

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: Housing Authority of St. Louis Park PHA Code: MN144 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): 01/2015												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 157 Number of HCV units: 268												
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 <table border="1"> <thead> <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>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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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 Housing Authority develops, integrates, and operates housing and housing assistance policies and programs to ensure the availability of safe, affordable and desirable housing options that meet the diverse, lifecycle housing needs of all of the residents of St. Louis Park </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.

Housing Authority Vision:

The Community:

1. Desirable housing choices exist for families and individuals of all incomes.
2. There is a balance of housing choices for households at all phases of the life cycle.
3. St. Louis Park is a unique, safe, pedestrian- and transit-oriented community. Housing policies and planning embrace livable communities principles to ensure this vision.

Goal:

- a. Apply for additional “Fair Share” Section 8 units, Shelter Plus Care or other assisted housing resources based on community need, community goals and staff capacity to administer additional units when available. Support for profit developers and nonprofit service and housing agencies efforts to secure additional affordable housing units.
- b. Establish/implement an Inclusionary Housing Policy which would require the inclusion of affordable housing units in new multi-family residential units where the City is providing financial assistance to the developer.

Agency Administration and Programs:

1. The public housing stock is well-maintained and a positive community asset.
2. The Housing Authority is financially solvent and strives for greater financial capacity.
3. The administration of Housing Authority programs is efficient, effective and productive.
4. The Housing Authority has a good professional image as a developer, property manager and policy maker in St. Louis Park.

Goals:

- a. Continue to administer the federally assisted rental assistance programs maximizing both budgetary and occupancy utilization under HUD’s Annual Contribution Contract.
- b. Develop budgets for agency programs that reflect prudent fiscal operation and are responsive to HUD’s federal funding policies. Review financial principles and policies related to HA reserve funds as appropriate. Maintain adequate accounting systems and internal control procedures to comply with HUD’s asset management and audit requirements; review and improve accounting processes and procedures as appropriate.
- c. Continue to evaluate maintenance operation and activities ensuring the most effective and efficient use of staff and resources to ensure that the HA maintains a Public Housing Assessment System (PHAS) property inspection indicator score at a level that ensures we meet the highest PHAS property inspection standards.
- d. Assess capital improvement needs and implement improvements as noted in the PH Capital Improvement Fund plan to ensure properties are safe and an asset to the community and the neighborhoods where they are located. Utilize formula allocated Capital Improvement grant funds within HUD’s designated guidelines and apply for MN Housing State allocated rehab funds for PH units when available. Continue to revise 5 year Plan to assist in planning for future Capital improvement needs. Combine with goal above.
- e. Seek opportunities to improve the environmental design and energy efficiencies of our PH properties. Utilize energy saving and environmentally friendly equipment, appliances and building technique and products.

The Agency as Partner

1. The Housing Authority seeks opportunities to work in partnership with for profit and nonprofit organizations to address housing and related social service needs in St. Louis Park.
2. The Housing Authority has a strong relationship with the City Council, City staff and the citizens of St. Louis Park.

Goals:

- a. Identify and advise the City Council on strategies and tools to create affordable housing opportunities in new developments.
- b. Collaborate with Louisiana Court to administer the 12 Metropolitan Housing Opportunity Units (MHOP) units and seek opportunities to work in partnership with for profit and nonprofit organizations to address housing and related social service needs in St. Louis Park.
- c. Administer the Shelter Plus Care program in collaboration with community partners, Perspectives, and Pillsbury Untied Community. Collaborate with CIP and Perspectives to continue maximizing use of S+C grant funds through an agreement to subsidize units at Wayside supportive housing program.
- d. Continue to collaborate with Excelsior & Grand, Wayside House Inc. and Vail Place to administer 40 units of project-based Housing Choice Vouchers providing affordable units in a project that would otherwise not be affordable to Voucher participants and subsidizing rents in two supportive housing projects.

Our Residents

1. Current and past residents of subsidized housing have improved their economic status and are less dependent on public assistance.
2. Residents unable to achieve economic independence because of age, disability or circumstance have improved their quality of life and are contributing members of the community.

Goals:

- a. Continue to apply for HUD grant opportunities to ensure continuation of the Training & Resources to Attain Long Term Success (TRAILS) Family Self Sufficiency Program to assist residents in improving their economic status and reduce their dependency on public assistance.
- b. Continue to apply for HUD grant opportunities to ensure continuation of providing a service coordinator position at Hamilton House to assist elderly and disabled residents address social service needs and improve their quality of life.
- c. Seek opportunities to collaborate with community agencies and partners to provide/inform residents of services and opportunities to meet social and economic needs.

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> <p>The Public Housing Administrative and Continued Occupancy Plan (ACOP) have been updated. The ACOP and all other required documentation is available for review at the HA's offices, address below.</p> <p>The Violence Against Women Act (VAWA) Policy has been updated. The VAWA Policy and all other required documentation is available for review at the HA offices, address below.</p> <p>St. Louis Park Housing Authority 5005 Minnetonka Boulevard St. Louis Park, MN 55416</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> <p>Project-Based Vouchers: The HA has a total of 40 tenant based vouchers that have been project-based in three specific developments in St. Louis Park. Of the 40 units, 27 of the units are placed in two developments that provide supportive housing for persons with mental disabilities (Vail Place) and persons in recovery (Wayside). 18 of the units are located in a general occupancy market rate building (Excelsior & Grand). The 40 units represent 15% of the 268 vouchers of our program, and are within the 20% project-based cap set by HUD.</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> <p>Attached</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> <p>Attached</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. N/A</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 St. Louis Park current Waiting Lists for Public Housing and the Housing Choice Voucher Program are attached.</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. N/A</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 St. Louis Park Housing Authority continues to carry out its Mission of assisting low income families to obtain decent, safe and affordable housing. The HA provides 268 individuals and families with rental assistance subsidies through the Home Choice Voucher Program (Section 8). The HA has consistently maximized the number of voucher that could be supported by the annual funding received from HUD and has also consistently maintained high performer SEMAP score annually indicating a high level of program administration.</p> <p>In order to expand the choice and supply of affordable housing in St. Louis Park, the HA has awarded 3 developments with “project –based “Home Choice Vouchers. The HA has designated a total of 40 units to three developments in the community. Twenty-seven of the units are awarded to two developments that provide supportive housing to individuals with mental disabilities and families whose head of household is in recovery. Eighteen additional units are designated for a development whose rents are at a level that would otherwise prohibit the use of Vouchers in the development.</p> <p>The HA administers 2 Permanent Rental Assistance (Shelter Plus Care) grants from HUD that provide 19 units of rental assistance. The HA works in partnership with three organizations that provide supportive housing, both scattered site and multifamily, for families and individuals that have been homeless and are in recovery, and/or have mental health disabilities. The HA facilitated a creative way to utilize excess grant funding to provide additional rental assistance to a supportive housing development through a third party agreement with the original S+C sponsors.</p> <p>The HA owns and operates 157 units of Public Housing rental assistance. Hamilton House is a low rise apartment complex that has 108 – 1 bedroom apartments; an occupancy preference is provided for elderly, near elderly, disabled individuals and families with two members. The HA also owns 37 single family 3, 4 and 5 bedroom homes scattered through St. Louis Park. In addition there are 12 – 2 bedroom apartment units located at Louisiana Court that are designated as Public Housing units. The HA works in partnership with the development owner, Project for Pride in Living, to administer the rent assistant program at the development. All of the Public Housing units have consistently maintained an occupancy exceeding 98%.</p> <p>The HA oversees the administration of a number of City housing rehab program and affordable homeownership programs, most of which are income restricted.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>A modification or change to the PHA Plan will be considered a “significant amendment” or “substantial deviation/modification” if the modification or change significantly changed the mission of the HA as stated in 5.1, Mission above, which would impact or change the HA goals stated in 5.2, Goals and Objectives.</p>
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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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