another layer of review and also provide a training tool for new staff.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan?

Y ☐ N ☒

(b) If yes, include Challenged Elements.

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *MN152-HRA IN AND FOR THE CITY OF BLOOMINGTON Form HUD-50075-HCV (Form ID - 5589) printed by Anna Salvador in HUD Secure Systems/Public Housing Portal at 07/09/2026 04:30PM EST*