

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan 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.2	<p>New Activities.</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 checked="" type="checkbox"/> <input 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>The HRA has a total of 31 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. The 31 project-based vouchers represent only 5% of the 551 vouchers of our program, and are well within the 20% project-based cap set by HUD.</p> <p>In addition, the HRA has 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. To be completed in 2017, the placing of project-based units into this development will provide 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.</p>					
B.3	<p>Progress Report.</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>Some examples of how the Bloomington HRA has made progress in meeting the Mission and Goals described in the its 5-Year Plan include:</p> <p>Expand the supply of assisted housing: The HRA continues to maximize the number of families assisted by HCV program by utilizing all available HAP funding from HUD. The HRA's HCV Program is the largest source of affordable housing in the City. However, funding from HUD does not support the full leasing of the 551 units that the HRA is authorized to lease. The HRA will continue to work to maximize the available HUD funding to expand the supply of this important source of assisted housing.</p>					

	<p>The HRA has 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. To be completed in 2017, the placing of project-based units into this development will provide 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.</p> <p>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 the upcoming months, the HRA will implement direct deposit of owner HAP checks to increase efficiencies and customer satisfaction.</p> <p>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.</p> <p>Ensure equal opportunity and affirmatively further fair housing: An example of the HRA's efforts in this area is the language translation button that is now located on every page of the City's web site, including the HRA's where affordable housing and fair housing information is located. HRA staff found examples of how this would work and worked with the City's web team for a successful launch and implementation.</p> <p>(The Bloomington HRA's current 5-Year Plan is effective from January 1, 2015 through December 31, 2019.)</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, 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>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, 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>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (The comment period was open from July 28, 2016 through September 13, 2016.)</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>
<p>C.4</p>	<p>Certification by State or Local Officials.</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>D</p>	
<p>D.1</p>	<p>Capital Improvements. 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>

Attachment A: PHA Plan Comments

The HRA received one participant comment on the 2017 PHA Plan. The writer expressed her gratitude for the program and hopes that it will continue for many years to come for herself and others who need housing assistance.

The HRA also received a comment letter from Mid-Minnesota Legal Aid. See the enclosed copy of the letter, including HRA responses.