

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: LeSueur County HRA PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 10/01/10 PHA Code: MN171					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 93					
3.0	Submission Type 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> X 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	
					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: It is the intent of the LeSueur County Housing and Redevelopment Authority to provide the opportunity for safe, decent and sanitary housing that will improve the lives of the citizens who are in need through creative partnerships with public and private collaborators throughout LeSueur County.					
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. *Maintain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP). *Maintain utilization of vouchers and budget without exceeding authorized limits; optimize utilization of vouchers and available reserves to avoid shortfall situations. *Continue to increase voucher payment standards – only if needed to maintain maximum utilization. *Implement voucher homeownership program. *Continue to promote the family self-sufficiency program by working closely with our Community Services Department in the implementation of FAIM (Family Asset Independence in Minnesota) which is a 4-year program in Minnesota. *Ensure Equal Opportunity in Housing for all Americans; undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status and disability. *Continue to provide support and information on services available for victims of violence (VAWA Act) this would pertain to new program participants as well as participants being re-certified under the Housing Choice Voucher Program in LeSueur County. A LeSueur County Resource listings is currently being maintained and distributed annually to all re-certified participants and is also available for new participants at the time of the initial briefing.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Policies for payment standards have changed and cost saving measures implemented. (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. MVAC – 464 Raintree Road, Mankato, Mn 56003 (Administrative Offices)					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A					
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. N/A					

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. N/A</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. N/A</p>
9.0	<p>Housing Needs. See Attachment Exhibit A for the details of the housing needs of the families currently on the LeSueur County waiting list. Issues surrounding affordability, supply, quality, accessibility, size of units and location are all addressed in the last rental housing study conducted for LeSueur County. This is also part of Attachment Exhibit A.</p>
9.1	<p>Strategy for Addressing Housing Needs See Attachment Exhibit B for the breakdown of the financial resources available in LeSueur County to assist in addressing the housing needs of families on the LeSueur County waiting list in the upcoming year. Strategies: 1. Need: Shortage of affordable housing for all eligible populations. Strategy: Maximize the number of affordable units available to the applicants on the LeSueur County waiting list within our current resources by maintaining or increasing section 8 lease-up rates by marketing the program to owners, particularly those outside of our jurisdiction and to effectively screen Section 8 applicants to increase owner acceptance of the program, in addition to implementing cost-saving measures to insure that the utilization does not exceed budget authority. Pursue housing resources other than section 8 tenant-based assistance.</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. *As outlined in our goals and objectives we have attained a "High Performer" status since the last 5Year Plan/Annual Plan has been submitted. *Our payment standard has increased to accommodate utilization and we continue to utilize either 95% of our annual budget allocation or 95% of the unit allocation.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" *Significant Amendment is defined as: A change in PHA plans or policies that require formal approval by the Board of Commissioners. Payment standards have been reduced. *Substantial Deviation/Modification is defined as: A deviation or modification in the delivery of services as outlined in the Goals and Objectives of 5.2 and the accomplishment of the Mission statement as defined in 5.1 that would affect participants on the program or have a significant impact to the PHA's financial situation. Cost saving measures and the waiver for the reduced payment standards are being implemented.</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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>