

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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, including changes to these policies, 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.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, 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, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																				
A.1	<p> <b>PHA Name:</b> <u>Southeastern Minnesota Multi-County HRA</u> <b>PHA Code:</b> <u>MN197</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2024</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>110</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>552</u> <b>Total Combined Units/Vouchers</b> <u>662</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <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> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					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:																							
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> <li>• The HRA will be updating its Section 8 Admin Plan and Public Housing ACOP to be HOTMA compliant as of 1/1/2024.</li> <li>• The HRA will be reviewing and/or updating rent determination as part of the HOTMA and implementation &amp; admin plan processes.</li> <li>• The HRA will be reviewing its grievance procedure and policy this next year. It has not been updated yet.</li> <li>• The homeownership program plan added sweat-equity for habitat for humanity participants and the owner contribution was reduced. We also updated the home inspection timing for participants, if new construction with home warranty the homeowner is now not required to purchase a separate plan.</li> <li>• The family self-sufficiency (FSS) program plan had a minor update. This plan was modified to allow modifications of the ITSP at any time.</li> <li>• The HRA Board approved an updated significant amendment and substantial deviation/modification definition on April 19, 2023. <ul style="list-style-type: none"> <li>◦ The definition is attached.</li> </ul> </li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The new HOTMA rule requires us to address the over income families and SEMMCHRA is addressing this and monitoring it as required.</li> <li>• SEMMCHRA plans to explore the cost/benefit of a police officer occupying one of our public housing rental housing units.</li> <li>• SEMMCHRA intends to apply for additional funding through the MHFA Publicly Owned Housing Program (POHP) in 2024 for capital improvements or other funding sources that would benefit the property and residence (e.g. ROSS)</li> </ul>

<b>B.3</b>	<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> <p><b>GOALS OBJECTIVES PROGRESS:</b></p> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing. <ol 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> <li>c. Create landlord education presentations/webinars and recruitment mailings.</li> </ol> </li> <li>2. Construction of single-family homes and providing affordable lots in Goodhue, Winona and Wabasha Counties.</li> <li>3. Improve the quality of assisted housing. <ol 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. Conduct Maintenance service surveys.</li> <li>d. Phone calls returned within 24 hours – Standard – and improve management reporting and analysis.</li> <li>e. Concentrate on efforts to improve specific management functions – Continue to address issues as they arise.</li> <li>f. Renovate or modernize public housing units – as needed.</li> <li>g. Utilize new Yardi system for better tracking and analysis.</li> </ol> </li> <li>4. Increase assisted housing choices. <ol style="list-style-type: none"> <li>a. Conduct outreach efforts to potential voucher landlords.</li> <li>b. Implement voucher homeownership program – We added one participant family in 2023 and now have three family currently participating.</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> <li>e. Integrate FSS program, homebuyer education counseling/training, and financial wellness training.</li> </ol> </li> <li>5. Improve community quality of life and economic vitality. <ol 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. Currently there are seven (7) families participating in both FSS and HECAT. Two (2) FSS families have recently completed one-on-one counseling, with one (1) family purchasing a home.</li> <li>c. Partner with local police and establish neighborhood watch type programs.</li> </ol> </li> <li>6. Promote self-sufficiency and asset development of families and individuals. <ol style="list-style-type: none"> <li>a. Increase the number of employed people in assisted families – Working families receive a local preference. Currently there are four (6) full-time and eight (10) 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 veterans, elderly, or families with disabilities.</li> <li>d. Apply for and secure financial resources through the Resident Opportunity and Self-Sufficiency Coordinator Program.</li> <li>e. Create training for families moving into single family public housing scattered sites on home maintenance, responsibility, and budgeting.</li> </ol> </li> <li>7. Ensure Equal Opportunity and affirmatively further Fair Housing. <ol 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> <li>d. Utilize new operating systems to better understand those we serve, the needs they have and identify barriers, gaps and implement solutions.</li> </ol> </li> <li>8. Assess the cost effectiveness of Public Housing Scattered Sites. <ol style="list-style-type: none"> <li>a. Determine participant readiness to purchase and maintain scattered sites by working and developing a plan</li> </ol> </li> </ol>

- with FSS coordinator – pursuing as part of Section 18 analysis.
  - b. Assess selling and relocating Public Housing scattered sites units by partnering with other funders and resources.
  - c. Develop a plan for selling and relocating or reinvesting in Public Housing.
  - d. Apply for Section 18 disposition of scattered sites and apply for project-based vouchers after disposition is approved. SEMMCHRA plans to look for opportunities to redevelop or rebuild any lost public housing units up to its Faircloth Limit.
  - e. Utilize the new operating system (Yardi) in 2023 to better understand cost, inventory, and purchasing.
9. The Public Housing ACOP & Section 8 Admin Plan were updated to ensure that all policies were current and format consistent.

**REPORT:**

We continue to experience a shortage of housing for all populations, income levels, and all house types across our service area in SE MN. Applicants for the Section 8 Housing Choice Voucher are unable to find units that fit their voucher size. SEMMCHRA applied for HAP set-aside in 2023 and is awaiting funding notice.

Of particular importance is the need for mental health and support services. Services are needed to assist individuals in finding and applying for housing, services to stay housed, and services to provide transition to housing that better fits the individual or family needs.

For the units that SEMMCHRA owns and/or manages, the occupancy rate has averaged 94% for 2023 and is currently 96% in June. Our average number of households on the waiting list is extensively larger than what we have for total units. We have been able to draw from existing waiting lists; update the website monthly with vacancy information; we are reorganizing our website to integrate new software into the application process. We have added a listing on Housing Link as well. We strive to increase quality of life and economic vitality by offering information on our low/mod and market rate properties to those able to transition out of public housing. We are working to decrease unit turnover time to increase capacity and decrease wait times of our own units.

SEMMCHRA is working with county agencies and local non-profits to help those with housing needs. We are looking to our local Habitat for Humanity chapters to partner on housing rehab and to bridge financing for new homeowners via Section 8 homeownership. We will continue to apply each year for MCPP funds, 2023's allocation was \$1,364,822 helping first time homebuyers with loans. We are analyzing in-house USDA RD loan packaging & more down payment assistance program administration to provide more downpayment options outside Goodhue County. We discuss homebuyer training and counseling opportunities with anyone who has inquiries about MCPP, HCV Homeownership, FSS, GWAP or other DPA programs.

Our annual and five-year capital planning process has assisted us in improving the quality of assisted housing. Our ADA accessible door openers, new flooring, repair and replacement of parking lots and new furnaces and central air in our family units provides are just some of the great improvements we have made. We are currently working on estimates for upgraded surveillance systems and keyless entrance systems.

SEMMCHRA continues to provide referrals to private landlords throughout our service area to assist those in need of housing. We also refer to housing resources, such as Housing Link, to ensure that we can fully assist those in need of housing. We also directly mail landlords in our service area asking for participation in the Section 8 program and/or to work with us on a referral basis. SEMMCHRA works with many governments, nonprofit and service-related organizations to help meet the needs of those needing stable housing. In 2022 we created and completed several landlord presentations to educate and increase participation. This information is available on our website.

SEMMCHRA strives to keep our communities informed by utilizing our website, providing news updates/articles and direct presentations to local agencies and groups. As part of keeping our communities informed, we updated our Section 8 Admin plan and Public Housing ACOP in 2020. SEMMCHRA will be utilizing Nan McKay services to update and ensure HOTMA compliance in both programs as of 1/1/2024.

SEMMCHRA continues to meet its operation and financial goals on a regular basis. SEMMCHRA assesses its progress monthly and concludes the year end with an evaluation of standards and goals set by the Board. We are a standard performer striving to be a high performer for our Public Housing. We are very proud of our 100% SEMAP scores and high performer ranking.

We continue to grow and overlay our programs to provide greater assistance to residents, participants, and applicants. Our Family Self-Sufficiency (FSS) program was approved for a two-year grant cycle and the program is growing and providing more services. Section 8 Homeownership, and down payment and closing cost assistance programs through County Housing Trust Fund allocations are all programs being marketed and have growing interest. FSS families are referred to Workforce Development or CareerForce for assistance with employment related services. FSS families interested in starting their own business are encouraged/referred to work with the Small Business Development Center. Families with disabilities are referred to a Vocational Rehabilitation Services counselor for assistance with employment related services. CareerForce has services for veterans related to employment. Planning on completing the RentWise train the trainer program and using the curriculum with families moving into scattered sites. Then we could explore having all new admissions to Section 8 and Public Housing offered to take RentWise. The hope would be that educated tenants would take better care of the units, pay rent on time, etc.

We successfully converted from our 1998 operating system in 2022/23 to Yardi. This conversion and module implementation is still underway and planned into 2024, but better customer service and internal financial information is already being realized.

We continue to provide and grow our housing rehabilitation programs throughout our service area via Minnesota's Department of Employment and Economic Development's Small Cities Development Program and other programs. During 2022 and 2023, SEMMCHRA worked with private and nonprofit groups to build new single-family homes in Winona and Wabasha County TIF districts. During 2023 and 2024, SEMMCHRA's single family housing development focus will be on it's Goodhue County TIF district. We also explore funding options for our rental properties through Minnesota Housing and Greater Minnesota Housing Fund.

	<p>SEMMCHRA is excited about the opportunities of 16 new housing programs and the \$1 billion in additional housing funding through the State of Minnesota and seeking funding for new and existing housing programs.</p> <p>A physical copy of the 5-Year and Annual PHA Plan is available upon request. A hard copy is available at SEMMCHRA main office and Maple Grove Common Area, and on SEMMCHRA website.</p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <ul style="list-style-type: none"> <li>• See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 06/07/2023 <ul style="list-style-type: none"> <li>◦ 2023-2027 5Y Action Plan was re-approved in EPIC on 6/7/2023 (6/24/2022 originally approved)</li> </ul> </li> <li>• The annual statements for 2021, 2022, and 2023 are attached.</li> <li>• The 2024-2028 CFP 5-Year Action plan is attached.</li> </ul>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <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.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>							
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>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.</p> <table border="1"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td></td> </tr> </table> <table border="1"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td></td> </tr> </table> <table border="1"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		<b>Fair Housing Goal:</b>
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## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Plan Elements. All PHAs must complete this section.

#### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual 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-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6) . (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))



☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

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

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13(c), 24 CFR §903.19)

**C.2 Certification by State or Local Officials.** Form HUD-50077-SL, *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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA

fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

#### **D. Affirmatively Furthering Fair Housing (AFFH).**

**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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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. 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.

# Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024 in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Southeastern Minnesota Multi-County HRA  
PHA Name

MN197  
PHA Number/HA Code

X  Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20  - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman	
Buffy Beranek		Cheryl Key	
Signature	Date	Signature	Date

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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Southeastern Minnesota Multi-County HRA

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP), Family Self Sufficiency (FSS) and Public Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

The sites for work performance will be at the Southeastern Minnesota Multi-County HRA's 110 units of Low Income Public Housing.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Buffy Beranek

Title

Executive Director

Signature

Date

X

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Southeastern Minnesota Multi-County Housing & Redevelopment Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program (CFP), Family Self Sufficiency (FSS) and Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Buffy J. Beranek

Title

Executive Director

Signature

Date (mm/dd/yyyy)

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Southeastern Minnesota Multi-County HRA (SEMMCHRA) 134 2nd Street East Wabasha, MN 55981 <b>Congressional District, if known:</b> 1 & 2			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <b>Congressional District, if known:</b>		
<b>6. Federal Department/Agency:</b>  Department of Housing & Urban Development			<b>7. Federal Program Name/Description:</b>  Public Housing Capital Fund Program CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b>  \$ 267,080.00		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Buffy J. Beranek Title: Executive Director Telephone No.: 651-565-2638 Date: _____		
<b>Federal Use Only:</b>			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		



## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including 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 the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

# Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA)

## 5 Year Capital Fund Program (CFP) Action Plan 2024-2028

Award: \$ 267,080.00			
	Amount	Project	Status
CFP 2024	\$ 26,708.00	Administration (1410)	
	\$ 53,416.00	Operational (1406)	
	\$ 15,000.00	Sidewalks - 730, 713 & Family units	
	\$ 30,000.00	Siding, Soffit/Fascia, Gutters/Downspouts, Door, Exterior Lighting - 310 Main units A-D	
	\$ 32,000.00	Siding, Soffit/Fascia, Gutters/Downspouts, Door, Exterior	
	\$ 22,000.00	Repair rotten garage door headers, repalce & cover damaged rigid foam with sheetrock/tape on basement walls - 416/418 Beverly - Wanamingo	
	\$ 6,500.00	Furnace Replacement - 480 8th - Plainview	
	\$ 26,000.00	Windows & Door replacement - 416/418 Beverly, Wanamingo	
	\$ 25,456.00	Windows - replacement - 1108 Cannon Falls	
	\$ 30,000.00	Maple Grove Roof Replacement (713 Building)	
Total Spent:	\$ 267,080.00		Left: \$ -

Award: \$ 267,080.00			
	Amount	Project	Status
CFP 2025	\$ 26,708.00	Administration (1410)	
	\$ 53,416.00	Operational (1406)	
	\$ 45,000.00	Corridor Flooring - 713 Bldg.	
	\$ 40,000.00	16 entry doors - Family Units (2500 each)	
	\$ 20,000.00	Sidewalks - 730, 713 & Family Units	
	\$ 13,300.00	Decks - 305 8th, Kasson	
	\$ 8,456.00	Front porch decking & back decks - 710/712 1st - Pine Island	
	\$ 25,000.00	Common Area Painting - 713 Bldg.	
	\$ 13,300.00	Decks - 505 7th, Kasson	
	\$ 13,400.00	Decks - 403 6th - Kasson	
	\$ 8,500.00	Front porch decking & back decks - 204/206 8th - Pine Island	
Total Spent:	\$ 267,080.00		Left: \$ -

Award: \$ 267,080.00			
	Amount	Project	Status
CFP 2026	\$ 26,708.00	Administration (1410)	
	\$ 53,416.00	Operational (1406)	
	\$ 35,000.00	Kitchens - cabinets & countertops - 730, 713 & Family Units	
	\$ 35,496.00	Bathrooms - Vanity, counter, sink & Faucets - 730, 713 & Family Units	
	\$ 30,460.00	Furnace & water heater replacement - 305 7th Kasson	
	\$ 8,000.00	Furnace & water heater replacement - 220 3rd Mantorville	
	\$ 16,000.00	Furnace & water heater replacement - 1365/1365 1/2 Zumbrota	
	\$ 8,000.00	Furnace & water heater replacement - 405 Zumbrota	
	\$ 16,000.00	Furnace & water heater replacement - 204/206 Pine Island	
	\$ 8,000.00	Furnace & water heater replacement - 1108 Cannon Falls	
	\$ 30,000.00	Window replacement - 220 Mantorville	
Total Spent:	\$ 267,080.00		Left: \$ -

Award: \$ 267,080.00			
	Amount	Project	Status
CFP 2027	\$ 26,708.00	Administration (1410)	
	\$ 53,416.00	Operational (1406)	
	\$ 130,068.00	Elevator Replacement - 730 Bldg.	
	\$ 22,000.00	Kitchen, cabinets & Countertops - 730, 713 & Family Units	
	\$ 10,750.00	Gutter/Downspouts - Family Units	
	\$ 24,138.00	Bathrooms - Vanity, Tops, Sinks & Faucets - 730, 713 & Family units	
Total Spent:	\$ 267,080.00		Left: \$ -

Award: \$ 267,080.00			
	Amount	Project	Status
CFP 2028	\$ 26,708.00	Administration (1410)	
	\$ 53,416.00	Operational (1406)	
	\$ 80,000.00	Kitchens - Cabinets & Countertops - 730, 713 & Family Units	
	\$ 86,956.00	Bathrooms - Vanity, Tops, Sinks & Faucets - 730, 713 & Family Units	
	\$ 10,000.00	Stucco Repair - 730 & 713 Buildings	
	\$ 10,000.00	Scattered Site Improvements	
Total Spent:	\$ 267,080.00		Left: \$ -

Award:			
	Amount	Project	Status
CFP		Administration (1410)	
		Operational (1406)	
Total Spent:	\$ -		Left: \$ -

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.      MN46P19750121 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$40,230.00	\$40,230.00		
3	1408 Management Improvement				
4	1410 Administration	\$20,115.00	\$20,115.00		
5	1480 General Capital Activity	\$156,182.00	\$156,182.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report  
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
 (4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.        MN46P19750121 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>  <div><input type="checkbox"/> Original Annual Statement                      <input type="checkbox"/> Reserve for Disasters/Emergencies                      <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:                      <input type="checkbox"/> Final Performance and Evaluation Report</div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$216,527.00	\$216,527.00		

(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No. MN46P19750121 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div><input type="checkbox"/> Original Annual Statement      <input type="checkbox"/> Reserve for Disasters/Emergencies      <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:      <input type="checkbox"/> Final Performance and Evaluation Report</div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> /S/ MMK505 <b>Date</b> 05/31/2023	<b>Signature of Public Housing Director</b> <b>Date</b>
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(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750121 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	CFP Grant Administration (Administration (1410)) Description : CFP Grant Administration is paying for administering the CFP Program. Soils will not be disturbed; lead-based paint and asbestos will be addressed, if needed.	1410		\$20,115.00	\$20,115.00			
MN197000001 - MAPLE GROVE	Operations - Maintenance Salaries (Operations (1406)) Description : Maintenance salaries fall under normal operations of a PHA. Soils will not be disturbed; lead-based paint and asbestos will be addressed, if needed.	1406		\$40,230.00	\$40,230.00			
MN197000001 - MAPLE GROVE	4 Automatic Door Openers (Dwelling Unit-Interior (1480)) Description : Install 3 electronic push button automatic door openers; 1 each on the community room, garbage room, and back entry doors at 730 West 6th Street, Wabasha. Lead-based paint and asbestos will be abated, if needed. Install 1 electronic push button automatic door opener at the northwest entrance at the 713 West 6th Street, Wabasha building. Lead-based paint	1480		\$8,000.00	\$23,685.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750121 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Common Area Flooring (Non-Dwelling Interior (1480)) Description : Hallway and lobby carpeting at 730 West 6th Street, Wabasha. Lead-based paint does not exist; asbestos abatement will be completed, if needed.	1480		\$12,960.00	\$44,798.00			
MN197000001 - MAPLE GROVE	Brick Flower Planter Removal (Non-Dwelling Exterior (1480)) Description : Remove the brick flower planter at the front of Maple Grove Apartments, 730 West 6th Street, Wabasha. The planter is cracked and pulling away from the building. After removal, add landscaping rock to the spot where the planter was removed. The soil will be disturbed; the PHA will be responsive to any soil environmental issues prior to work	1480		\$20,000.00	\$43,389.00			
MN197000001 - MAPLE GROVE	Siding Replacement (Dwelling Unit-Exterior (1480)) Description : The siding at 705/707 1st Street NW, Plainview is in poor condition and in need of replacement. This property was constructed in 1993; therefore, lead-based paint does not exist. Asbestos abatement will be completed, if needed.	1480		\$15,000.00	\$10,325.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750121 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Exterior Improvements (Dwelling Unit- Exterior (1480)) Description : The windows (9), siding, soffit/fascia, gutters/downspouts, exterior doors (4), and patio door (1) at 480 8th Street SW, Plainview are in need of replacement. The unit was constructed in n1993; therefore, lead-based paint does not exist. Asbestos abatement will be	1480			\$33,985.00			
MN197000001 - MAPLE GROVE	Wall Sleeves for A/C Units (Dwelling Unit- Exterior (1480)) Description : The windows in the 707 1st Street NW, Plainview and the 1108 West Minnesota Street, Cannon Falls units don't allow for a window air conditioning unit. The units need to have a wall sleeve inserted into each of these two units. These units were constructed in 1993 and 1977. The Cannon Falls unit has passed a lead clearance test. Asbestos abatement will be	1480		\$4,200.00				
MN197000001 - MAPLE GROVE	Plumbing Improvements (Dwelling Unit- Interior (1480)) Description : 730 West 6th Street, Wabasha - 225 supply valves. Lead-based paint and asbestos will be abated, if needed.	1480		\$15,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750121 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Forced Air Furnace Replacement (Dwelling Unit-Interior (1480)) Description : Forced air furnace replacement at the 710 & 720 West 7th Street, Wabasha and 710-720 West 6th Street, Wabasha family units. Units were built in 1982. Lead-based paint does not exist; asbestos abatement will be completed, if needed.	1480		\$81,022.00				
	Total:			\$216,527.00	\$216,527.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.      MN46P19750122 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Original Annual Statement           </div> <div style="width: 45%;"> <input type="checkbox"/> Reserve for Disasters/Emergencies           </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Performance and Evaluation Report for Period Ending:           </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2 )           </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Final Performance and Evaluation Report           </div> </div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$53,090.80	\$53,091.00		
3	1408 Management Improvement				
4	1410 Administration	\$26,545.00	\$26,545.00		
5	1480 General Capital Activity	\$185,818.20	\$185,818.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report  
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
 (4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.        MN46P19750122 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div><input type="checkbox"/> Original Annual Statement                      <input type="checkbox"/> Reserve for Disasters/Emergencies                      <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:                      <input type="checkbox"/> Final Performance and Evaluation Report</div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$265,454.00	\$265,454.00		

(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <div><input type="checkbox"/> Original Annual Statement      <input type="checkbox"/> Reserve for Disasters/Emergencies      <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:      <input type="checkbox"/> Final Performance and Evaluation Report</div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	CFP Grant Administration (Administration (1410)) Description : CFP Grant Administration is paying for administering the CFP Program. Soils will not be disturbed; lead-based paint and asbestos will be addressed, if needed.	1410		\$26,545.00	\$26,545.00			
MN197000001 - MAPLE GROVE	Plumbing Improvements (Dwelling Unit-Interior (1480)) Description : 730 West 6th Street, Wabasha - 225 supply valves. Lead-based paint and asbestos will be abated, if needed.	1480		\$19,250.00	\$17,250.00			
MN197000001 - MAPLE GROVE	Replacement of Sidewalks & Stoop (Non-Dwelling Exterior (1480)) Description : Replace/repair the sidewalks and front concrete stoop at 710-720 W. 7th Street. The soil will be disturbed; the PHA will be responsive to any soil environmental issues prior to work beginning.	1480			\$25,637.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Water Heater Replacement (Dwelling Unit-Interior (1480)) Description : Replace the water heater at 730 W. 6th Street, Wabasha. Lead-based paint and asbestos will be abated, if needed.	1480			\$10,739.00			
MN197000001 - MAPLE GROVE	Replace Furnace, AC & Water Heater (Dwelling Unit-Interior (1480)) Description : Replace the furnace, AC and water heaters at 710-720 W. 6th Street and 710-720 W. 7th Street. Lead-based paint and asbestos will be abated, if needed.	1480			\$90,800.00			
MN197000001 - MAPLE GROVE	Operations - Maintenance Salaries (Operations (1406)) Description : Maintenance salaries fall under normal operations of a PHA. Soils will not be disturbed; lead-based paint and asbestos will be addressed, if needed.	1406			\$53,091.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Replacement of Corridor Flooring (Dwelling Unit-Interior (1480)) Description : Replace the corridor flooring at 730 W. 6th Street, Wabasha. Lead-based paint and asbestos will be abated, if needed.	1480			\$19,483.30			
MN197000001 - MAPLE GROVE	Parking Lot Replacement/Repair (Dwelling Unit-Interior (1480)) Description : Repair/Replace the parking lots at 730 W. 6th Street, 713 W. 6th Street, 710-720 W. 6th Street and 710-720 W. 7th Street. Lead-based paint and asbestos will be abated, if needed.	1480			\$21,908.70			
MN197000001 - MAPLE GROVE	Operations - Maintenance Salaries (Operations (1406)) Description : Maintenance salaries fall under normal operations of a PHA. Soils will not be disturbed; lead-based paint and asbestos will be addressed, if needed.	1406		\$53,090.80				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Water Softener Unit Replacement (Dwelling Unit-Interior (1480)) Description : Water softener unit replacement at the 710 & 720 West 7th Street, Wabasha and 710-720 West 6th Street, Wabasha family units. Units were built in 1982. Lead-based paint does not exist; asbestos abatement will be completed, if needed.	1480		\$28,750.00				
MN197000001 - MAPLE GROVE	Forced Air Furnace Replacement (Dwelling Unit-Interior (1480)) Description : Forced air furnace replacement at the 710 & 720 West 7th Street, Wabasha and 710-720 West 6th Street, Wabasha family units. Units were built in 1982. Lead-based paint does not exist; asbestos abatement will be completed, if needed.	1480		\$104,138.20				
MN197000001 - MAPLE GROVE	Water Heater & Water Softener Replacement (Non-Dwelling Interior (1480)) Description : Water heater and water softener replacement at 730 West 6th Street, Wabasha. Lead-based paint and asbestos will be abated, if needed.	1480		\$16,800.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750122 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Exhaust Fan Replacement (Dwelling Unit-Interior (1480)) Description : 24 exhaust fans replaced at 713 West 6th Street, Wabasha. Property was constructed in 1983. Lead-based paint does not exist; asbestos abatement will be completed, if needed.	1480		\$16,880.00				
	Total:			\$265,454.00	\$265,454.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.      MN46P19750123 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$53,416.00			
3	1408 Management Improvement				
4	1410 Administration	\$26,708.00			
5	1480 General Capital Activity	\$186,956.00			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report  
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
 (4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No.      MN46P19750123 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$267,080.00			

(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

<b>Part I: Summary</b>					
<b>PHA Name:</b>  SOUTHEAST MN MULTI-COUNTY HRA		<b>Grant Type and Number</b> Capital Fund Program Grant No. MN46P19750123 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b>  <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (Revision No:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>(1)</sup></b>	
		<b>Original</b>	<b>Revised <sup>(2)</sup></b>	<b>Obligated</b>	<b>Expended</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> /S/ MMK505 <b>Date</b> 07/06/2023	<b>Signature of Public Housing Director</b> <b>Date</b>
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(1) To be completed for the Performance and Evaluation Report  
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
(4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750123 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Operations - Maintenance Salaries (Operations (1406)) Description : Maintenance salaries fall under normal operations of a PHA.	1406		\$53,416.00				
MN197000001 - MAPLE GROVE	CFP Grant Administration (Administration (1410)) Description : CFP Grant Administration is paying for administering the CFP Program.	1410		\$26,708.00				
MN197000001 - MAPLE GROVE	Parking Lot Replacement/Repair (713) (Dwelling Unit-Site Work (1480)) Description : 713 Building - Repair/Replace parking lots. Soil/ground will be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$17,573.75				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750123 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Parking Lot Replacement/Repair (730) (Dwelling Unit-Site Work (1480)) Description : 730 Building - Parking Lot Replacement/Repair - Soil/ground will be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$26,464.00				
MN197000001 - MAPLE GROVE	Parking Lot Replacement/Repair (Family Units - 6th Street) (Dwelling Unit-Site Work (1480)) Description : 710-720 W. 6th Street - Family Units - Parking Lot Replacement/Repair - Soil/ground will be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$54,788.75				
MN197000001 - MAPLE GROVE	Parking Lot Replacement/Repair (Family Units - 7th Street) (Dwelling Unit-Site Work (1480)) Description : 710-720 W. 7th Street - Family Units - Parking Lot Replacement/Repair - Soil/ground will be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$56,236.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750123 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
MN197000001 - MAPLE GROVE	Electric Receptables & Switches (730) (Dwelling Unit-Interior (1480)) Description : 730 Building - Replace electric receptables & switches in common areas and outside. - Soil/ground may be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$7,500.00				
MN197000001 - MAPLE GROVE	Electric Receptables & Switches (713) (Dwelling Unit-Interior (1480)) Description : 713 Building - Replace electric receptables & switches in common areas and outside. - Soil/ground may be disturbed; the PHA will following HUD Environmental regulations regarding soil/ground disturbance.	1480		\$7,500.00				
MN197000001 - MAPLE GROVE	Common Area Painting (730) (Non- Dwelling Interior (1480)) Description : Paint the common area at Maple Grove 730 building.	1480		\$16,893.50				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA		Grant Type and Number Capital Fund Program Grant No. MN46P19750123 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
	Total:			\$267,080.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: SOUTHEAST MN MULTI-COUNTY HRA					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>(1)</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.

## **Minutes from 2023 Resident Advisory Board Meeting**

The RAB meeting was held at 1:45 p.m. June 1, 2023, in the Maple Grove 730 Building Community Room. Four of twelve members attended the meeting.

- **Introduction**  
Introduced myself and each member did the same  
Explained the purpose of the RAB
- **Capital Funding Projects**  
Reviewed 2023 completed and upcoming projects.  
Briefly reviewed 2024-2028 projected projects.
- **Public Housing Changes**  
Explained and provided an update on Section 18 process
- **Flat Rent and Community Service**  
Discussed flat rent and community service compliance.
- **New System Implementation**  
Discussed Yardi and the implementation of Rent Café for residents.
- **Covid**  
Semmchra office will remain closed to the public. Meetings can be requested and scheduled at our office and masks will be required.
- **FSS program/Financial Wellness Program/Homebuyer Services**  
Gave an overview of the programs and let them know that we have a dedicated staff member for services including budgeting and homebuying.
- **Resident Open Comment Period**  
  
Discussed stricter enforcement of rules/policies/procedures, including smoking 25' from the buildings, drug use, and pet policy.  
  
Residents voiced concerns about the lawn maintenance: grass seed at 713 building, mowing too fast, lawn care crews not cleaning up.  
  
Residents requested updated LED lighting instead of florescent bulbs. Also requested outdoor lighting at the family units, updated lighting in the community rooms, and possible bath fan replacements  
  
Discussed the pet policy and resident suggested requiring photos of pets for resident files. Residents discussed the newsletters and ways to make it more productive, offered to send it to members for suggestions before sending it to the residents and they would like to be involved. Members will make suggestions and revisions from a resident point of view.

The meeting was completed and adjourned at 3:00 p.m.

Submitted by Lindsey Kaiser, Property Manager

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Natasha Kukowski, the SCDP Unit Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2021-2025 and/or Annual PHA Plan for fiscal year 2024 of the Southeastern Minnesota Multi-County HRA (SEMMCHRA) is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of Minnesota SCDP Region 10  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

A major component of the Consolidated Plan is to provide decent affordable housing and enhance affordable housing opportunities. One of SEMMCHRA's core functions and goals is to be a respected expert and leading advocate for advancing affordable, decent, safe, and sanitary housing. SEMMCHRA is reviewing policies to ensure that all tenants, participants, and applicants have an equitable opportunity to obtain assistance

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Natasha Kukowski	SCDP Unit Manager
Signature:	Date:

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

STATEMENT OF SIGNIFICANT AMENDMENT  
AND  
SUBSTANTIAL DEVIATION/MODIFICATION  
PER SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT  
AUTHORITY  
AGENCY PLAN

“SIGNIFICANT AMENDMENT” is defined as a change to the HRA’s Annual Plan, Capital Fund Program 5-year Action Plan, or HRA policies that require formal approval by the Board of Commissioners. This includes a change to the use of Capital Improvement Funds as indicated in the approved Capital Fund Program year action plan that may have substantial affect to the residents or have a significant impact on the HRA’s financial situation.

“A SIGNIFICANT AMENDMENT to the HRA’s Capital Fund Program 5-year Action Plan is a change or modification that requires a public process before adopting the changes. It is identified as follows:

1. Additions of a Capital Fund Project, or non-emergency work item that is not identified in the HRA Annual Plan, or CFP 5-year Action Plan in an amount equal to or greater than \$100,000. This would exclude projects arising out of federally declared major disasters or acts of God beyond the control of the Housing Authority, such as earthquakes, fires, and storm damage; civil unrest; or other unforeseen significant events.
2. Any other event or activity that the Housing Authority’s Board of Commissioners determines to be a substantial change to the approved Capital Fund 5-year Action Plan.
3. Additionally, per the HUD Capital Fund Final Rule, the following work activities would constitute a significant amendment to the Capital Fund Program 5-year Action Plan: a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal.

“SUBSTANTIAL DEVIATION/MODIFICATION” from the HRA’s 5 Year PHA Plan includes a change to the HRA’s mission statement, goals, or objectives that may have substantial affect to the residents or have a significant impact on the HRA’s financial situation.

Buffy J. Beranek

Executive Director



April 19, 2023



134 East Second Street • Wabasha, MN 55981 • phone (651) 565-2638 • fax (651) 565-3836 • [www.semmchra.org](http://www.semmchra.org)

## CERTIFICATION

The Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA) certifies that it conducted a public hearing in compliance with 24 CFR Part 905. A public hearing was held on Wednesday, September 27, 2023.

\_\_\_\_\_  
Buffy J. Beranek, Executive Director

\_\_\_\_\_  
Date



**SOUTHEASTERN MINNESOTA MULTI-COUNTY  
HOUSING AND REDEVELOPMENT AUTHORITY  
NOTICE OF PUBLIC HEARING ON  
2024 HUD PROGRAM PLANS**

NOTICE IS HEREBY GIVEN that a public hearing will be conducted by the Board of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (SEMMCHRA) in Wabasha, Minnesota, on Wednesday, September 27, 2023, at approximately 10:05 am at the SEMMCHRA office located at 134 2<sup>nd</sup> Street East, Wabasha MN and via GoTo Meeting. The purpose of this meeting is to review the Fiscal Year 2024 Annual Plan, Family Self Sufficiency (FSS) Action Plan and the Capital Fund Program (CFP) 5-year Action Plan developed in compliance with the Quality Housing and Work Responsibility Act of 1998. The plans are available for review at the SEMMCHRA office located at 134 2<sup>nd</sup> Street East, Wabasha MN and on the website [semmchra.org](http://semmchra.org). If you would like to attend, or have comments or questions please email [admin@semmchra.org](mailto:admin@semmchra.org) or call (651) 565-2638 ext. 201. Everyone is invited to attend, and all interested parties will have the opportunity to comment on the plan.