

1.0	PHA Information PHA Name: <u>Washington County HRA</u> PHA Code: <u>MN212</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>1/1/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>105</u> Number of HCV units: <u>90</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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:																										
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. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. <input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives: <input checked="" type="checkbox"/> Apply for additional rental vouchers: <input checked="" type="checkbox"/> Reduce public housing vacancies: <input checked="" type="checkbox"/> Leverage private or other public funds to create additional housing opportunities: <input checked="" type="checkbox"/> Acquire or build units or developments <input type="checkbox"/> Other (list below) <input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives: <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <input checked="" type="checkbox"/> Improve voucher management: (SEMAP score) <input checked="" type="checkbox"/> Increase customer satisfaction: <input type="checkbox"/> Concentrate on efforts to improve specific management functions: <input checked="" type="checkbox"/> PHA Goal: Increase assisted housing choices Objectives: <input type="checkbox"/> Provide voucher mobility counseling: <input checked="" type="checkbox"/> Conduct outreach efforts to potential voucher landlords <input type="checkbox"/> Increase voucher payment standards <input type="checkbox"/> Implement voucher homeownership program: <input checked="" type="checkbox"/> Implement public housing or other homeownership programs: <input type="checkbox"/> Implement public housing site-based waiting lists: <input type="checkbox"/> Convert public housing to vouchers: <input type="checkbox"/> Other: (list below) HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals <input checked="" type="checkbox"/> PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives: <input checked="" type="checkbox"/> Increase the number and percentage of employed persons in assisted families: <input checked="" type="checkbox"/> Provide or attract supportive services to improve assistance recipients' employability: <input checked="" type="checkbox"/> Provide or attract supportive services to increase independence for the elderly or families with disabilities. <input type="checkbox"/> Other: (list below)																										

5.2	<p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p><input checked="" type="checkbox"/> PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: <input type="checkbox"/> Other: (list below) <p>Other PHA Goals and Objectives: (list below)</p> <ul style="list-style-type: none"> • Maintain high performer Section 8 management Assessment Program (SEMAP) score. • Strive toward high performer scoring under the Public Housing Assessment system (PHAS). • Continue to assess operations in order to streamline service delivery and maximize financial viability. • Apply for additional vouchers or rental assistance funding as they may become available, including mainstream Vouchers, ROSS programs, Shelter + Care, or other programs. • Provide for reasonable accommodations for persons with disabilities in the administration of programs in accordance with the Administrative Plan for the Section 8 Rental Assistance Program and the Admissions and Continued Occupancy Policies for the MHOP/public housing programs. • Evaluate applicability of the Public Housing Homeownership Program (Section 32) on the Authority's MHOP program. • The Authority will continue to offer the state approved home buying education coursework known as HOMESTRETCH to public housing residents. • Provide program information on the Authority's website promoting advantages of becoming a landlord for Section 8. • Increase membership of the Resident Advisory Board. • Investigate feasibility of programming targeted toward children of public housing residents, with comment from the Resident Advisory Board. • Public housing residents have identified a desire to create a policy for residents to 1) learn how to maintain various key systems of their homes; 2) create flexibility in the Authority's lease and/or policies for home decorating rules and procedures; and 3) identify ways to maintain privacy in their homes. • Identify specific projects in County where public housing residents can volunteer their time, and meet the Community Service requirements. • Seek funding for FSS Coordinator funding for both Section 8 and public housing/MHOP programs, and increase participation to fully utilize program.
60	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No changes were made in the previous years plan</p> <p>The Washington County HRA intends to revise the ACOP policies of:</p> <ul style="list-style-type: none"> • Utility payments will be paid directly to vendor • Notice to vacate letters for non-payment of rent will be sent by the 15th of the month • Adoption of an Admissions and Continued Occupancy Policy for Whispering Pines in Forest Lake, Minnesota <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. <i>Main Administrative Office of the PHA, 321 Broadway Avenue, Saint Paul Park, MN 55071; Whispering Pines 7 North East 5th Street, Forest Lake, MN 55025 and Raymie Johnson Estates 14830 58th Street North, Stillwater, MN 55028</i></p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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>Capital Fund Program Five-Year Action Plan. 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>Capital Fund Financing Program (CFFP). <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>Housing Needs. 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>Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. 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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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>
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