

As we continue to battle the pandemic and find our better tomorrow, I am hopeful for a healthier, stronger year ahead. Individuals and organizations everywhere continue to grapple with the ambiguity of a pandemic that continues to cause so much suffering. While I reflect on what has been a very difficult year for so many, I find reasons to be hopeful in the resilience and goodwill possible in each of us.

Our mission to enhance and strengthen communities through advocacy, collaboration and promotion of self-reliance, housing and community development has never been more urgent or needed. Each day this past year, I have had the privilege to witness it in action, as tenants and program participants across our six-county jurisdiction utilized our services and programs to help address their own personal challenges and seek opportunities to better their lives, their families, and their communities.

I am honored and humbled to see how the hard work and commitment of SEMMCHRA's employees, the ingenuity of our partners, the trust of those we serve, and the support of our funders translated into strong results. In fiscal year 2021, we delivered programmatic growth in all of our programs. We continued to house the most vulnerable in our communities and held our vacancy rates under three percent. We have increased our residential and rental rehabilitation programs by threefold. Our self-sufficiency counseling and homebuyer education demand has more than doubled through the pandemic. The need for rental assistance continues to grow and we are hopeful for the continued financial support. We completed sixty-six capital projects on SEMMCHRA owned properties of over \$1.6 million through the supply chain and labor disruptions. Our housing rehabilitation impact in cities across our service area has substantially increased personal wealth and increased the tax base.

OUR OPPORTUNITY

The pandemic has been a catalyst for unprecedented digital transformation that is driving change in how we work and conduct business. Through all the disruption and suffering that the pandemic has wrought on our lives and our communities, it has also created massive important new opportunities for our customers and for SEMMCHRA.

The current SEMMCHRA team is built to seize this moment and implement systematic changes to enhance the way we do business. During 2022 our goal is to foster innovation that generates new processes, implements new systems, that will harness our industry knowledge and ignite our changemakers to work together and drive the engines of program growth and opportunity in ways that benefit our staff and those we serve.

OUR PURPOSE

As we pursue the opportunities ahead, we also recognize our increased responsibility and the need for our services to address the mental health, social, and financial needs of our vulnerable and underserved populations through these pressing times. To help people and organizations everywhere achieve more, we are focused on four interconnected guiding principles - RESPECT, INTEGRITY, INNOVATION and COLLABORATION.

We know that as we become more representative of the communities where we live and work and understand the people throughout our jurisdiction that we aspire to serve, we become better at helping everyone in our communities achieve more. Through our resident advisory boards, our experienced county and resident board commissioners, and our legislative advocacy, we are advancing affordable, decent, safe and sanitary housing and community development for decades to come.

OUR CULTURE

Over the past few years, we have worked hard on building a culture that centers on working across the organization. We know our culture will drive our success and our employees will determine the future achievements. We aspire to create a culture where employees are encouraged to think outside the box, to experiment, and to share things they learn.

Working across the organization has helped us become more empathetic toward each other, enabled us to work together as a team and it underlies our approach to diversity and inclusion. At SEMMCHRA, we care about our employees, their families, and their future. Our directors strive to model our culture and values through their actions, by coaching their teams and creating success with sincere care for their employees by seeking to understand their capabilities and ambitions.

In times like this it may be difficult to imagine the possibilities ahead. I am encouraged because of the strength of our employees and those we serve, and our partners who have continued to work with us to make our communities a better place in the face of adversity. As we continue to live and serve our mission, I believe that we will collectively achieve so much more together.

I couldn't be more enthusiastic starting a new year!

Buffy J. Beranek
Executive Director



BOARD OF COMMISSIONERS:

Rodney Peterson
Representative of Dodge County

Rhonda Toquam
Representative of Dodge County

Brad Anderson, Vice Chairperson
Representative of Goodhue County

Robert Keehn
Representative of Goodhue County

Rich Hall
Representative of Wabasha County

Cheryl Key, Chairperson
Representative of Wabasha County

Amanda Hedlund
Representative of Winona County

Marcia Ward
Representative of Winona County

Laura Mielke, Secretary
Resident Commissioner

2021 RENTAL HOUSING STATISTICS

| | |
|---|----------|
| Total Number of People Served: | 972 |
| Number of Elderly or Disabled Households: | 426 |
| Number of Families with Children: | 145 |
| Number of Children Served: | 274 |
| Average Household Income: | \$22,441 |

2021 SECTION 8 RENTAL ASSISTANCE STATISTICS

| | |
|--------------------------------|----------|
| Total Number of People Served: | 1,212 |
| Average HAP subsidy: | \$471 |
| Total Vouchers Issued: | 445 |
| Average Household Income: | \$17,051 |

RENTAL ASSISTANCE UTILIZATION RATES

| | | |
|---------------|------------|---------------|
| 1 year: | 61 | 13.3% |
| 2-5 years: | 247 | 53.8% |
| 6-10 years: | 69 | 15.0% |
| 11-15 years: | 32 | 7.0% |
| 16-20 years: | 20 | 4.4% |
| 21-25 years: | 11 | 2.4% |
| Port-Outs: | 19 | 4.1% |
| TOTAL: | 459 | 100.0% |

SEMMCHRA FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM

| | Total Number of Loans | Total Amount of First Mortgages | Total Amount of Down Payment and Closing Cost Loans |
|----------------|-----------------------|---------------------------------|---|
| Goodhue County | 28 | \$5,481,922 | \$311,000 |
| Wabasha County | 18 | \$3,254,969 | \$200,628 |
| Grand Total | 46 | \$8,736,891 | \$511,628 |

SEMMCHRA FINANCIAL EDUCATION, COUNSELING AND SELF SUFFICIENCY PROGRAM STATISTICS

Family Self-Sufficiency Program: 52 Households; 2 households graduated from the FSS program.

Homebuyer Education: 60 Households

Financial Wellness: 36 Households

Pre-Purchase Counseling: 16 Households

PRESERVATION OF EXISTING STRUCTURES : GRANT AWARDS

| West Concord and Claremont | \$594,550 | 22 Owner-Occupied Homes |
|----------------------------|-----------|-------------------------|
| Pine Island | \$513,475 | 19 Owner-Occupied Homes |



VISION

To enhance and strengthen communities through advocacy, collaboration and promotion of self-reliance, housing, and community development.

MISSION

To be a recognized advocate and leader in creating housing opportunities and community development solutions.

GUIDING PRINCIPLES

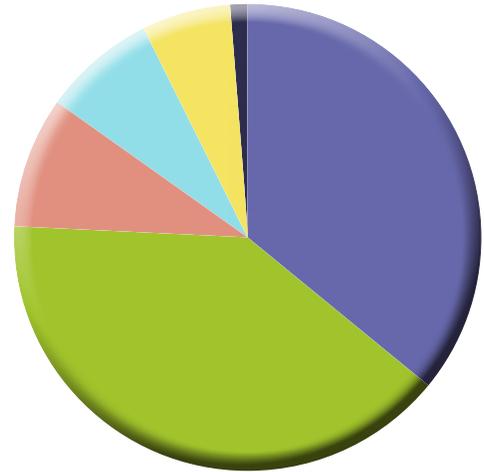
Respect

Integrity

Innovation

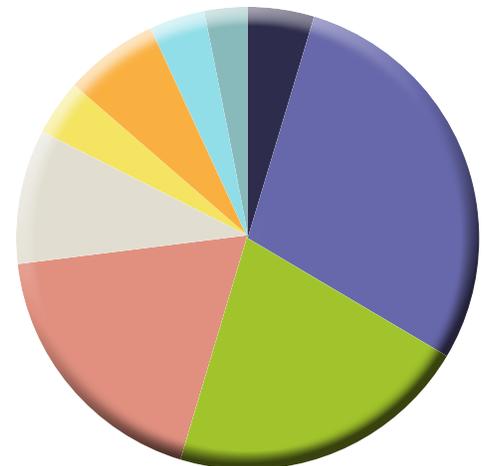
Collaboration

2021 OPERATING PROGRAM FUNDING:



| | |
|----------------------------|--------------------|
| HUD Grants | \$3,205,242 |
| Tenant Fees | \$4,172,633 |
| Other Grant & TIF Revenue | \$803,747 |
| Levy Revenue | \$756,109 |
| Administrative Fees | \$568,456 |
| Investment Income | \$15,562 |
| Gain (Loss) Sale of Assets | \$0 |
| TOTAL | \$9,521,749 |

2021 OPERATIONAL EXPENDITURES:



| | |
|--------------------------------------|---------------------|
| Other Grant Expenses | \$517,630 |
| Project Operating Expenses | \$3,183,034 |
| Section 8 HAP Expenses | \$2,530,693 |
| Annual Debt Service Payments | \$1,848,692 |
| Administration Expense | \$844,701 |
| Capital Reserve Funding | \$394,876 |
| General Expenses | \$234,616 |
| Tax Increment Financing Expenses | \$752,628 |
| Public Housing Capital Grant Expense | \$152,726 |
| TOTAL | \$10,459,596 |

The expenses reflect noncash expenses related to refinance costs and construction in progress being recognized.