

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Southeastern Minnesota Multi-County Housing and Redevelopment Authority</u> PHA Code: <u>MN197</u> PHA Type: <input checked="" type="checkbox"/> Small <input 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>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>110</u> Number of HCV units: <u>370</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <u>n/a</u> <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:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<p><b>Mission.</b> 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><b>Our mission is to provide affordable, decent, safe and sanitary housing to elderly and families at 115% of state median income and below through:</b></p> <ul style="list-style-type: none"> <li>• <b>Rental Assistance</b></li> <li>• <b>Rental and single-family home rehabilitation</b></li> <li>• <b>Low interest mortgage loans and down-payment programs</b></li> <li>• <b>Family self-sufficiency programs</b></li> <li>• <b>Promote private and for profit developers to develop single and multi-family affordable housing</b></li> </ul>					

5.2	<p><b>Goals and Objectives.</b> 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.</p> <ul style="list-style-type: none"> <li>• Expand the supply of assisted housing. <ul style="list-style-type: none"> <li>a. Will apply for rental vouchers as they become available.</li> <li>b. Reduce vacancies by continuing to market public housing as vacancies become available by running ads, sending out flyers to surrounding agencies, updating our website monthly, meeting with Workforce Development and Social Service Agencies, insert program information in Section 8 HAP checks at least quarterly of changes, agency newsletters and Agency Annual Report.</li> </ul> </li> <li>• Leverage private or other public funds to create additional housing opportunities. Currently working with the HOME Rental Rehabilitation Program (14 units) construction of 12 single family homes, and providing affordable lots in Wabasha, Goodhue &amp; Winona Counties.</li> <li>• Improve the quality of assisted housing. <ul style="list-style-type: none"> <li>a. Asset Management Compliant</li> <li>b. Improve voucher management – Currently SEMAP score is at 100%.</li> <li>c. Increase customer satisfaction – Continue to address issues as they arise.</li> <li>d. Concentrate on efforts to improve specific management functions – Continue to address issues as they arise.</li> <li>e. Renovate or modernize public housing units – as needed.</li> </ul> </li> <li>• Increase assisted housing choices. <ul style="list-style-type: none"> <li>a. Conduct outreach efforts to potential voucher landlords</li> <li>b. Implement voucher homeownership program - Five families currently participating, with hopes of Ten more families</li> <li>c. Implement public housing or other homeownership programs – Provide First Time Home buyer’s loans to families.</li> <li>d. All persons inquiring about homeownership opportunities are encouraged to attend homebuyer training and counseling.</li> </ul> </li> <li>• Improve community quality of life and economic vitality. <ul style="list-style-type: none"> <li>a. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments – Track current residents and guide new residents to appropriate developments to promote income mixing.</li> <li>b. Implement public housing security improvements – Monitor and improve as needed.</li> </ul> </li> <li>• Promote self-sufficiency and asset development of families and individuals. <ul style="list-style-type: none"> <li>a. Increase the number of employed persons in assisted families – Working families receive a local preference. Currently there are five (5) full-time and eighteen (18) part-time working families.</li> <li>b. Provide or attract supportive services to improve assistance recipients’ employability – Encouraging participation in the FSS program.</li> <li>c. Provide or attract supportive services to increase independence for the elderly or families with disabilities.</li> </ul> </li> <li>• Ensure Equal Opportunity and affirmatively further Fair Housing. <ul style="list-style-type: none"> <li>a. Undertake affirmative measures to ensure access to assisted housing regardless of race color, religion national origin, sex, familial status, and disability – Follow Equal Housing Opportunity regulations and Fair Housing Materials are distributed and discussed with all applicants and referrals are made to legal services as need.</li> <li>b. 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, and disability – Follow Equal Housing Opportunity regulations and Fair Housing Materials are distributed and discussed with all applicants.</li> <li>c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required – Follow Equal Housing Opportunity regulations and Fair Housing Materials are distributed and discussed with all applicants.</li> </ul> </li> </ul>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Our mission is to <b>provide affordable, decent, safe and sanitary housing to elderly and families.</b> SEMMCHRA works very closely with our tenants and applicants to ensure they are receiving the best experience participating in our assisted housing programs, with much success. SEMMCHRA also work closely with the surrounding agencies to help provide services to those in need.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Significant amendment and substantial deviation modification is only if our mission statement and goals would change direction.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) ,</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(j) Form 50075-SA, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report 2009</i> (only open CFP Budget)</p>

