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| <b>Streamlined Annual PHA Plan</b><br><i>(High Performer PHAs)</i> | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing | OMB No. 2577-0226<br>Expires: 02/29/2016 |
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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.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

| A.                 | PHA Information.   |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|
| A.1                | <p> <b>PHA Name:</b> _____ Bloomington HRA _____ <b>PHA Code:</b> <u>  MN152  </u><br/> <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer<br/> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>  01/2021  </u><br/> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/> <b>Number of Public Housing (PH) Units</b> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>  551  </u><br/> <b>Total Combined</b> _____<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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>The Agency Plan for 2021 is available for review on the Bloomington HRA webpage at <a href="http://www.bloomingtonmn.gov">www.bloomingtonmn.gov</a> search keywords: Agency plan.</b> </p> <p> <b>Or in person at:</b><br/>           Bloomington HRA<br/>           1800 West Old Shakopee Road<br/>           Bloomington, MN 55431<br/>           (Please note office hours may be restricted due to COVID-19)         </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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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 | Lead PHA: |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code   |                    |          |                             |                                 | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program |     |           |  |  |  |  |  |  |  |  |  |  |  |
|                    |  | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |

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| <b>B.</b>  | <b>Annual Plan Elements</b>  |  |  |  |  |  |
| <b>B.1</b> | <p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>   |  |  |  |  |  |
| <b>B.2</b> | <p><b>New Activities.</b></p> <p>(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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>The HRA has a total of 39 vouchers that have been project-based in specific units in Bloomington. Of the 31, the HRA has five units designated for victims of domestic violence. Twenty of the units are HRA-owned single-family homes scattered throughout the City and six units in a tax credit property located in central Bloomington. In addition, the HRA has approved eight additional eight units of project-based vouchers that are part of a 394-unit market-rate development in the South Loop redevelopment area. Completed in 2017, the placing of project-based units into this development provides affordable housing opportunities that otherwise would not exist. This change is consistent HRA will expand the supply the assisted housing by offering housing opportunities in a new construction market-rate development that exceeds the rent limits for the Section 8 Program.</b></p> <p><b>The 39 project-based vouchers represent only 7% of the 551 vouchers of our program, and are well within the 20% project-based cap set by HUD.</b></p> |  |  |  |  |  |
| <b>B.3</b> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>Some examples of how the Bloomington HRA has made progress in meeting the Mission and Goals described in the its 5-Year Plan include:</b></p> <p><b><u>Expand the supply of assisted housing:</u> 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. The HRA will continue to work to maximize the available HUD funding to expand the supply of this important source of assisted housing.</b></p> <p><b>The HRA approved eight additional eight units of project-based vouchers that will be part of a 394-unit market-rate development in the South Loop redevelopment area. Completed in 2017, the placing of project-based units into this development will provide affordable</b></p>   |  |  |  |  |  |

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|   | <p>housing opportunities that otherwise would not exist. This change is consistent HRA will expand the supply the assisted housing by offering housing opportunities in a new construction market-rate development that exceeds the rent limits for the Section 8 Program.</p> <p>In 2020, the HRA has 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.</p> <p>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.</p> <p>The City of Bloomington adopted an Opportunity Housing Ordinance in 2019 to facilitate the development and preservation of affordable housing in the City. This comprehensive ordinance includes inclusionary housing requirements and established a housing trust fund. HRA and City staff are working to implement the ordinance and presently have several projects in the early stages of development. Additional information on these efforts may be found at <a href="https://www.bloomingtonmn.gov/oh/opportunity-housing-creation-and-preservation">https://www.bloomingtonmn.gov/oh/opportunity-housing-creation-and-preservation</a>.</p> <p><b>Improve the quality of assisted housing:</b> 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 2017, the HRA - implemented direct deposit of owner HAP checks to increase efficiencies and customer satisfaction.</p> <p><b>Increase assisted housing choices:</b> 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.</p> <p><b>Ensure equal opportunity and affirmatively further fair housing:</b> 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> <p>Also, in 2018, the HRA assisted the City in the drafting and adoption of a Fair Housing policy for the City. This policy affirms the City's comment to non-discrimination in housing and provides a process for referrals for those who believe they have been the subject of discrimination. The policy was adopted by the City Council on August 6, 2018.</p> |
| <p><b>B.4.</b></p>  | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>  |
| <p><b>Other Document and/or Certification Requirements.</b></p> |  |
| <p><b>C.1</b></p>   | <p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |
| <p><b>C.2</b></p>   | <p><b>Civil Rights Certification.</b></p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |

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| C.3      | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N<br/> <input type="checkbox"/> <input type="checkbox"/> (Comment period is presently open.)</p> <p>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> |
| C.4      | <p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |
| <b>D</b> | <p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>  |
| D.1      | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>   |