

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 Little Falls</u> PHA Code: <u>MN042</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/2010</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>100</u> Number of HCV units: _____														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input 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	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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PH	HCV														
PHA 1:															
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: <p style="text-align: center;">THE MISSION OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF LITTLE FALLS IS TO PROVIDE QUALITY, AFFORDABLE HOUSING AND SERVICES IN AN EFFICIENT AND CREATIVE MANNER</p>														
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. <p style="text-align: center;">The Housing and Redevelopment Authority of Little Falls Goals and Objectives for Fiscal Years 2010 through 2014</p> <p>GOAL: MANAGE THE HOUSING AND REDEVELOPMENT AUTHORITY OF LITTLE FALLS IN AN EFFICIENT AND EFFECTIVE MANNER</p> <p>Objective: The Housing and Redevelopment Authority of Little Falls shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list. We have 3 applicants on the waiting list as of October 21, 2009. This is an on going objective.</p> <p>GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>Objective: Reduce public housing vacancies in order to achieve and sustain an occupancy rate of 97% by March 31, 2014 (8 vacancies as of 10/21/2009).</p> <p>GOAL: ENHANCE THE MARKETABILITY OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF LITTLE FALLS'S PUBLIC HOUSING UNITS</p> <p>Objective: The Housing and Redevelopment Authority of Little Falls shall achieve proper curb appeal for its public housing development by improving it's landscaping, keeping its grass cut, making the properties litter-free and other actions. This is an on-going objective.</p> <p>GOAL: A goal of the Housing and Redevelopment Authority of Little Falls is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.</p> <p>Objective: The Housing and Redevelopment Authority of Little Falls will continue to refer victims of</p>														

domestic violence to Hands of Hope Resource Center.

The Housing and Redevelopment Authority of Little Falls will continue to provide brochures about the rights of tenants in regard to the Violence Against Women Act.

The Housing and Redevelopment Authority of Little Falls will continue to provide brochures about the services provided by Hands of Hope Resource Center in our common areas.

The Housing and Redevelopment Authority of Little Falls will continue to attach the appropriate VAWA language to all applications.

The Housing and Redevelopment Authority of Little Falls will continue to include the Violence Against Women Act language in 100% of our leases.

Report on the Progress the Housing and Redevelopment Authority of Little Falls has made on Meeting the Goals and Objectives described in the previous 5-Year Plan

GOAL: MANAGE THE HOUSING AND REDEVELOPMENT AUTHORITY OF LITTLE FALLS IN AN EFFICIENT AND EFFECTIVE MANNER

Objective: The Housing and Redevelopment Authority of Little Falls shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list. We have 6 applicants on the waiting list as of November 1, 2004. This is an on going objective.

Progress: The Housing and Redevelopment Authority of Little Falls continues to strive to meet this goal. Currently, there are 3 families on the waiting list. The Housing and Redevelopment Authority of Little Falls advertises weekly for vacancies in the Morrison County Record.

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

Objective: Reduce public housing vacancies in order to achieve and sustain an occupancy rate of 97% by March 31, 2009 (9 vacancies as of 11/01/04).

Progress: As of 9/30/2009, the occupancy rate is 92% with 8 vacancies. The Housing and Redevelopment Authority of Little Falls continues to work with families to fill these vacancies.

GOAL: ENHANCE THE MARKETABILITY OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF LITTLE FALLS'S PUBLIC HOUSING UNITS

Objective: The Housing and Redevelopment Authority of Little Falls shall achieve proper curb appeal for its public housing development by improving it's landscaping, keeping its grass cut, making the properties litter-free and other actions. This is an on-going objective.

Progress: The Housing and Redevelopment Authority of Little Falls does an excellent job of maintaining its public housing development. The development is properly landscaped and very clean and tidy. The grass is cut and there is no litter.

Violence Against Women Act Report

A goal of the Housing and Redevelopment Authority of Little Falls is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing and Redevelopment Authority of Little Falls has provided notices in compliance with HUD guidance to each resident and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005. Additionally, we have brochures available to all residents, visitors and any applicants who visit the development. We have included the required language in our lease as follows:

VIOLENCE AGAINST WOMEN ACT PROTECTIONS: The Violence Against Women Act provides the following protections to public housing residents.

- a. The Landlord will not terminate or refuse to renew the Lease and will not evict the Resident or a member of Resident’s household from the dwelling unit if the Resident or household member is a victim of actual or threatened domestic violence, dating violence, or stalking as those terms are defined by the Admission and Continued Occupancy Policy (ACOP).
- b. Under the Violence Against Women Act, the Landlord may bifurcate this Lease in order to evict, remove, or terminate assistance to any person who is a Resident or a lawful occupant under this lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. Landlord may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is the Resident or is a lawful occupant under this Lease.
- c. Notwithstanding anything to the contrary contained in paragraphs a and b above, the Landlord may terminate the Lease and evict the Resident if the Landlord can demonstrate an actual and imminent threat to other residents or to those employed at or providing goods or services to the site in which the unit is located, if the resident’s tenancy is not terminated.
- d. **Nothing in this section** shall prohibit the Landlord from terminating the Lease and evicting the Resident based on any violation of this lease not involving domestic violence, dating violence, or stalking against the Resident or household member.

The Housing Authority has partnered with the Hands of Hope Resource Center; they have provided brochures about their program.

The Housing and Redevelopment Authority of Little Falls provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Housing and Redevelopment Authority of Little Falls does not offer any activities, services or programs directly. The Housing Authority has partnered with the Hands of Hope Resource Center for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. The Hands of Hope Resource Center has provided brochures for our common areas.

The Housing and Redevelopment Authority of Little Falls provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Housing and Redevelopment Authority of Little Falls does not offer any activities, services or programs directly. The Housing Authority has partnered with the Hands of Hope Resource Center for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. The Hands of Hope Resource Center has provided brochures for our common areas.

The Housing and Redevelopment Authority of Little Falls provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Housing and Redevelopment Authority of Little Falls does not offer any activities, services or programs directly. The Housing Authority has partnered with the Hands of Hope Resource Center for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. The Hands of Hope Resource Center has provided brochures for our common areas.

6.0	<p>PHA Plan Update</p> <p>(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.</p>
7.0	<p>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></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	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.
8.2	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.
8.3	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.
9.0	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.

9.1	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.
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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>"Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing and Redevelopment Authority of Little Falls that fundamentally change the mission, goals, objectives, or plans of the agency which requires formal approval of the Board of Commissioners."</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>
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