

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 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> PHA Name: <u>Housing Authority of the City of Bloomington</u> PHA Code: <u>IN022</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1676</u> Total Combined <u>1697</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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> A Public Notice was originally posted on April 22nd promoting the public hearing scheduled for May 11th, a final public hearing on July 6th, and submission on July 21, 2022. The Annual Plan public meeting was held in person at the BHA conference room, and via teleconferencing for members of the public who wished to attend remotely. The Resident Advisory Board provided input on _____ and _____. </p> <p> PUBLIC MEETING NOTICE Notice is hereby given that the Bloomington Housing Authority (BHA) is preparing the draft 2022 Annual Public Housing Authority (PHA) Plan. A videoconference meeting will be held to review the initial draft PHA Plan at the BHA conference room and online via GoToMeetings on Wednesday, May 11th 2022 at 1:30 pm. </p> <p> To join this meeting from your computer, tablet or smartphone, go to: https://global.gotomeeting.com/join/827255901 </p> <p> You can also dial in using your phone. United States (Toll Free): 1 877 309 2073 United States: +1 (646) 749-3129 </p> <p> Access Code: 827-255-901 </p> <p> The meeting will be recorded and posted online for asynchronous review. The draft 2020 Annual and 5-Year PHA Plan will be available for review beginning April 22, 2021 at the Bloomington Housing Authority, 1007 N. Summit Street, Bloomington, IN, 47404 and online at www.bhaindiana.net. </p>

The plan can also be mailed via USPS upon request.

Written comments concerning this plan may be submitted to the address above or emailed to askoby@blha.net until May 13, 2022 at 4:00 pm. Changes to the plan, if any, will be available for additional review beginning June 1, 2022 and are due on June 30, 2022.

A public meeting for the final draft of the Annual Plan will be scheduled for July 6th using the same methods as the review of the initial draft.

If unable to attend the videoconference meetings or the in-person meetings, one may submit written comments to the attention of Ms. Kate Gazunis, Executive Director, at the Bloomington Housing Authority. Questions can be directed to Kate Gazunis, Executive Director at (812) 339-3491 ext. 124 or kgazunis@blha.net. Written comments should be to the attention of Ms. Kate Gazunis, Executive Director, at the Bloomington Housing Authority by mail to 1007 N Summit Street Bloomington, IN 47404.

The final 2021 Annual Plan is due to the US Department of Housing and Urban Development by July 21, 2021.

Public notice was posted in BHA website (www.bhaindiana.net), in the newspaper, and in the monthly resident newsletter, The BHA Banner.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA 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.
 - Homeownership Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Statement of Housing Needs and Strategy for Addressing Housing Needs

BHA has a combined count of 1676 vouchers to manage as follows:

- HCV: 1,284
- VASH: 80
- RAD Component I: 87
- RAD I PBV: 29
- RAD Component II: 40
- RAD II PBV: 156

(BHA also manages 12 SRO vouchers for Centerstone, a local supportive housing agency.

Currently, the BHA has 500 applicants on the Housing Choice Voucher waitlist (scheduled to open to new applications on April 26, 2022), and 1390 applicants on the combined RAD waitlists. The snapshots demonstrate the current make-up of the BHA's applicants in both the HCV program and public housing program. It allows for an analysis of the breakdown of unit sizes most needed, income levels, and the number of applicants with special needs. Some action steps the BHA is doing to address these housing needs include partnering with local agencies that assist local families with disabilities; continuing to creatively market and promote the HCV program to property owners; continuing to monitor payment standards for one and two-bedroom voucher units to meet increased demand, and promote self-sufficiency programs to support and foster working families.

We recently increased our payment standards for all unit types as a strategy to achieve an 80% lease-up success rate. This PS increase will also reduce our rent-burdened participants, which we hope to achieve and maintain at 5% or less. This strategy will also help BHA utilize more of its vouchers and its BA.

HCV Waitlist:

Name	Current Address	Appl ID	Original Date	Status Date	User Status	B R # in M Fam	Head # in Fam	Family Income	Median Income Pct	E T H M X S D N	S E I L A	Day or Home Age Phone
HOH:	500								19,506.49			34.94
Income:	9753246											

* Counts/Percentages based on criteria chosen *
 * HOH/members can have multiple race codes *

Statistical Summary I

	Count	PCT	Avg Age		Count	PCT	
* HOH only - near-elderly counts *				H-Head of house:	500	100.0000%	
Male:	49	9.8000%	38.41	S-Spouse:	0	0.0000%	
Female:	451	90.2000%	34.57	K-Co head:	0	0.0000%	
(no gender):	0	0.0000%	0.00	F-Foster child:	0	0.0000%	
				Y-Youth:	0	0.0000%	
Elderly:	15	3.0000%	68.20	E-FT Student:	0	0.0000%	
Non-Elderly:	485	97.0000%	33.92	L-Live in aide:	0	0.0000%	
Near-Elderly:	12	2.4000%	55.83	A-Other Adult:	0	0.0000%	
				U-Unborn child:	0	0.0000%	
Disabled:	66	13.2000%	43.26	(no member type):	0	0.0000%	
Non-Disabled:	434	86.8000%	33.68	# of Bedrooms		PCT	
Non-Disabled/Non-Elderly:	425	85.0000%	32.93	0 -	0	0.0000%	
				1 -	154	2,066,222	21.1850%
Race-White:	66	13.2000%		2 -	184	2,294,114	23.5215%
Race-Black/African American:	395	79.0000%		3 -	133	4,986,356	51.1251%
Race-Amer Ind/Alaska Native:	8	1.6000%		4 -	24	383,664	3.9337%
Race-Asian:	6	1.2000%		5 -	3	10,590	0.1086%
Race-Nat. Hawaiian/Pacific Is.:	0	0.0000%		6 -	2	12,300	0.1261%
Race-Other:	0	0.0000%		7 -	0	0	0.0000%
Race-Declined:	5	1.0000%		8 -	0	0	0.0000%
				over 8 -	0	0	0.0000%
Ethnic:	21	4.2000%	34.33	Ten Median Income:	IncomeLimits21		
Non-Ethnic:	479	95.8000%	34.97	30% of Median(Ext. Low):	363	72.6000%	
				50% of Median(Very Low):	100	20.0000%	
Families with Federal Preference:	0			80% of Median(Low):	31	6.2000%	
Families with Local Preference:	172			Not Low:	6	1.2000%	
				Tax Median Income:			
PHA Employee:	0			Tier - 1:		0.0000%	
				Tier - 2:		0.0000%	
Families with Elderly:	18	# of Elderly:	18	Tier - 3:		0.0000%	
Families with Disabilities:	92	# of Disabilities:	108	Tier - 4:		0.0000%	
Families with Children:	332	# of Children:	694	Tier - 5:		0.0000%	
		# in Family:	1260	Not Low:		0.0000%	

Name	Current Address	Appl ID	Original Date	Status Date	User Status Average	B R M	Head # in Fam	Family Income	Median Income	E T H M	S X S	D N	E L A	Day or Home Phone
HOH:	1390						2.08	14,071.44						36.55
Income:	19559303													
* Counts/Percentages based on criteria chosen *														
* HOH members can have multiple race codes *														
* HOH only - near-elderly counts *														
Statistical Summary I														
	Count	PCT	Avg Age						Count	PCT				
Male:	335	24.1007%	41.79						H-Head of house:	1390	100.0000%			
Female:	1055	75.8993%	34.88						S-Spouse:	0	0.0000%			
(no gender):	0	0.0000%	0.00						K-Co head:	0	0.0000%			
Elderly:	59	4.2446%	66.75						F-Foster child:	0	0.0000%			
Non-Elderly:	1331	95.7554%	35.21						Y-Youth:	0	0.0000%			
Near-Elderly:	90	6.4748%	56.42						E-FT Student:	0	0.0000%			
Disabled:	347	24.9640%	46.33						L-Live in aide:	0	0.0000%			
Non-Disabled:	1043	75.0360%	33.29						A-Other Adult:	0	0.0000%			
Non-Disabled/Non-Elderly:	1019	73.3094%	32.50						U-Unborn child:	0	0.0000%			
Race-White:	591	42.5180%							(no member type):	0	0.0000%			
Race-Black/African American:	690	49.6403%							# of Bedrooms	Income	PCT			
Race-Amer Ind/Alaska Native:	32	2.3022%							0 -	0	0.0000%			
Race-Asian:	14	1.0072%							1 -	707	46.1847%			
Race-Nat. Hawaiian/Pacific Is.:	1	0.0719%							2 -	405	26.4466%			
Race-Other:	2	0.1439%							3 -	241	24.3718%			
Race-Declined:	2	0.1439%							4 -	32	2.4599%			
Ethnic:	69	4.9640%	34.42						5 -	4	0.4395%			
Non-Ethnic:	1321	95.0360%	36.66						6 -	1	0.0974%			
Families with Federal Preference:	1								7 -	0	0.0000%			
Families with Local Preference:	523								8 -	0	0.0000%			
PHA Employee:	0								over 8 -	0	0.0000%			
Families with Elderly:	65	# of Elderly:	65						Ten Median Income:	IncomeLimits21				
Families with Disabilities:	398	# of Disabilities:	435						30% of Median(Ext. Low):	1096	78.8489%			
Families with Children:	668	# of Children:	1339						50% of Median(Very Low):	203	14.6043%			
		# in Family:	2897						80% of Median(Low):	74	5.3237%			
									Not Low:	17	1.2230%			
									Tax Median Income:					
									Tier - 1:		0.0000%			
									Tier - 2:		0.0000%			
									Tier - 3:		0.0000%			
									Tier - 4:		0.0000%			
									Tier - 5:		0.0000%			
									Not Low:		0.0000%			

Financial Resources

Significant Amendment/Modifications

The BHA defines "significant amendment" to the Annual Plan for the Public Housing Program and the Section 8 Programs as changes to the local preferences given in waiting list systems and other major changes to programs and policies. For Public Housing only, "Significant amendment" is further defined as any change to the proposed demolition or disposition of property and any proposed elderly only designation of the property. Further the BHA defines a "substantial amendment/modification as a significant change to the BHA's mission statement, goals or objectives identified in the 5-Year Plan.

The BHA has converted all of its properties through RAD and no longer has a Public Housing component. However, the BHA will continue to pursue deconcentration. The 2018-2019 Capital Fund grants have been expended, as reflected in the plan.

- 2020 has been expended except 464,204.09 which is allocated for RAD II renovations.
- 2021 has been expended except 501,644.60 which is allocated for RAD II renovations.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Demolition and/or Disposition. (Section 18)

The BHA has completed the Section 18 RAD disposition and RAD Blend and no longer has any Public Housing.

Conversion of Public Housing to Tenant Based Assistance

	<p>In conjunction with its RAD project developments, the BHA applied and was awarded Tenant Protection Vouchers (TPV).</p> <p>Conversion of Public Housing to Project Based Assistance under Rental Assistance Demonstration (RAD) Program BHA continues to be firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low and very low-income individuals and families. The BHA amended both its annual and its 5-year plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, BHA has converted to all of its Public Housing to Project Based Voucher assistance under the guidelines of PIH Notice 2012-32 (HA) H-2017-03, REV-3, REV-1, PIH Notice 2012-32 REV-2, 2012-32 (HA) H-2017-03, REV- 4, and any other successor notices. The RAD program offers BHA an opportunity to transition from public housing to the Project Based Voucher program, administered by HUD. The BHA’s RAD conversion was voluntary.</p> <p>The BHA sites comply with the Site selection requirements set for at [24 CFR § 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act. The sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.</p> <p>BHA will also be contributing its remaining Operating Reserves in the amount of \$953,486.93 from Amp 1 Reserves and \$965,848.69 of Capital Funds. There will be an additional contribution of 2022 Capital Funds this summer.</p> <p>Construction on Amp 2, also known as Walnut Woods and Reverend Butler, was fully completed in December 2021. A Commitment to enter into a Housing Assistance Payment Contract (CHAP) for Amp 1 (Crestmont) was given to BHA from HUD in December 2021 and closing took place on March 30, 2022. All units at Crestmont have been removed from PIC.</p> <p>Construction/renovation of Crestmont, consisting of 196 units, is expected to continue in phases until September 2024.</p> <p>PIC Development ID #: IN022474011 (Amp 1) Name of PH Development: Crestmont Transfer of Assistance: No Total Units: 196 Pre RAD Unit Type: Family Post RAD Unit Type: Family Capital Fund allocation of Development: No more than \$100,000 for pre-development.</p> <table border="1" data-bbox="180 961 911 1218"> <thead> <tr> <th>Bedroom Type</th> <th>Number of Units Pre-Conversion</th> <th>Number of Units Post-Conversion</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4</td> <td>0</td> </tr> <tr> <td>One</td> <td>50</td> <td>72</td> </tr> <tr> <td>Two</td> <td>60</td> <td>58</td> </tr> <tr> <td>Two Flat</td> <td>2</td> <td>4</td> </tr> <tr> <td>Three</td> <td>66</td> <td>56</td> </tr> <tr> <td>Four</td> <td>10</td> <td>10</td> </tr> <tr> <td>Five</td> <td>4</td> <td>4</td> </tr> </tbody> </table> <p>The BHA is converting 4 studio apartments to 2 1-bedroom units and is converting 6 3- bedroom townhouse units to 12 1-bedroom units based on the high demand for 1-bedroom units on BHA’s public housing waitlists.</p> <p>Project Based Vouchers BHA applied for, and was awarded, a CHAP for the 196 units in Crestmont in December 2020. As a result of the conversion to RAD and the addition of units, BHA now has 48 units under a RAD HAP and 156 units under a PBV HAP. (Twelve of the units will be under a HAP agreement because they have not been created yet or cannot pass HQS due to remediation.)</p> <p>The BHA may issue a request for proposals to developers for project-based vouchers into the next fiscal year. PBVs will allow the BHA to expand housing opportunities to developments with onsite social services targeting vulnerable populations such as the elderly, disabled, and families with children, chronically homeless, or individuals trying to overcome substance abuse.</p> <p>The BHA will administer its own RAD PBV for Crestmont when the RAD conversions are complete.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants) The BHA is no longer eligible for these grants; however, BHA will continue to apply for CDBG and other grants to improve the quality of life for its residents.</p>	Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Studio	4	0	One	50	72	Two	60	58	Two Flat	2	4	Three	66	56	Four	10	10	Five	4	4
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion																							
Studio	4	0																							
One	50	72																							
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Two Flat	2	4																							
Three	66	56																							
Four	10	10																							
Five	4	4																							
<p>B.3</p>	<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>Improve the quality of federally assisted housing communities</p> <ul style="list-style-type: none"> • Continue with the renovation of public housing units <ul style="list-style-type: none"> ✓ Amp 2 RAD Construction was completed in December 2021. ✓ The RAD conversion financing for Amp 1 closed on March 30, 2022 and construction began on April 2, 2022. 																								

- Work with development partners to have high design standards
 - ✓ BHA continues to strive to award 25% of project renovation funding to Section 3/WMBE businesses.
- Continue Housing Quality Standards (HQS) inspections to preserve existing rental units
 - ✓ REAC Inspections will no longer take place, however, all units will be subject to HQS, LIHTC, and the City of Bloomington inspections.
 - ✓ BHA spend \$144,427 on four ADA ramps and will spend an addition \$100k to install additional wheelchair ramps through the RAD II conversion (formerly the Amp 1.)
- Ensure the safety and sustainability of BHA-controlled housing
 - ✓ Installed carbon monoxide detectors in all units and Head Start building to ensure safety for residents.
 - ✓ Installed security cameras on all campuses and continued to monitor for needed improvements.
 - ✓ Researched energy efficiency strategies to be used in case of funding from City from LIT.
 - ✓ BHA continues fostering its partnership with Bloomington Police Department Neighborhood Resource officers.
 - ✓ Research additional security measures and issue a new RFP to increase security for all residents.

Expand the supply of assisted housing.

- Leverage private or other public funds to create additional housing opportunities
 - ✓ With the lifting of most Covid restrictions, BHA has returned to a hybrid program management style with direct, but limited face-to-face public contact.
 - ✓ Specific continuing waivers requested and granted from HUD through December 2022 include:
 - Increase in Payment Standard During Housing Assistance Payment (HAP) Contract Term
 - SEMAP Score
 - Term of Voucher: Extensions of Term
 - Voucher Tenancy: New Payment Standard Amount
 - ✓ MTW designation will be on hold until at least after BHA has utilized all of the features of the above waivers, such as targeting SAFMRs.
 - ✓ BHA management still has a COVID-19 plan for families relocating through the final RAD renovation phases.
- Acquire or build units or developments
 - ✓ BHA received a grant to hire a Real Estate Development Director. That person will be responsible for additional development activity and building capacity for the affiliated non-profit entity, Summit Hill CDC.

Increase assisted housing choices

- Conduct outreach efforts to potential voucher landlords
 - ✓ BHA has received a two-year grant to provide “risk mitigation” assistance to landlords, particularly for “hard to house” voucher holders. This program will provide a guarantee for security deposits to landlords and address their other concerns regarding voucher participants.
- Apply for additional HCVs as available
 - ✓ Funding from the CARES Act has helped with additional unplanned expenses due to COVID-19.
 - ✓ Additional funding has come from developer fees associated with AMP 2 RAD construction.
- Promote the development of affordable rental units (through tools such as PBVs)
 - ✓ BHA is planning to place PBVs with a senior project west of Bloomington and a multi-family project in downtown Bloomington.
 - ✓ BHA will entertain other PBV applications on a case-by-case basis, but will depend primarily on applicants who have been approved through the State’s competitive LIHTC process.

Promote self-sufficiency and asset development of assisted households

- Implement approaches that create and support pathways to economic self-sufficiency
 - ✓ Established meaningful connections for: employment opportunities, financial assistance, household furniture & appliances, driver’s license restoration & general legal support, conflict mediation & resolution support
 - ✓ Met with Ivy Tech leadership to enhance coordination of RAD resident/FSS participant linkage with Ivy Tech Programs and services, post-COVID. Plans discussed to develop Ivy Tech Social Work intern experiences/placements with BHA resident services programming.
 - ✓ BHA will continue to analyze and update its Affirmative Fair Housing Marketing Plan (AFHMP) to improve demographic representation based on the new census data.
 - The result of this research may require an LEP, which BHA will create based on the demographic analysis.
 - ✓ The Community Center at Crestmont will be expanded and additional programs and services will be held there.
 - ✓ The expanded Food Pantry at Walnut Woods Community is an ongoing service.
 - ✓ FSS continues providing interview practice and career preparation resources for residents. Currently BHA is operating at full capacity and enrolling new families as families graduate.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - ✓ ROSS program offering regular on-site walk-in case management hours as well as assisting with range of professional matters from resume support and preparation to assisting with maintaining and applying for social service benefits
 - ✓ Continuing the process of acquiring funding and permitting to establish an Early Head Start facility to provide free childcare to residents. The architects for this project are finalizing the plan in anticipation of gap financing to complete the project.
 - ✓ In the face of Covid-19, The Senior Meal program with Area 10 Agency on Aging transitioned to meal deliveries, taking place on Monday, Wednesday, & Friday weekly. Seniors that have requested are also provided with a week’s worth of dinner meals delivered on Wednesday evenings.
 - ✓ New partnerships focusing on elderly & disabled home-based services & healthcare linkage (Area 10 Agency on Aging, Anthem Insurance)

	<ul style="list-style-type: none"> • Support achievement for youth in housing to increase lifelong well-being <ul style="list-style-type: none"> ✓ Provide regular coordination and promotion for resident enrollment in local SCCAP's Head Start program. Additionally, coordinating with SCCAP to expand local access Early Head Start to expand early childhood education opportunities for children under 3 years old. ✓ Strengthened BHA's partnership with IU's 21st Century Scholars program, coordinating several on-site sign-up and outreach opportunities annually such as annual events like the back-to-school bash & family night out. <p>Ensure equal opportunity and affirmatively further fair housing.</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability • Analyze data to determine need for LEP. <p>Lead with Excellence, Resilience and Innovation</p> <ul style="list-style-type: none"> • Maintain high-performer status <ul style="list-style-type: none"> ✓ BHA still maintains High Performer Status as designated by HUD (now just for the SEMAP/ Voucher program.) ✓ With the lifting of COVID-19 restrictions, BHA has transitioned from all virtual meetings to a combination of in-person and virtual meetings. ✓ BHA is continuing its efforts for paperless documentation to minimize person-to-person contact and to have all compliance documentation for all programs in a digital format • Invest in staff training and development <ul style="list-style-type: none"> ✓ A new salary survey has been contracted. ✓ LIHTC compliance and property management training continues for staff. ✓ RAD PBV training continues for staff. ✓ All staff up to date on training pertinent to their respective roles including but not limited to EIV, Cyber Security, and Fair Housing • Concentrate on gathering data to expand efforts to improve specific management functions: (e.g., waitlist, improve programmatic efficiencies; voucher unit inspections) • Increase public awareness of agency and affordable housing needs <ul style="list-style-type: none"> ✓ Participate weekly with the City of Bloomington Housing and Neighborhood Development efforts meetings and partner with them. ✓ Attend local civic functions to increase awareness of agency services and fulfill part of the AFHMP. ✓ Two Commissioners attended training presented by Nelrod. As two more Commissioners join the Board, the Board will review the HUD Lead the Way training again before the end of the year.
<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><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached</p>

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/></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>See attached</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>See attached</p>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</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> <p>See attached five-year plan that was submitted to HUD on 2/28/2022.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. [\(24 CFR §903.23\(4\)\(e\)\)](#)

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. [\(24 CFR §943.128\(a\)\)](#)

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. [\(24 CFR §903.7\(b\)\)](#) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing

or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and [24 CFR §903.12\(b\)](#)).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

- C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))
- D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 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. 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 Act 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.