

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>SOUTHEAST MN MULTI-COUNTY HRA</u> PHA Code: <u>MN197</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>110</u> Number of Housing Choice Vouchers (HCVs) <u>552</u> Total Combined <u>662</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The public can access and inspect this PHA Plan and the Capital Fund Program (CFP) 5-Year Action Plan at the SEMMCHRA main office located at 134 2nd St. W. Wabasha, MN 55981 and at Maple Grove Apartments located at 730 6th St. W. Wabasha, MN 55981. The same information can also be obtained electronically on the SEMMCHRA website at SEMMCHRA.org. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%;"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).														
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last 5-Year 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. ☐ ☐ Substantial Deviation. ☐ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☐ Choice Neighborhoods Grants. ☐ ☐ Modernization or Development. ☐ ☐ Demolition and/or Disposition. ☐ ☐ Conversion of Public Housing to Tenant Based Assistance. ☐ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☐ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☐ 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 applicable 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.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☐ (b) If yes, please describe:

	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Choice Neighborhoods Grants. ☐ ☒ 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. ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ 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 applicable 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. Demolition and/or Disposition. SEMMCHRA will continue to plan and look at Section 18 as an option especially taken into consideration when assessing capital funding from outside sources such as Minnesota Housing Finance Agency (MHFA). We will analyze the use of project-based units through Section 18, Potentially, 25 units would be project based. The timetable will be determined. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 07/16/2026"
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) 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.
C.2	Certification by State or Local Officials. 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.

C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

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 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *MN197-SOUTHEAST MN MULTI-COUNTY HRA Form HUD-50075-SM (Form ID - 9760)*
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Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/16/2026

Approved By: CLAUSEN, LUCIA M.

Part I: Summary						
PHA Name : SOUTHEAST MN MULTI-COUNTY HRA		Locality (City/County & State)				
PHA Number: MN197		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	MAPLE GROVE (MN197000001)	\$286,357.00	\$286,357.00	\$286,357.00	\$286,357.00	\$286,357.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MAPLE GROVE (MN197000001)			\$286,357.00
ID0000215	Family Units - Exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Family Units - Replace the exterior doors on the Family Units		\$20,000.00
ID0000216	416 & 418 Beverly - Garage Door/Basement(Dwelling Unit-Interior (1480)-Other)	416/418 Beverly Street Wanamingo. Repair rotten Garage Door Headers, Replace and cover damaged rigid foam with sheet rock/tape on basement walls		\$10,000.00
ID0000217	Family Units & garages - roof & gutter(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Family Units - Replace the roof and install new gutters and downspouts on the units & 2 garages		\$10,000.00
ID0000218	Family Unit - Lighting(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Family Units - Replace the common area & unit lighting		\$28,000.00
ID0000219	713 Building - Lighting(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	713 Building - Replace the common area & unit lighting		\$40,000.00
ID0000220	204 & 206 Pine Island - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	204 & 206 8th Street SW - Pine Island - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000221	204 & 206 Pine Island - Furnace and Water Heater Replacement (Dwelling Unit-Interior (1480)-Mechanical)	204 & 206 8th Street SW - Pine Island - Furnace & Water Heater Replacement		\$20,000.00
ID0000222	710 & 712 Pine Island - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	710 & 712 1st Avenue SW - Pine Island - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$12,006.20
ID0000223	220 Mantorville - Exterior Improvements (Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	220 W 3rd St. - Mantorville - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting.		\$6,000.00
ID0000224	Physical Needs Assesment(Management Improvement (1408)-Other)	Conduct a physical needs assessment as needed		\$9,017.80
ID0000225	Lead Risk Assessment(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint)	Conduct lead risk assessments as needed		\$5,000.00
ID0000226	CFP Grant Administration(Administration (1410)-Other)	CFP Grant Administration is paying for administering the CFP Program.		\$28,635.70
ID0000227	Operations - Maintenance Salaries(Operations (1406))	Maintenance salaries fall under normal operations of a PHA.		\$57,271.40

Capital Fund Program - Five-Year Action Plan

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000228	416 & 418 Beverly - Exterior Improvements (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	416& 418 Beverly Street, Wanamingo - Replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door header.		\$20,425.90
ID0000229	Move Out - Unit Rehab - General(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Move out - general repairs needed during move outs.		\$10,000.00
	Subtotal of Estimated Cost			\$286,357.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MAPLE GROVE (MN197000001)			\$286,357.00
ID0000230	305 Kasson - Deck(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	305 8th Avenue NE - Kasson - Replace Deck		\$12,000.00
ID0000231	305 Kasson - Water Heater & Furnace (Dwelling Unit-Interior (1480)-Mechanical)	305 8th Avenue NE - Kasson - Replace water heater and furnace		\$6,000.00
ID0000232	505 Kasson - Deck (Dwelling Unit-Exterior (1480)-Decks and Patios)	505 7th Avenue NE - Kasson - Replace Deck		\$10,000.00
ID0000233	403 Kasson - Deck(Dwelling Unit-Exterior (1480)-Decks and Patios)	403 6th Street Ct. - Kasson - Replace deck		\$5,653.29
ID0000234	Move Out - Unit Rehab - General(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Move out - general repairs needed during move outs.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000235	204 & 206 Pine Island - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	204 & 206 8th Street SW - Pine Island - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting		\$40,000.00
ID0000236	710 & 712 Pine Island - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	710 & 712 1st Avenue SW - Pine Island - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$47,993.80
ID0000237	Family Units - Exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Family Units - Replace the exterior doors		\$31,600.00
ID0000238	Family Units & garages - roof & gutter(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Family Units - Replace the roof and install new gutters and downspouts on the units & 2 garages		\$29,202.81
ID0000239	305 Kasson - Exterior doors & storms(Dwelling Unit-Exterior (1480)-Exterior Doors)	305 Kasson - Replace the exterior entry doors and storm doors		\$8,000.00
ID0000240	CFP Grant Administration(Administration (1410)-Other)	CFP Grant Administration is paying for administering the CFP Program.		\$28,635.70
ID0000241	Operations - Maintenance Salaries(Operations (1406))	Maintenance salaries fall under normal operations of a PHA.		\$57,271.40

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MAPLE GROVE (MN197000001)			\$286,357.00
ID0000242	505 Kasson - Deck (Dwelling Unit-Exterior (1480)-Decks and Patios)	505 7th Avenue NE - Kasson - Replace Deck		\$8,000.00
ID0000243	403 Kasson - Deck (Dwelling Unit-Exterior (1480)-Decks and Patios)	403 6th Street Ct. - Kasson - Replace deck		\$11,834.11
ID0000244	403 Kasson - Exterior Improvements (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	403 6th St. Ct. - Kasson - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting.		\$25,000.00
ID0000245	Move Out unit rehab - General(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Move out - general repairs needed during move outs.		\$10,000.00
ID0000246	305 Kasson - Deck(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	305 8th Avenue NE - Kasson - Replace Deck		\$5,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000247	305 Kasson - Water Heater & Furnace (Dwelling Unit-Interior (1480)-Mechanical)	305 8th Avenue NE - Kasson - Replace water heater and furnace		\$3,400.00
ID0000248	730 Building - Lighting(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	730 Building - Replace the common area & unit lighting		\$40,000.00
ID0000249	730 building - Painting (Non-Dwelling Interior (1480)-Common Area Painting)	730 Building - Paint the common areas		\$40,000.00
ID0000250	Family Unit - Bath Fans(Dwelling Unit-Interior (1480)-Electrical)	Family Units - Replace the bath fans		\$25,000.00
ID0000251	1365 & 1365 1/2 Zumbrota - water heater & furnace(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	1365 & 1365 1/2 Zumbrota - Replace the water heaters and furnaces		\$16,000.00
ID0000252	1108 Cannon Falls - Furnace (Dwelling Unit-Interior (1480)-Mechanical)	1108 W. Minnesota St - Cannon Falls - Replace furance		\$1,215.79
ID0000253	1108 Cannon Falls - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	1108 Cannon Falls - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$15,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000254	Administration(Administration (1410)-Salaries)	CFP Grant Administration is paying for administering the CFP Program.		\$28,635.70
ID0000255	Operations - Maintenance Salaries(Administration (1410)-Salaries)	Maintenance salaries fall under normal operations of a PHA.		\$57,271.40
	Subtotal of Estimated Cost			\$286,357.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MAPLE GROVE (MN197000001)			\$286,357.00
ID0000256	Administration(Administration (1410)-Salaries)	CFP Grant Administration is paying for administering the CFP Program.		\$28,635.70
ID0000257	Operations - Maintenance Salaries(Administration (1410)-Salaries)	Maintenance salaries fall under normal operations of a PHA.		\$57,271.40
ID0000258	403 Kasson - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	403 6th St. Ct. - Kasson - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting.		\$26,000.00
ID0000259	1365 & 1365 1/2 Zumbrota - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	13654 & 1365 1/2 East Avenue - Zumbrota - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$24,000.00
ID0000260	Move Out unit rehab - General(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Move out - general repairs needed during move outs.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000261	405 Zumbrota - Water Heater & Furnace (Dwelling Unit-Interior (1480)-Mechanical)	405 Forestview Ct. - Zumbrota - Replace water heater and furnace		\$10,000.00
ID0000262	Family Units - Fencing(Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Exterior (1480)-Decks and Patios)	Family Units - Replace the fence dividers between the units.		\$10,000.00
ID0000263	713 Building - AC units, Thermostats & Mini Splits(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	713 Building - Replace the unit ACs and thermostats. Install mini split system in the common areas.		\$20,000.00
ID0000264	897 Zumbrota - Deck(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	897 Larson - Zumbrota - Replace Deck		\$13,000.00
ID0000265	405 Zumbrota - Deck (Dwelling Unit-Exterior (1480)-Decks and Patios)	405 Forestview - Zumbrota - Replace Deck		\$13,000.00
ID0000266	713 building - tuckpointing(Non-Dwelling Exterior (1480)-Tuck Pointing)	713 Building - Tuckpointing/Stucco repair		\$10,000.00
ID0000267	305 Kasson - Tub/Shower(Dwelling Unit-Interior (1480)-Tubs and Showers)	305 8th Kasson - Replace the tub/shower		\$7,243.70

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000268	1108 Cannon Falls - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	1108 Cannon Falls - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$32,000.00
ID0000269	413 & 415 Zumbrota - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	413 & 415 Zumbrota - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting		\$22,006.20
ID0000270	1108 Cannon Falls Furnace Replacement (Dwelling Unit-Interior (1480)-Mechanical)	1108 W Minnesota Street Cannon Falls. Furnace Replacement		\$3,200.00
	Subtotal of Estimated Cost			\$286,357.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MAPLE GROVE (MN197000001)			\$286,357.00
ID0000271	713 building - tuckpointing(Non-Dwelling Exterior (1480)-Tuck Pointing)	713 building - Tuckpointing/Stucco repair		\$10,000.00
ID0000272	Administration(Administration (1410)-Salaries)	CFP Grant Administration is paying for administering the CFP Program.		\$28,635.70
ID0000273	Operations - Maintenance Salaries(Administration (1410)-Salaries)	Maintenance salaries fall under normal operations of a PHA.		\$57,271.40
ID0000274	305 Kasson - Tub/Shower(Dwelling Unit-Interior (1480)-Tubs and Showers)	305 8th Kasson - Replace the tub/shower		\$5,000.00
ID0000275	1108 Cannon Falls - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	1108 Cannon Falls - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$28,000.00
ID0000276	1365 & 1365 1/2 Zumbrota - Exterior Improvements(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	13654 & 1365 1/2 East Avenue - Zumbrota - replace windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting, repair rotten garage door headers		\$28,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000277	413 & 415 Zumbrota - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Exterior Doors)	413 & 415 Zumbrota - Siding, soffit/fascia, gutters/downspouts, exterior doors, exterior lighting		\$22,993.80
ID0000278	310 Main - Zumbrota - Exterior Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	310 Main Zumbrota - Windows, siding, soffit/fascia, gutters/downspouts, exterior doors, exteriors lighting		\$45,000.00
ID0000279	897 Larson - Zumbrota - kitchen remodel(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	897 Larson Zumbrota - cabinets, countertops, sink, flooring		\$24,621.85
ID0000280	480 Plainview - kitchen remodel(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	480 Plainview - cabinets, countertops, sink, flooring		\$26,834.25
ID0000281	Move Out unit rehab - General(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Move out - general repairs needed during move outs.		\$10,000.00
	Subtotal of Estimated Cost			\$286,357.00