

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Red Wing Housing and Redevelopment Authority</u> PHA Code: <u>MN090</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>119</u> Number of HCV units: <u>169</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<p>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:</p> <p>We help low-income families in Red Wing and surrounding neighboring communities maintain and enhance their quality of life by providing safe and affordable housing.</p> <ul style="list-style-type: none"> ❖ We help the elderly and persons with disabilities maintain their independence by providing, improving, and expanding sustainable housing programs and social services in partnerships with the community. ❖ We help families maintain safe and affordable housing during their times of economic transition through viable subsidized housing programs. 					

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Quantifiable goals and objectives for the next five years:

Quantifiable goals and objectives for the next five years are to help provide low-income families in Red Wing and surrounding neighboring communities maintain and enhancing their quality of life by providing safe and affordable housing. Improvements being made in the next 5 years include:

- 1) Renovate 8 units to make UFAS compliant upgrades to bathrooms, kitchen counters, cabinets, sinks, flooring, appliances and receptacles (CFP 2009 & CFP 2010 funding).
- 2) Installation of half circle front driveway to provide a drop off area to the front entrance of Jordan Tower I (CFRG 2009).
- 3) Replace parking lot (CFRG 2009)
- 4) Install canopy over sidewalk leading to front entrance (CFP 2009)
- 5) Remodel office space for Social Service Coordinator and volunteer (CFP 2010)
- 6) Replace boiler controls (CFP 2010), new water shutoffs (CFP 2012)
- 7) Remodel and update lounges on each floor (8 floors total) (CFP 2011 & CFP 2012)
- 8) Update patio furniture on each deck (8 floors total) (CFP 2011 & CFP 2012).
- 9) Remodel kitchens in 18 family units (CFP 2011).
- 10) Replace all closet doors in 104 units (CFP 2012).
- 11) Replace carpeting annually on a rotating schedule.
- 12) Improve courtyard and exterior lighting (CFP 2013)
- 13) Replace roof top ventilators (CFP 2014)
- 14) Replace flooring in family units (CFP 2014)
- 15) Remodel common areas on first floor (CFP 2014)
- 16) Continue to provide, improve, and expand sustainable housing programs and social services in partnerships with the community by providing quality services, wellness activities and health services as described below.

Progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan:

- 1) Capital Improvements:
 - Replacing existing parking lot at Jordan Tower I in 2009.
 - Design and install half circle front driveway providing a drop off area leading to the front door of the complex including a handicapped accessible ramp in 2009.
 - Replaced parking lot at Pioneer Place in 2008.
 - Resurface bathtubs at Deer Run in 2008.
 - Replace mail boxes in Jordan Tower I in 2008.
 - Remodeled kitchens at Jordan Tower I (100 units) in 2005 - 2007.
 - Upgrade fire alarm system and change out smoke detectors at Jordan Tower I in 2006.
 - Replace security and fire doors at Jordan Tower I in 2006.
 - Replace door locks in Jordan Tower I in 2006.
 - Replace GFI's at Jordan Tower I in 2006
 - Replace boiler at Jordan Tower I in 2006.
 - Replace fence at Deer Run in 2005.
 - Install drainage system in basements at Deer Run and Pioneer Place in 2005.
- 2) Services:
 - Hired a part-time Community Support Tech to assist the Social Service Coordinator during the evening hours to assist with maintaining and improving housing programs to better serve the needs of the elderly & disabled in 2009.
 - Added peer counseling in 2009.
 - Continue to maintain a successful Independent Living Services Program offering home health care, homemaker services and Customized Living Services. Services are offered to residents under a sliding fee scale. Customized Living Services are provided through Lutheran Social Services providing on-site nursing and homemaker services 12 hours per day, 7 days per week; 24 hour emergency response access through a pendant worn; 2 safety checks per day; continental breakfast, escort to SEMCAC dining, prepared and delivered evening meal; homemaker services 1 -2 times per month.
- 3) Wellness activities:
 - Added walking opportunities through an organized walking club, poker walks and walks to the park.
 - Added an additional exercise group.
 - Added weekly quilt group.
 - Added fingernail clinic.
 - Added Internet access and training on how to use the Internet and e-mail.
 - Provide HRA owned cable television at a reduced fee.
 - Maintain additional activities to include crafts, Bingo, Nickels, cards, Euchre, Skip-Bo and bean bags.
 - Maintain on-site SEMCAC dining available 7 days per week.
- 4) Health Services:
 - Added on-site lab services through Fairview Hospital.
 - Maintain foot-care clinic through Fairview Hospital, health clinic through Goodhue County Public Health, blood pressure, wheelchair and walker check through St. Brigid's at Hi Park.
- 5) Emergency Plan:
 - Updated emergency plan in 2009.
 - Provide training for staff and residents