

5.2	<p>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> <p>Increase the availability of decent, safe, and affordable housing-The CDA will continue to research various funding opportunities to increase our portfolio of affordable housing units. We’ll apply for additional rental subsidies upon notice of funding availability. One of the CDA’s primary program goals is to become a “High Performing Agency.” As part of that goal we’ll strive towards a continued maximum vacancy rate of 5%. We’ll continue to focus on customer service with client services a priority. We strive to accommodate all daily walk in traffic as well as returning all client calls within 24 hours. The CDA will continue to strategize on program efficiencies and cost effective procedures.</p> <p>The CDA will continue to utilize best practices with CFP dollars to efficiently implement capital improvements. The CDA will also continue to search out other NOFA opportunities to use as program leverage. In 2008, the CDA was a recipient of over \$300,000 via MHFA’s Preservation Affordable Rental Investment Fund. Spruce Apartments in Waconia was able to address many outstanding repairs that had been postponed as result of budget cuts. The CDA also has contributed over \$334,000 from the Agency’s General Operating Budget towards the implementation of a responsible modification plan that includes preventative maintenance and energy efficiency needs. The CDA will continue to promote across the communities, the ever increasing need for additional affordable housing units, as well as the preservation of the existing ones today.</p> <p>As part of the CDA’s HUD Housing Counseling Program, CDA staff educates and provides information to clients on rental subsidy programs and other affordable housing options available. We work with landlords on the benefits of the Section 8 Voucher Program via various marketing pieces as well as facilitating landlord workshops. We also market the Agency’s Pre-Purchase Home Buying Program to clients as well as credit/budgeting counseling sessions as a means to help plant the seed for achieving the American Dream.</p> <p>The CDA’s Public Housing Program has 50 scattered site units throughout the communities in Carver County and throughout various neighborhoods of many diverse incomes. The CDA will continue to promote to households at or below 30% of AMI, the available units throughout ALL Carver County communities.</p> <p>The CDA will continue to work with local authorities on neighborhood watch programs and educational safety classes hosted by the Carver County Sheriff’s Office.</p> <p>The CDA will continue to collaborate with area businesses on workforce needs as well as partner with the Workforce Center at the Government Center on job availability. The Economic Development Department of the CDA allows us access to many employment needs in the communities that we can share with our clients.</p> <p>The CDA recently met to strategize with the Carver County Public Health Department on marketing other resources helpful to our families on our programs as well as assigned staff to various senior commissions to better understand resources available to help our senior’s age in place, as well as consideration for universal design in CDA units. As stated earlier, the CDA is a HUD-approved housing counseling agency. We provide counseling services in areas such as credit counseling, money management, first-time home buying and maintenance 101. These opportunities are marketed to all CDA residents and clients.</p> <p>The CDA will continue to promote fair housing practices throughout all our communities as well as affirmatively further equal opportunity. We also provide translation services when requested and are currently collaborating with area instructors of the ESL programs on marketing our services more effectively to the underserved.</p>
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:</p> <p>(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	<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).</p> <p><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>