

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing and Redevelopment Authority of Redwood Falls</u> PHA Code: <u>MN036</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>58</u> Number of HCV units: _____				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the HRA of Redwood Falls remains the same: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The goals of the PHA are to reduce vacancies and to continue to modernize the project building and the public housing units within the building to improve the living environment of our residents and to make the property more appealing to applicants. In doing so, the overall satisfaction of our residents will remain strong and attract new residents with the objective of increasing the Public Housing Management Score. The PHA has remained a standard performer since the previous 5 year plan. In an effort to reduce vacancies, a conversion of smaller units into larger one bedroom units has been completed. At the same time, a beauty shop and a roll-in shower room were created. The PHA has taken measures to improve community quality of life by increasing security measures with the installation of security cameras and a card access system. The PHA has secured a working relationship with Lutheran Social Services to become a satellite senior dining site to provide affordable meals for our residents. This supportive service allows many of our residents to remain here to live independently. With recent funding cuts to the senior dining program, the staff person on site was eliminated. The PHA has had to be creative in soliciting assistance from residents and using tenant service hours to allow this valuable service to remain. The PHA continues to make available office space for a Home Care Service provider. Affording our residents even more opportunities to live independently with personal attendant care and nursing services available, if needed. The PHA also supports its goal of assisting those considered victims of domestic violence by notifying applicants and tenants of their rights under VAWA. In addition, the PHA has printed materials available to tenants in the mailroom on programs designed to assist victims of domestic violence. The New Horizons Crisis Center provides free and confidential services to men, women, and children in Lincoln, Lyon, Murray, and Redwood Counties. WRAP (Women's Rural Advocacy Programs) also provides crisis intervention services for victims of domestic violence.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The public may inspect and/or obtain copies of the 5 -Year and Annual PHA Plan at the business office located at 300 South Minnesota Street, Redwood Falls, MN.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The City of Redwood Falls has, in addition to the HRA, a Port Authority. The Port Authority is directly involved with the housing needs within this jurisdiction. A recent housing study was completed in 2009. The recommendation was to monitor the need for subsidized units, as the number of vacancies in the subsidized projects does not warrant the development of additional units.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>There are currently no families on the waiting list. Applications continue to be processed according to the PHA’s ACOP. Eligible families are then offered to accept any of the units available at the time.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHA continues to make improvements to the facility, as funding is available. Projects currently in progress include elevator improvements and the installation of dead bolt locks on all apartment entry doors. An architectural/engineering firm has been hired to complete another conversion of units and modernizing other existing unit bathrooms. Operating funds have been appropriated to increase marketing of the property on the local radio station. Existing tenants were asked for their opinions on what is the best part of residing here and other important information that would get their attention to be included in the advertisement. The HRA continues to make great efforts to remain a satellite senior dining site to ensure that noon and evening meals will be available to our residents.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The HRA of Redwood Falls defines a “significant amendment” as a change in the PHA’s plans or policies that require formal approval by the Board of Commissioners.</p> <p>The HRA of Redwood Falls defines a “substantial deviation/modification” as a decision made by the Board of Commissioners to change the PHA’s mission statement, goals, or objectives as identified in the 5 year plan. It is also when goals and objectives are changed that affect the residents or have a significant impact to the PHA’s financial situation.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>