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| **A.** | **PHA Information.** |
| **A.1** | **PHA Name**: The City of Bloomington IN Housing Authority\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **PHA Code**: \_IN022\_\_\_\_\_\_\_\_\_\_  **PHA Plan for Fiscal Year Beginning**: (MM/YYYY):01/01/2025  **The Five-Year Period of the Plan (i.e. 2019-2023):** 52025-2030  **PHA Plan Submission Type:**  5-Year Plan Submission  Revised 5-Year Plan Submission  **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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.  *Bloomington Housing Authority (BHA) is preparing the 2025 Annual and 5-Year Public Housing Authority (PHA) Plan. The draft 2025 Annual and 5-Year PHA Plan is available for review online at www.bhaindiana.net.*  *Public meetings to review and comment on the draft plans will be held:*  *- Friday, September 20, 2024, at 9 am in the Smith Community Center at 1002 N. Summit.*  *- Wednesday, Oct 21st at 4:30 pm as part of the Resident Council Community Meeting in the BHA Community Building (1002 N Summit)*  *– Will be reviewed and discussed as part of the Oct 1 BHA Board of Commissioner meeting, which starts at 8:30 am and may be accessed virtually. Email Brandy Gonzalez, bgonzalez@blha.net, for a link to access the meeting online.*  *The plan can be viewed on the BHA website (www.bhaindiana.net) starting August 26, 2024. Residents or members of the public can request copies, which will be sent via USPS.*  *The final five-year and Annual Plan will be on the agenda for final Board approval on October 1, 2024. The BHA Board of Commissioner meeting starts at 8:30 am and may be accessed virtually. Email Brandy Gonzalez, bgonzalez@blha.net, for a link to access the meeting online.*  *The plan will be submitted to the U.S. Department of Housing and Urban Development on October 18, 2024..*  **---**  Public notice was posted in BHA website ([www.bhaindiana.net](http://www.bhaindiana.net)), in newspaper, and in 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.** | **Plan Elements.** Required for all PHAs completing this form. |
| **B.1** | **Mission.** State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.  **We strengthen opportunity---- beginning but not ending with housing.** |
| **B.2** | Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.   1. **Advance Housing Access and Choice** - Preserve and improve access to quality affordable housing by finalizing the $73 million RAD conversion (302 units), continue construction of the $20 million Kohr Community Flats (38 units), continue construction of the Land Trust subdivision (45 houses), and increase the opportunity to issue additional vouchers with HUD funding (currently 1696 vouchers.) Actively seek partnerships with local developers to help support the creation of additional affordable units.   The Need: Bloomington needs more affordable housing units to support population growth and address the needs of Low to Moderate-income people who are being priced out of the city. The City’s 2020 RDG Planning & Design study estimated that Bloomington would need an additional 2,592 housing units over the next decade, including rental and mortgage housing. The 2024 housing study update estimates Bloomington will need 4,155 more units by 2035.   1. **Improve Housing Success & Community Outcomes** - Continue to use the Summit Hill Community Development Corporation1, a 501(c)(3) non-profit, to support and revitalize the Bloomington community, primarily serving low-income or struggling households. SHCDC will continue to create or preserve affordable housing and pursue various community services that meet local needs, such as education, job training, healthcare, commercial development, or other social programs.   SHCDC hopes to finish its first community facility, the Rev. Doc Marvin Chandler Early Learning Center, in the fall of 2025. The facility will provide additional childcare services for children ages birth to 3 and have three 2-bedroom affordable housing units on the second floor.  The Housing Need: Creating the Summit Hill Community Development Corporation was necessary for the BHA to sell its public housing and renovate/build 302 units of very- and extremely low-income housing. As a result of a series of capacity-building grants from the City of Bloomington, the BHA was able to create a land trust and accept a 45-lot land donation from the developers of the Arlington Park neighborhood.  The Community Facilities Need: According to Care.com, as of August 2024, the average starting rate for childcare providers in Bloomington, IN, is $16.22 per hour. The weekly cost for childcare providers working a 40-hour week in Bloomington, IN, is $649, while the monthly cost is approximately $2,109 for 130 work hours. By partnering with the City and securing financing through the Cinnaire CDFI, SHCDC will be able to build the facility with much lower debt than other entities, and SCAAP will accept child care vouchers that will make care affordable to LMI households. With the CCDF voucher, pay is based on income, and SCCAP’s average with a voucher is $450 per week or $11.25 per hour based on a 40-hour week.  The Community Services Need: The SHCDC, with a grant from the IU Health Foundation, provides transportation for LMI households to access healthy food options. The opening of the new Smith Community Center allows providing a wide range of additional community services, including health screenings.  The SHCDC also operates a landlord “insurance guarantee” with ARPA money from the city to provide guarantees to landlords who would otherwise not lease to hard-to-house households. As ARPA funds end, the administration of this program will become an in-house Housing Stability Navigator position to help voucher holders find and keep housing. The current success rate is 70%, and the BHA would like to increase it to 80% in the next five years.   1. **Lead with Excellence, Resilience and Community Outcomes** - Increase BHA partnerships and communications within the community, increase marketing and outreach for all of our programs, with particular emphasis on homeownership opportunities through the land trust, continue to build coalitions with other community groups, and implement the Affirmative Furthering Fair Housing plan, which focuses on marketing to ethnic minority groups. Continue to administer Davis-Bacon compliance oversight and continue a robust Section 3 program.   The Need: BHA must maintain a “High Performer” SEMAP status with the US Department of Housing and Urban Development in its voucher management division to compete more for national grants and innovative programs. It must also maintain financial management excellence, transform the internal Human Resources structure, strive for DEI at an institutional level in program and practice, cultivate innovation, and forge additional collaborations with community partners.  The BHA also needs to explore ways to control rising insurance costs, as the 130% increase in 2024 is not sustainable into the future.   1. **Build Capacity** - Increase staffing from 30 to 33 FTE positions at BHA, hire five (5) interns, and partner to provide employees for Kohr Community Flats. This increase in staff will mean the addition of approximately 2,300 sf of office space on the second floor of the administrative building.   The Need: The BHA needs to invest in its future sustainability to fulfill its mission effectively now and in the future. BHA’s immediate capacity-building need includes the ability to support the Kohr project’s cash flow. Distinct capacity-building projects for 2025 include updating its communications strategy, improving internship and volunteer recruitment, ensuring thoughtful leadership succession, updating its technology, and improving how it measures its outcomes. A deliberate capacity-building strategy will strengthen the BHA's ability to deliver on its mission over time, enhancing its ability to impact lives and communities positively.  At the City of Bloomington’s suggestion, SHCDC will strive to become a Community Housing Development Organization (CHDO) and partner with the City to allocate HOME funds.   1. **Build Housing Leaders of the Future** - The BHA has enjoyed years of partnership with IU regarding research and internships. The BHA employs four interns: two BSW students, one journalism major, a Business Administration major, and a Community and Economic Development graduate student. BHA will **create** a Housing Authority model to employ and train interns for adoption by the National Association of Housing and Redevelopment Officials (NAHRO). The BHA is planning to hire additional interns for the 24/25 school year.   The Need: The affordable housing crisis in Bloomington and throughout the US will require a systematic and strategic approach, and deliberate recruitment of the next generation of affordable housing providers is needed to address this need. In partnership with NAHRO, the BHA will design a model internship program to illustrate that the housing industry offers some of the most in-demand career paths: finance, investing, capital markets, data analytics, software development, marketing, and social work.  The BHA plans to hire additional interns for the 24/25 school year. Current internships include working with landlords and hard-to-house residents to ensure housing stability, working with youth to provide programs that include school success strategies and positive social activities, a marketing and media campaign, and creating a housing internship program template. Additional internships are needed for the administration of the Community Land Trust, data analytics, and IT support. |
| **B.3** | **Progress Report.**  Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  This progress report covers a period of Covid and its restrictions on activities. It also covered the conversion of 296 public housing units to 302 RAD units and the disruption of the 100% renovation of its property portfolio.   1. **Advance Housing Access and Choice** – The BHA has preserved and improved access to quality affordable housing by finalizing the $73 million RAD conversion (302 units) and actively sought partnerships with local developers to help support the creation of additional affordable units. It began the proposed construction of the $20 million Kohr Community Flats (38 units) with LIHTCs, HTCs, nine 811 vouchers, and a commitment of 29 project-based vouchers. It created a Land Trust subdivision (45 houses) affordable to LMI households. In the past five years, the BHA increased the opportunity to issue additional vouchers with HUD funding - currently at 1696 vouchers, including EHV. 2. **Improve Housing Success & Community Outcomes** - Improved the quality of federally assisted housing communities through the use of a well-developed capital and asset management plan; continued with the development of federally assisted and LIHTC housing units; worked with development partners to have high-design standards; continued to transition to the NSPIRE standard of inspections; implemented policies and increased security measures to ensure the safety and sustainability of BHA-controlled housing. 3. **Expand the Supply of Assisted Housing**—Leveraged private or other public funds to create 19 additional housing opportunities; acquired or built units or developments with a measurable goal of adding or preserving approximately 50 new units affordable to LMI households. 4. **Increase Assisted Housing Choices** - Conducted outreach efforts to potential voucher landlords; applied for additional HCVs as available; promoted development of affordable rental units (through tools such as PBVs.) 5. **Promote Self-Sufficiency and Asset Development Of Assisted Households** - Implemented approaches that created and supported pathways to economic self-sufficiency through both the ROSS and the FSS programs and through partnerships with other entities (i.e., continued to support the local Boys & Girls Clubs, continued to host the food pantry during construction, continued teaching computer classes during construction, continued to graduate approximately 11 families per year from FSS.) Provided supportive services to increase independence for the elderly or families with disabilities; supported achievement for youth in housing to increase lifelong well-being. 6. **Ensure Equal Opportunity and Affirmatively Further Fair Housing** - Undertook 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; undertook 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; researched and wrote an AFFH Plan and started implementing an increased outreach to the Hispanic community which was identified as being underserved in the community. 7. **Lead With Excellence, Resilience and Innovation** - Maintained SEMAP high-performer status; invested in staff training and development; concentrated on gathering data to expand efforts to improve specific management functions (e.g., waitlist, improved programmatic efficiencies; voucher unit inspections); increased public awareness of agency and affordable housing needs; continued internships with the university, local college, and other institutions; updated the Admin Plan to incorporate HOTMA changes; updated the salary survey and pay scale; and, updated the employee handbook. |
| **B.4** | Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.  The Bloomington Housing Authority will continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in our HCV Administrative Plan and Public Housing Admissions and Continued Occupancy policies. These policies state that the BHA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking who the BHA assists; and provide needed emergency transfer to such victims as feasible.  BHA regularly informs clients and landlords of the Violence Against Women Act (VAWA). Our Owner Packet includes the Section 8 HAP Contract, which explains the VAWA in further detail. The HCV department has a VAWA notice that is placed in the briefing packet for new participants. The notice is also sent to any clients who are in imminent danger of being evicted or of having their assistance terminated due to domestic violence.  In addition, the BHA will continue its decades-long partnership with Middle Way House and The Rise! to provide a waitlist preference to children and adult victims of domestic violence, dating violence, sexual assault, or stalking. The BHA plans to increase PBVs at The Rise! To better ensure the availability of units at that property. |
| **C.** | **Other Document and/or Certification Requirements.** |
| **C.1** | **Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.  The BHA defines a significant amendment or modification to the Agency Plan to be:  • Significant changes to the local preference policies of the HCV Program  • Significant changes to the termination policies of the HCV Program  All significant amendments are subject to public notice, a public hearing, and notice to residents and participants, and they are presented to the Board of Commissioners at least two months before their adoption. |
| **C.2** | **Resident Advisory Board (RAB) Comments.**  (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Note: the Resident Advisory Board/Council will hold a public review of this draft plan on September 19, 2024 at 1:00 pm in the Smith Community Center.  Y N    (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. |
| **C.3** | **Certification by State or Local Officials.**  [Form HUD-50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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. |
| **C.4** | **Required Submission for HUD FO Review.**   1. Did the public challenge any elements of the Plan?   Y N     1. If yes, include Challenged Elements. |
| **D.** | **Affirmatively Furthering Fair Housing (AFFH).** |
| **D.1** | **Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**  **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.**   |  | | --- | | Fair Housing Goal: | | *Describe fair housing strategies and actions to achieve the goal* |  |  | | --- | | Fair Housing Goal: | | *Describe fair housing strategies and actions to achieve the goal* |  |  | | --- | | Fair Housing Goal: | | *Describe fair housing strategies and actions to achieve the goal* | |

**Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

**A. PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia**: Check box if submitting a Joint PHA Plan and complete the table.

**B. Plan Elements.**

**B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6(a)(1)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**B.2 Goals and Objectives**. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6(b)(1)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**B.3 Progress Report**. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR § 903.6(b)(2)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6(a)(3)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4)).

**C. Other Document and/or Certification Requirements.**

**C.1 Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or

modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

**C.2 Resident Advisory Board (RAB) comments**.

1. Did the public or RAB have comments?
2. If yes, submit 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 § 903.17(b)](file:///C:\Documents%20and%20Settings\h18613\Local%20Settings\Temporary%20Internet%20Files\Content.Outlook\Application%20Data\Microsoft\24%20CFR%20903.17(a).htm), [24 CFR § 903.19](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=f41eb312b1425d2a95a2478fde61e11f&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.12))

**C.3 Certification by State or Local Officials.**

[Form HUD-50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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.

**C.4 Required Submission for HUD FO Review**.

Challenged Elements.

1. Did the public challenge any elements of the Plan?
2. If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing.**

**(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing ….” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.