

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name: Southeastern Minnesota Multi-County Housing and Redevelopment Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

- X 9. Violence Against Women Act (VAWA)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

NO

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)
2. Program Description: **Homeownership assistance is provided to help first-time homeowners with their monthly homeownership expenses. Housing choice voucher funds may not be used to assist with financing costs such as the down payment, closing costs, etc. Monthly homeownership expenses include principal and interest, mortgage insurance premium, taxes and insurance, PHA allowance for utilities, PHA allowance for routine maintenance costs, PHA allowance for major repairs and replacements, principal and interest on debt to finance major repairs and replacements for the home, and principal and interest on debt to finance costs to make the home accessible for a family member with disabilities, if the PHA determines it is needed as a reasonable accommodation. If the home is a coop or condo unit, homeownership expenses may also include cooperative or**

condominium operating charges or maintenance fees assessed by the condominium or cooperative homeowner association.

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **25**

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

Continue to promote homeownership program

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

SEMMCHRA executed a grant agreement for the S/8 HO program 10/01/2002 and currently has 5 families on the program.

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

low utilization rate for vouchers due to lack of suitable rental units

- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) State of Minnesota

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Violence Against Women Act of 2005

Policy:

The Violence Against Women Act of 2005 prohibits the eviction of and removal of assistance from persons living in public or Section 8-assisted housing if the declared grounds for such action are an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937.

Definitions:

“Domestic violence” includes felony or misdemeanor crimes or violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other adult person against a victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction receiving grant monies.

“Dating violence” means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim, and where the existence of such a relationship shall be determined based on a consideration of the following factors: the length of the relationship, the type of relationship, and the frequency of interaction between the persons involved in the relationship.

“Stalking” means to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to: that person; a member of the immediate family of that person; or the spouse or intimate partner of that person.

The Southeastern Minnesota Multi-County Housing and Redevelopment Authority has VAWA procedures in place and printed materials available to tenants on programs available in the Southeastern Minnesota area designed to assist victims of domestic violence, per the Federal Register dated March 16, 2007, and PIH Notices 2006-23 and 2006-42.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>27</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) Violence Against Women Act (VAWA)	Annual Plan: VAWA

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(list individually; use as many lines as necessary)	
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: S.E. MN Multi-County Housing Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P19750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$55,000.00			
3	1408 Management Improvements				
4	1410 Administration	\$8,600.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,000.00			
10	1460 Dwelling Structures	\$25,400.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$23,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$13,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$141,000.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: S.E. MN Multi-County Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P19750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AW	Operations	1406	L.S.	\$55,000.00				
AW	Staff Time to Administer this Grant	1410	L.S.	\$8,600.00				
MN197003	Landscaping	1450	1	\$8,000.00				
MN197006	Landscaping	1450	1	\$8,000.00				
MN197003	Flooring	1460	2	\$5,000.00				
MN197004	Flooring	1460	2	\$5,000.00				
MN197005	Flooring	1460	10	\$15,400.00				
MN197005	Stoves and Refrigerators	1465.1	7 each	\$11,500.00				
MN197006	Stoves and Refrigerators	1465.1	7 each	\$11,500.00				
MN197005	Security Camera's	1475	16	\$8,000.00				
MN197006	Security Camera's	1475	10	\$5,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: MN46P19750108 Replacement Housing Factor No:				Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN197003							
MN197004							
MN197005							
MN197006							
HA-Wide							

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name S.E. MN Multi-County Housing and Redevelopment Authority			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
MN197003 Scattered Sites		\$141,000			
MN197004 Scattered Sites			\$141,000		
MN197005 730 West 6 th Street, Wabasha				\$141,000	
MN197006 713 West 6 th Street and Family Units in Wabasha					\$141,000
CFP Funds Listed for 5-year planning		\$141,000	\$141,000	\$141,000	\$141,000
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2009 PHA FY: 2009			Activities for Year: __3__ FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MN197003 Scattered Sites	Landscaping	\$2,000	MN197004 Scattered Sites	Landscaping	\$2,000
Annual Statement		<i>Sidewalks</i>	\$2,000		<i>Sidewalks</i>	\$2,000
		<i>Driveways</i>	\$2,000		<i>Driveways</i>	\$2,000
		<i>Electric Systems</i>	\$2,000		<i>Electric Systems</i>	\$2,000
		Plumbing	\$6,000		Plumbing	\$6,000
		Wall Finishes	\$2,000		Wall Finishes	\$2,000
		Doors	\$2,000		Doors	\$2,000
		Flooring	\$40,000		Flooring	\$40,000
		Siding	\$10,000		Siding	\$10,000
		Windows	\$8,000		Windows	\$8,000
		Roofs	\$28,000		Roofs	\$28,000
		Mechanical Systems	\$8,000		Mechanical Systems	\$8,000
		Water Heaters	\$2,000		Water Heaters	\$2,000
		Water Softeners	\$1,000		Water Softeners	\$1,000
		Appliances	\$22,000		Appliances	\$22,000
		Decks	\$2,000		Decks	\$2,000
		Cabinetry	\$2,000		Cabinetry	\$2,000
Total CFP Estimated Cost			\$141,000			\$141,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MN197005	Landscaping	\$5,000	MN197006	Landscaping	\$5,000
	<i>Sidewalks</i>	\$4,000		<i>Sidewalks</i>	\$5,500
	<i>Driveways</i>	\$5,000		<i>Driveways</i>	\$1,000
	<i>Electric Systems</i>	\$4,000		<i>Electric Systems</i>	\$3,000
	Plumbing	\$4,000		Plumbing	\$4,000
	Wall Finishes	\$4,000		Wall Finishes	\$4,000
	Doors	\$5,000		Doors	\$5,000
	Flooring	\$40,000		Flooring	\$5,500
	Siding	0.00		Siding	0.00
	Windows	0.00		Windows	\$5,000
	Roofs	\$30,000		Roofs	\$5,000
	Mechanical Systems	\$4,000		Mechanical Systems	\$30,000
	Water Heaters	\$2,000		Water Heaters	\$4,000
	Water Softeners	\$4,000		Water Softeners	\$4,000
	Appliances	\$22,000		Appliances	\$22,000
	Decks	0.00		Decks	0.00
	Elevator	\$6,000		Elevator	\$36,000
	Common Area	\$1,000		Common Area	\$1,000
	Cabinetry	\$1,000		Cabinetry	\$1,000
Total CFP Estimated Cost		\$141,000			\$141,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name SE MN Multi County Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program MN46P19750105 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending: 04/01/2008

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Costs	
		Revision 1	Revision 2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	33,872.00	33,872.00	33,872.00	33,872.00
3	1408 Management Improvements				
4	1410 Administration	15,040.00	15,536.02	15,536.02	15,536.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	1,600.00	4,998.81	4,998.81	4,998.81
10	1460 Dwelling Structures	98,200.00	91,703.73	91,703.73	91,703.73
11	1465.1 Dwelling Equipment -- Nonexpendable	6,200.00	8,801.44	8,801.44	8,801.44
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1498 MOD Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2 - 19)	154,912.00	154,912.00	154,912.00	154,912.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name SE MN Multi County Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program MN46P19750106 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	----------------------------------

<input type="checkbox"/> Original Annual Statement	Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 04/01/2008		

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Costs	
		Revision 1 as of 6-30-07	Revision 2	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	49,572.00	56,276.36	56,276.36	56,186.80
3	1408 Management Improvements				
4	1410 Administration	8,319.00	8,323.08	8,323.08	8,323.08
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	9,848.00	10,454.50	10,454.50	10,454.50
10	1460 Dwelling Structures	33,339.00	32,025.60	19,531.13	19,531.13
11	1465.1 Dwelling Equipment -- Nonexpendable	20,000.00	20,656.90	20,656.90	20,656.90
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000.00	13,341.56	10,410.65	10,410.65
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1498 MOD Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2 - 19)	141,078.00	141,078.00	125,652.62	125,563.06
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPEHF)
Part II: Supporting Pages

PHA Name		Grant Type and Number		Federal FY of Grant:				
SE MN Multi County Housing and Redevelopment Authority		Capital Fund Program Capital Fund Program Replacement Housing Factor Grant No:		MN46P19750106		2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Quantity	Total Estimated Costs		Total Actual Costs		Status of Proposed Work
				Revision 1 as of 6-30-07	Revision 2	Funds Obligated	Funds Expended	
AW	Operations	1406	1	49,572.00	56,276.36	56,276.36	56,186.80	
AW	Administration (Staff time to admin. This grant)	1410	1	8,319.00	8,323.08	8,323.08	8,323.08	
MN197003	Driveway, landscaping	1450	L.S.	9,848.00	0.00	0.00	0.00	
MN197003	Driveway	1450	L.S.		3,761.00	3,761.00	3,761.00	
MN197003	Landscape	1450	L.S.		2,278.00	2,278.00	2,278.00	
MN197005	Driveway Sealing	1450	L.S.		4,415.50	4,415.50	4,415.50	
MN197004	Splash blocks, Landscaping, retaining walls, driveways and sidewalks.	1450	L.S.	0.00	0.00	0.00	0.00	
MN197005	Splash blocks, Landscaping, retaining walls, driveways and sidewalks.	1450	L.S.	0.00	0.00	0.00	0.00	
MN197006	Sidewalk, Driveway Sealing	1450	L.S.	0.00	0.00	0.00	0.00	
MN197003	Drain Tile, Insulation, windows painting, drywall, doors, ceiling, exhaust fan, smoke detectors, electrical, furnace, roofing	1460	L.S.	11,113.00	0.00	0.00	0.00	
MN197003	Drain Tile	1460	L.S.		1,474.00	1,474.00	1,474.00	
MN197003	Insulation, Windows, paint, drywall, doors, ceiling, exhaust fan, smoke detectors, electric	1460	L.S.		1,801.73	1,801.73	1,801.73	
MN197003	Extra work on Drywall	1460	L.S.		550.00	550.00	550.00	
MN197003	Furnace	1460	L.S.		2,450.00	2,450.00	2,450.00	
MN197003	Insulation Windows	1460	L.S.		3,825.00	3,825.00	3,825.00	
MN197005	Smoke alarms, plumbing lines, doors, light fixtures, weather stripping, roof repairs	1460	L.S.	11,113.00	0.00	0.00	0.00	
MN197005	Plumbing lines	1460	L.S.		3,420.00	3,420.00	3,420.00	
MN197005	Smoke Alarms	1460	L.S.		4,522.65	4,522.65	4,522.65	
MN197006	Smoke alarms, doors, light fixtures, insulation, weather stripping, windows	1460	L.S.	11,113.00	0.00	0.00	0.00	
MN197006	Smoke Alarms	1460	L.S.		1,487.75	1,487.75	1,487.75	
MN197005	Doors, Lights, Weather Stripping, Roof Repairs	1460	L.S.		6,000.00	0.00	0.00	
MN197006	Doors, Lights, Insulation, Weather Striping, Windows	1460	L.S.		6,494.47	0.00	0.00	
MN197003	Stoves and Refrigerators	1465.1	-	0.00	0.00	0.00	0.00	
MN197004	Stoves and Refrigerators	1465.1	-	0.00	0.00	0.00	0.00	
MN197005	Stoves and Refrigerators	1465.1	10	10,000.00	10,328.45	10,328.45	10,328.45	
MN197006	Stoves and Refrigerators	1465.1	10	10,000.00	10,328.45	10,328.45	10,328.45	
MN197005	Washers, dryers, dish washer	1475	L.S.	10,000.00	0.00	0.00	0.00	
MN197005	Washers and Dryers	1475	L.S.		6,131.59	6,131.59	6,131.59	
MN197006	Washers, dryers, common area furnishings	1475	L.S.	10,000.00	0.00	0.00	0.00	
MN197006	Washers and Dryers	1475	L.S.		4,279.06	4,279.06	4,279.06	
MN197005	Common Area Furnishings	1475	L.S.		1,465.51	0.00	0.00	
MN197006	Common Area Furnishings	1475	L.S.		1,465.40	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name SE MN Multi County Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program MN46P19750107 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 04/01/2008

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Costs	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$52,981.00		\$ 52,981.00	\$ 11,067.52
3	1408 Management Improvements				
4	1410 Administration	\$8,319.00		\$ 8,319.00	\$ 4,732.48
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$9,800.00			
10	1460 Dwelling Structures	\$33,309.00			
11	1465.1 Dwelling Equipment -- Nonexpendable	\$20,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1498 MOD Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$ 144,409.00		\$ 61,300.00	\$ 15,800.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

The Sale of Scattered Sites Homes to Family Self Sufficiency (FSS) Participants

MISSION:

To help low-income FSS participants to purchase their own home. With the help of SEMMCHRA Programs, participants can get the guidance they need learn where and how to go about getting a low-interest loan, the paperwork required, hidden costs, and much more.

GOAL:

To alleviate cost and time involved in scattered site management and maintenance through the sale of said sites to qualified FSS participants.

QUALIFYING FACTORS:

- ❑ Must be a current Public Housing or Section 8 FSS participant.
- ❑ Must have good employment history.
- ❑ Must meet certain income limits.
- ❑ Must be credit worthy.
- ❑ You must be compliant with your current lease and Section 8 program requirements.
- ❑ Each adult household member of the family must submit to, and pass, a criminal background check as outlined in SEMMCHRA'S Public Housing policy and as clarified in the program Administration Plan.

SUMMARY:

To help FSS participants purchase scattered site homes, thus saving SEMMCHRA the cost of maintenance and management fees.