



Red Wing Housing and Redevelopment Authority Equal Opportunity Housing/Equal Opportunity Employment

Our Mission

To provide quality, affordable, sustainable housing and community redevelopment programs utilizing resources that develop public and private partnerships.

Statement of Intent

We gather today in this room as one people to discuss and attend to the matters of Red Wing. Together, as a government body and as community members, we agree to treat everyone with courtesy, dignity, and respect. We will listen to all sides of an issue, encourage participation, support each other, act with honor and accountability, and inspire pride in our community. This we commit as we open this meeting.

Meeting Announcement and Agenda Housing & Redevelopment Authority Board Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Tuesday, March 12, 2024, at 3:30 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. To join this meeting via Webex, [click this link](#). To join via telephone, please dial (415) 655-0001. Enter access code 2559 127 7149 and password 2024 when prompted.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comment**

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

6. Consent Agenda (Roll Call Required *)

The Consent Agenda consists of items that often don't require Council discussion. These items are usually routine business, non-controversial, or have been discussed publicly in the past. These items can be approved by the Council all at once unless a Council member or a member of the public acknowledges they would like to comment or have a discussion on any of these items at this meeting. To speak on one of these items, members of the public can fill out the sign-up sheet in the Council Chambers lobby before the meeting or raise their hands in person or virtually at this time. If no one has a concern or comment on any of the consent agenda items, the Council will approve them all at the same time. Approval of the Consent Agenda constitutes approval of the following Consent Agenda items:

- 6.A. Motion to Approve February 13, 2024 Minutes.
- 6.B. Motion to Approve Bills (Warrant #51289-51356, totaling \$329,341.77).
 - a. Public Housing: \$224,089.30
 - b. Housing Choice Voucher: \$2,671.00
 - c. Jordan Tower II: \$43,803.47
 - d. Redevelopment: \$26,725.00
 - e. Small Cities: \$0
 - f. TIF: \$0
 - g. AHTF: \$32,053.00

7. Motions & General Business

- 7.A. Resolution #1447-24 Approving the 2024 Annual PHA Plan
 - o Public Hearing
- 7.B. Resolution #1448-24 Approving the 2024 CFP Action Plan
 - o Public Hearing

8. Communication Items

- 8.A. Director's Report
- 8.B. Finance Report
- 8.C. Housing Report
- 8.D. Community Redevelopment Report
- 8.E. Social Services Report
- 8.F. Resident Council Report
- 8.G. Hope Coalition Liaison Report
- 8.H. City Council Liaison Report
- 8.I. Announcements
The next HRA regular Board Meeting will be on Tuesday, April 9th, 2024 at 3:30 p.m. in the City Council Chambers

9. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

Red Wing Housing and Redevelopment Authority

Checks Written Report

February 1, 2024 - February 29, 2024

Payment Date	Payment Number	Payment Amount	Payee Name
2/2/2024	1326	\$50.00	Dana Borgschatz
2/2/2024	1327	\$173.43	Innovative Office Solutions, LLC
2/2/2024	1328	\$50.00	Jason Jech
2/2/2024	1329	\$97,642.20	Kirtland Electric
2/2/2024	1330	\$975.00	MKC Inc.
2/2/2024	1331	\$200.00	Renee LaVigne
2/2/2024	1332	\$200.00	Barry Preble
2/2/2024	1333	\$50.00	Kristi L. Reuter
2/2/2024	1334	\$46.28	Shred-It USA, LLC
2/2/2024	1335	\$50.00	Glen Witham
2/8/2024	1336	\$288.50	ESI Hosted Services
2/8/2024	1337	\$231.00	FileVision USA
2/8/2024	1338	\$193.10	Huebsch Laundry Co
2/8/2024	1339	\$460.00	Maids in Minnesota
2/8/2024	1340	\$352.50	MRI Software LLC
2/15/2024	1341	\$297.95	THEIPGUYS.NET, LLC OneNet Global
2/23/2024	1342	\$147.88	Carahsoft Technology Corporation
2/23/2024	1343	\$193.10	Huebsch Laundry Co
2/23/2024	1344	\$508.80	Innovative Office Solutions, LLC
2/23/2024	1345	\$65,314.40	Kirtland Electric
2/23/2024	1346	\$2,600.00	MKC Inc.
2/23/2024	1347	\$18,747.15	Minnesota Housing Finance Agency
2/27/2024	1348	\$9,000.00	Community & Economic Development Assoc.
2/27/2024	1349	\$184.92	Jennifer Cook
2/27/2024	1350	\$90.68	Innovative Office Solutions, LLC
2/27/2024	1351	\$46.28	Shred-It USA, LLC
2/2/2024	51289	\$18,915.00	Bluff Country Concrete
2/2/2024	51290	\$0.00	Void / City of Red Wing-water & sewer
2/2/2024	51291	\$0.00	Void / City of Red Wing-water & sewer
2/2/2024	51292	\$13,133.11	City of Red Wing-water & sewer
2/2/2024	51293	\$231.00	Culligan Water Conditioning
2/2/2024	51294	\$100.00	Duane Earney
2/2/2024	51295	\$1,745.90	Finn Daniels Architects
2/2/2024	51296	\$200.00	Candis Fleck
2/2/2024	51297	\$15.00	Tara Floen
2/2/2024	51298	\$645.00	P Hanson Marketing Inc
2/2/2024	51299	\$337.48	HD Supply Facilities Maintenance
2/2/2024	51300	\$50.00	Sara Hoffman
2/2/2024	51301	\$79.50	Erick Johnson
2/2/2024	51302	\$3,868.08	Steve Junge Installations, Inc
2/2/2024	51303	\$15,789.00	League of MN Cities Insurance Trust WC
2/2/2024	51304	\$50.00	Jackie Luikart

2/2/2024	51305	\$200.00	Deborah Marson
2/2/2024	51306	\$263.29	Menards-Red Wing
2/2/2024	51307	\$36.27	O'Rourke Media Group
2/2/2024	51308	\$120.00	Red Wing Plumbing & Heating
2/2/2024	51309	\$620.37	The Sherwin Williams Co
2/2/2024	51310	\$1,856.18	Stortz Satellite
2/2/2024	51311	\$15.00	April Strickland
2/2/2024	51312	\$165.50	Vickis Foot and Nail Care PLLC
2/2/2024	51313	\$200.00	Leslie Wilburn
2/2/2024	51314	\$4,000.00	John Wingert
2/8/2024	51315	\$1,341.04	Finn Daniels Architects
2/8/2024	51316	\$42.50	Goodhue County Public Works
2/8/2024	51317	\$2,865.00	Hawkins, Ash,CPAs, LLP
2/8/2024	51318	\$500.00	Quadient Finance USA, INC
2/8/2024	51319	\$386.47	Hiawatha Broadband
2/8/2024	51320	\$627.86	HD Supply Facilities Maintenance
2/8/2024	51321	\$260.00	Landrum Dobbins LLC
2/8/2024	51322	\$134.72	Menards-Red Wing
2/8/2024	51323	\$114.74	Runnings Farm & Fleet
2/8/2024	51324	\$1,306.88	Schumacher Elevator Company
2/8/2024	51325	\$500.00	Smith Schafer & Associates
2/8/2024	51326	\$230.00	Startech Computing Inc
2/8/2024	51327	\$935.38	Xcel Energy
2/15/2024	51328	\$41.45	Advanced Business Systems Inc
2/15/2024	51329	\$1,343.42	City of Red Wing-Other Utils
2/15/2024	51330	\$249.78	Culligan Water Conditioning
2/15/2024	51331	\$1,157.07	Custom Alarm
2/15/2024	51332	\$1,827.20	Directv
2/15/2024	51333	\$351.42	Mail Finance
2/15/2024	51334	\$835.12	Menards-Red Wing
2/15/2024	51335	\$2,244.00	Minnesota NAHRO
2/15/2024	51336	\$14,515.00	Red Wing Plumbing & Heating
2/15/2024	51337	\$1,446.25	Startech Computing Inc
2/15/2024	51338	\$1,413.53	Visa
2/23/2024	51339	\$663.55	City of Red Wing-Other Utils
2/23/2024	51340	\$450.00	Coinmach Corporation-NY
2/23/2024	51341	\$1,356.30	Finn Daniels Architects
2/23/2024	51342	\$92.00	Goodhue County Recorder
2/23/2024	51343	\$383.97	HD Supply Facilities Maintenance
2/23/2024	51344	\$172.70	Menards-Red Wing
2/23/2024	51345	\$25.00	Amanda Mewes
2/23/2024	51346	\$3,267.98	Mutual of Omaha
2/23/2024	51347	\$1,924.78	Stortz Satellite
2/23/2024	51348	\$11,585.40	Xcel Energy
2/27/2024	51349	\$0.00	Void / City of Red Wing-water & sewer
2/27/2024	51350	\$0.00	Void / City of Red Wing-water & sewer
2/27/2024	51351	\$13,198.47	City of Red Wing-water & sewer

2/27/2024	51352	\$46.00	Goodhue County Recorder
2/27/2024	51353	\$425.00	P Hanson Marketing Inc
2/27/2024	51354	\$114.07	Marco Technologies LLC
2/27/2024	51355	\$108.24	Menards-Red Wing
2/27/2024	51356	\$130.63	Corrine Stockwell

\$329,341.77

Red Wing Housing and Redevelopment Authority
HRA Board Regular Meeting
Tuesday, February 13, 2024 at 3:30 PM

Board Members Present: Board Chair, Dana Borgschatz; Commissioners: Abby Villaran, Sara Hoffman, Jackie Luikart, Glen Witham, and Kristi Reuter.

Others Present: Kurt Keena, Executive Director; Jennifer Cook, Housing Director; Corrine Stockwell, Finance Director; RyAnne Schutz, Finance Administrative Assistant; and Evan Brown, City Council Liaison.

Absent: Jason Jech

A. Call to Order

The meeting was called to order at 3:30 p.m. by Board Chair Dana Borgschatz.

B. Pledge of Allegiance

C. Induction of Abby Villaran

Oath of Office inducting Abby Villaran as a member of the HRA Board.

D. Roll Call

Roll Call was taken with all members present except for Jason Jech.

E. Approval of Agenda

A motion to approve the agenda was made by Luikart and seconded by Witham. Motion carried.

F. Public Comment

There were no public comments.

G. Presentation

Beth Breeden discussed her father's role in the Washington County and Red Wing HRA. His name was Eldon Morris Jr and he was a County Engineer.

H. Consent Agenda (Roll Call Required*)

A. Motion to Approve December 2023 Regular Meeting Minutes

B. Motion to Approve Bills (Checks #51230-51288, totaling \$402,507.24).

- a. Public Housing: \$22,273.56
- b. Housing Choice Voucher: \$ 1,271.99
- c. Jordan Tower II: \$354,387.97
- d. Redevelopment: \$20,573.72
- e. Small Cities: \$0
- f. TIF: \$147,737.50
- g. AHTF: \$4,000.00

C. Motion to approve Jordan Tower II 2024 Rent and Utility Allowance.

D. Resolution 1446-24 Approving Authorized Bank Signatures.

A motion to accept the Consent Agenda was made by Witham and seconded by Reuter. Roll Call was taken and all board members present were in favor.

I. Communication Items

A. Executive Director Report

Keena discussed the Congressionally Directed Spending request for Hill Street project is still in budget and was recommended. Close to having POHP application ready for first round ask and we are asking for around \$10 million. Went to a meeting in Winona recently and found out about a program where you can ask for 100% match of your tax levy allocation and anticipate asking for around \$150k. A State funded Housing Choice Voucher program was created and we might see up to 30 vouchers for Red Wing. JII home loan was wrapped up last week and loan is now amortizing. Workshop next month before the HRA board meeting. Witham asked about the terms for the JII loan. Keena explained this one will mature in 2037.

B. Finance Report

Stockwell reported the December financials are complete and REAC has been submitted to HUD. Audit in April 1-4. She explained HUD reserves, RD balance increase, AHTF reduction, and JII check for loan. MCPP allocation discussed. Service Coordinator report is complete for 2023 waiting for Federal budget. MURL reporting due the end of March. Brown asked Stockwell if we have any information about Keller Baartman tracking and she explained. Keena also added that real estate has increased so could pay out sooner.

C. Housing Report

Cook shared that numbers on the waitlist are staying steady and our occupancy rate has stayed at 97%. Voucher program we are actively drawing our reserves. Bridges is still staying steady and looking at leasing some more up. JI Electrical is very close to the end, but ran into issues with the engine on the new generator. With regards to POHP, as Keena stated, we will be asking for the \$10-12 million and will be ready for the next rounds. Cook will be attending Day at the Capital at the end of the month and NAHRO Executive Retreat. Reuter asked what happens after the \$12 million ask. Cook explained.

D. Community Development Report

Keena reported that we have one Small Cities pending application that may be ready for March Board Meeting. Preconstruction meeting scheduled with Alleva for AHTF. Near 3rd phase completion on the Keller Baartman TIF project. Meeting in Winona he learned about a program there's potential for a Workforce Housing Program for cities in greater MN and developers who are adding new development for the Workforce and he has passed the information on.

E. Resident Council Report

Luikart reported about the Valentine's Day dinner they are having this evening.

F. Hope Coalition Report

Borgschatz reports he is unable to attend the next meeting. Witham stated he may be able to. Lambert in attendance as a spectator was asked for updates. Lambert (Hope Coalition Board of Directors) reported they were not awarded the money they asked for and \$0 was given to domestic violence in MN. They are trying to move forward with private donations and strategic planning. Hope Coalition declined the Resource Center merger but a different entity is looking at it.

G. City Council Report

Brown reported there's a public hearing date set for the old Associated Bank Building and projects to move ahead. Witham asked if the project was on standstill. Discussion was held.

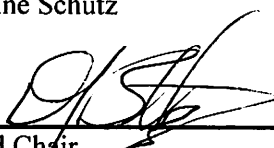
H. Announcements

- a. The next HRA Workshop will be on March 12, 2024 at 2:00 p.m. in the City Council Chambers.
- b. The next HRA Board Meeting will be on March 12 at 3:30 p.m. in the City Council Chambers.

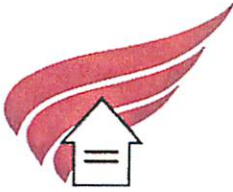
I. **Adjourn**

The meeting was adjourned at 4:15 p.m. by Board Chair Witham.

Respectfully Submitted By,
RyAnne Schutz



Board Chair



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066
TDD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

March 12, 2024

To: Red Wing HRA Board of Commissioners
From: Jennifer Cook, Housing Director
RE: Approving the 2024 CFP Annual Action Plan
Resolution #1448-24

BACKGROUND

The Capital Fund Program Annual Action Plan must describe the capital improvements necessary to ensure long-term physical and social viability of the PHA's public housing developments based on a formula allocation system.

OVERVIEW

The 2024 CFP Annual Action Plan will be presented at the Public Hearing being held during the March 12, 2024 HRA Board Meeting. Required forms that are included:

- Capital Fund Program – HUD 50075.1 Annual Action Plan (2024)
- Civil Rights Certification- HUD-50077 CR
- Certification of Payments to Influence Federal Transactions- HUD-50071
- Disclosure of Lobbying Activities- Stand. Form LLL
- Resident Council & Public Comments

Red Wing HRA staff reviewed the 2024 CFP Annual Action Plan with the Resident Council at their February 20, 2024 meeting and no comments were received. All public comments were due into the HRA office by March 6, 2024 and none were received.

RECOMMENDATION

Staff makes the following recommendation to the HRA Board of Commissioners to adopt Resolution #1448-24 to approve: 1) the 2024 CFP Annual Action Plan and 2) Authorize the Executive Director to execute all necessary documents.

**Red Wing Housing and Redevelopment Authority
Resolution #1448-24**

2024 Capital Fund Program Annual Action Plan

WHEREAS The Capital Fund Program Annual Action Plan must describe the capital improvements necessary to ensure long-term physical and social viability of the PHA's public housing developments; and

WHEREAS, The required forms are: 1) Capital Fund Program – HUD 50075.1 Annual Action Plan (2024); 2) Civil Rights Certification- HUD-50077 CR; 3) Certification of Payments to Influence Federal Transactions- HUD-50071; 4) Disclosure of Lobbying Activities- Stand. Form LLL; and 5) Resident Council & Public Comments; and

WHEREAS, Red Wing HRA staff reviewed the 2024 CFP Annual Action Plan with the Resident Council at their February 20, 2024 meeting and no comments were received. All public comments were due into the HRA office by March 6, 2024 and none were received; and

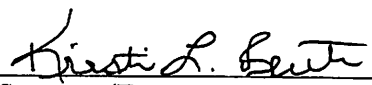
WHEREAS, The 2024 CFP Annual Action Plan will be presented at the Public Hearing being held during the March 12, 2024 HRA Board Meeting; and

Therefore, let it be resolved that the Red Wing Housing and Redevelopment Authority Board of Commissioners adopt Resolution #1448-24 to approve: 1) the 2024 CFP Annual Action Plan and 2) Authorize the Executive Director to execute all necessary documents.

Dated: March 12, 2024



Board Chair



Secretary/Treasurer

**2024 Annual PHA Plan & 2024 CFP Five-Year Action Plan
Public Hearing Comments**

Resident Council Meeting- February 20, 2024

The 2024 Annual PHA Plan & 2024 CFP Five-Year Action Plan was reviewed at the Resident Council meeting held on February 20, 2024 at 2:00 p.m.

No Comments received

Public Hearing Notice

A Public Hearing Notice was published on the Red Wing HRA website and in the Republican Eagle on January 27, 2024, which described how to review the plans and how to submit comments.

No Comments received

Jennifer Cook
Housing Director

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:
PIA Name: HRA OF RED WING, MINNESOTA				
Type of Grant				
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report		
Summary by Development Account		Total Estimated Cost		
Line		Original	Revised (2)	Total Actual Cost (1)
1	Total non-CFP Funds			Obligated
2	1406 Operations	\$72,000.00		Expended
3	1408 Management Improvement			
4	1410 Administration	\$29,000.00		
5	1480 General Capital Activity	\$189,000.00		
6	1492 Moving To Work Demonstration			
7	1501 Collateral Exp / Debt Srvc			
8	1503 RAD-CFP			
9	1504 Rod Investment Activity			
10	1505 RAD-CPT			
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)			

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RIIF funds shall be include here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary		FFY of Grant:	
PHA Name:	Grant Type and Number	FFY of Grant Approval:	
HRA OF RED WING, MINNESOTA	Capital Fund Program Grant No. Replacement Housing Factor Grant No. Date of CFFP:		
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Actual Cost (1)	
		Original	Expended
12	9000 Debt Reserves		
13	9001 Bond Debt Obligation		
14	9002 Loan Debt Obligation		
15	RESERVED		
16	RESERVED		
17	RESERVED		
18a	RESERVED		
18ba	RESERVED		
19	RESERVED		
20	RESERVED		
21	Amount of Annual Grant: (sum of lines 2-20)	\$290,000.00	

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2012

Part I: Summary	
PHA Name: HRA OF RED WING, MINNESOTA	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Date of CFFP:
Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (Revision No:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
22	Amount of line 21 Related to LRP Activities
23	Amount of line 21 Related to Section 504 Activities
24	Amount of line 21 Related to Security - Soft Costs
25	Amount of line 21 Related to Security - Hard Costs
26	Amount of line 21 Related to Energy Conservation Measures
Total Estimated Cost	
Original	Revised (2)
Obligated	Expended
Total Actual Cost (1)	

Signature of Executive Director	Date
Signature of Public Housing Director	Date

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFFP Grants for operations
 (4) RHF funds shall be include here

Part II: Supporting Pages

PIA Name: HRA OF RED WING, MINNESOTA		Grant Type and Number	Capital Fund Program Grant No.	Replacement Housing Factor Grant No.	CFP(Yes/No):
Federal FFY of Grant:					

Development Number	Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost			Total Actual Cost (2)		Status of Work
					Original	Revised (1)	Obligated	Funds Obligated	Funds Expended	
MN090000001 - JORDAN	TOWERS/SCATTERED	Operations (Operations (1406)) Description : Sustain and maintain the property, to include general repairs; administrative and maintenance salaries; and utility payments. If there were hazardous material to be found, it would be mitigated property.	1406			\$72,000.00				
MN090000001 - JORDAN	TOWERS/SCATTERED	Architectural and Engineering fees (Contract Administration (1480)) Description : Contract with A&F Firm to perform and monitor projects for Jordan Tower I, 433 West 4th Street, 613 21st Street, 861 Featherstone Road, 341 Pioneer Road and 813 Halstrom Drive. The project to be completed is replacing the cement sidewalks and steps.	1480			\$1,000.00				
MN090000001 - JORDAN	TOWERS/SCATTERED	Excessive Tenant Damage to all units (Dwelling Unit-Extior (1480), Dwelling Unit-Interior (1480)) Description : Upon move out of Jordan Tower I (433 West 4th Street) or Family Scattered sites (613 21st Street, 861 Featherstone, 341 Pioneer Road, 813 Halstrom Drive), any damage above and exceeds normal wear and tear of the unit. This could be repair walls, plumbing, painting, cleaning, or other areas. If there were hazardous material to be found, it	1480			\$1,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part II: Supporting Pages									
PIHA Name: HRA OF RED WING, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
MN090000001 - JORDAN TOWERS/SCATTERED	Davis Bacon Fees (Contract Administration (1480)) Description : For projects at 433 West 4th Street, 613 21st street, 861 Featherstone Road, 341 Pioneer Road and 813 Hallstrom Drive, contract with a Davis Bacon firm to perform and monitor project.	1480		\$1,000.00					
MN090000001 - JORDAN TOWERS/SCATTERED	Plumbing Above Slabs (Dwelling Unit- Interior (1480)) Description : At Jordan Tower I, 433 West 4th Street: Replace all existing domestic water supply piping, vent piping, and sanitary piping with new throughout the entire building. Also replace all showers, tubs, toilets, sinks, faucets, cabinets, finishes, lighting, and accessories with new in bathrooms due to demolition required to replace plumbing pipes. Also replace kitchen sinks and faucets with new. Any hazardous	1480		\$165,000.00					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PIA Name:		HRA OF RFD WING, MINNESOTA	
Grant Type and Number	Capital Fund Program Grant No.	Replacement Housing Factor Grant No.	CFPP(Ycs/No):

Development Number	Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
					Original	Revised (1)	Funds Obligated	Funds Expended	
MN090000001 - JORDAN TOWERS/SCATTERED		Modernization of units (Dwelling Unit-Interior (1480), Dwelling Unit-Development Tower (433 West 5th Street) or Family Scattered sites (613 21st Street, 861 Featherstone Road, 341 Pioneer Road, and 813 Hallstrom Drive), any updates needed to the unit such as flooring, fixtures, appliances, etc. would be completed during	1480			\$5,000.00			

MN090000001 - JORDAN TOWERS/SCATTERED		Administrative Fees (Administration (1410)) Description : To pay the salary and benefits for staff, along with other expenses, to administer the CFP grant.	1410			\$29,000.00			
MN090000001 - JORDAN TOWERS/SCATTERED		Landscape at all properties (Non-Dwelling Site Work (1480)) Description : Landscape at 433 West 4th Street, 613 21st Street, 861 Featherstone Road, 341 Pioneer Road, and 813 Hallstrom Drive. This would include planting shrubs, trees, grass, and other decor. There would be some disturbance to the ground so if any hazardous material is found, it will be	1480			\$5,000.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: HRA OF RED WING, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFR(Yes/No):				Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
MN09000001 - JORDAN TOWERS/SCATTERED	Replace flooring in Family Scattered units (Dwelling Unit-Interior (1480)) Description : At 613 21st Street, 861 Featherstone Drive, 341 Pioneer Road, and 813 Hallstrom Drive, replace flooring and base boards in each unit. the flooring would be tile and base boards with either wood or plastic. There is no carpet in any of the units. When talking out the old, there may be hazardous materials which will be mitigated	1480		\$6,000.00					
MN09000001 - JORDAN TOWERS/SCATTERED	HVAC Maintenance (Dwelling Unit-Interior (1480)) Description : At Jordan Tower 1 (433 West 4th Street) or Family Scattered sites (613 21st Street, 861 Featherstone, 341 Pioneer Road, 813 Hallstrom Drive); includes replacement of kitchen and bathroom exhaust fans, range hoods, water heaters, dryer vent ductwork, and AC sleeve. Includes cleaning of existing ductwork. If there are any hazardous materials, it will be	1480		\$5,000.00					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part II: Supporting Pages									
PIIA Name: HRA OF RED WING, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CIFP(Yes/No):				Federal FY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
	Total:			\$290,000.00					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HRA OF RED WING, MINNESOTA					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
					Reasons for Revised Target Dates ⁽¹⁾

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

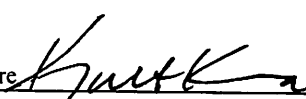

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Red Wing Housing and Redevelopment Authority
PHA Name

MN 090
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Kurt Keena	Name of Board Chairperson: Dana Borgschatz
Signature  Date 3-12-24	Signature  Date 3/12/2024

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Red Wing Housing and Redevelopment Authority

Program/Activity Receiving Federal Grant Funding

MN090

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Dana Borgschatz

Title

Board Chair

Signature



Date (mm/dd/yyyy)

March 12, 2024

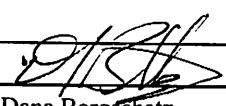
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Dana Borgschatz Title: Board Chair Telephone No.: 651-388-7571 Date: 03/12/2024	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066
TDD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

March 12, 2024

To: Red Wing HRA Board of Commissioners
From: Jennifer Cook, Housing Director
RE: Approving the 2024 Annual PHA Plan
Resolution #1447-24

BACKGROUND

The Public Housing Agency (PHA) Plan is a HUD document which contains the public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA plan: the Five-Year Plan, which is submitted to HUD once every fifth PHA fiscal year, and the annual plan which is completed each year by the PHA.

OVERVIEW

The 2024 Annual PHA Plan will be presented at the Public Hearing being held during the March 12, 2024 HRA Board Meeting. Required forms that are included:

- Annual PHA Plan- HUD-50075-SM
- Civil Rights Certification- HUD-50077 CR
- Resident Council & Public Comments

Red Wing HRA staff reviewed the 2024 Annual PHA Plan with the Resident Council at their February 20, 2024 meeting and no comments were received. All public comments were due into the HRA office by March 6, 2024 and none were received.

RECOMMENDATION

Staff makes the recommendation to the HRA Board of Commissioners to adopt Resolution #1447-24 to approve: 1) the 2024 PHA Annual Plan and 2) Authorize the Executive Director to execute all necessary documents.

**Red Wing Housing and Redevelopment Authority
Resolution #1447-24**

2024 Annual PHA Plan

WHEREAS, The Public Housing Agency (PHA) Plan is a HUD document which contains the public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA plan: the Five-Year Plan, which is submitted to HUD once every fifth PHA fiscal year, and the annual plan which is completed each year by the PHA; and


WHEREAS, The required forms are: 1) Annual PHA Plan- HUD-50075-SM; 2) Civil Rights Certification- HUD-50077 CR and 3) Resident Council & Public Comments; and

WHEREAS, Red Wing HRA staff reviewed the 2024 Annual PHA Plan with the Resident Council at their February 20, 2024 meeting and no comments were received. All public comments were due into the HRA office by March 6, 2024 and none were received; and

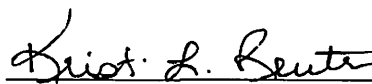
WHEREAS, The 2043 Annual PHA Plan will be presented at the Public Hearing being held during the March 12, 2024 HRA Board Meeting; and

Therefore, let it be resolved that the Red Wing Housing and Redevelopment Authority Board of Commissioners adopt Resolution #1447-24 to approve: 1) the 2024 PHA Annual Plan and 2) Authorize the Executive Director to execute all necessary documents.

Dated: March 12, 2024



Board Chair



Secretary/Treasurer

**2024 Annual PHA Plan & 2024 CFP Five-Year Action Plan
Public Hearing Comments**

Resident Council Meeting- February 20, 2024

The 2024 Annual PHA Plan & 2024 CFP Five-Year Action Plan was reviewed at the Resident Council meeting held on February 20, 2024 at 2:00 p.m.

No Comments received

Public Hearing Notice

A Public Hearing Notice was published on the Red Wing HRA website and in the Republican Eagle on January 27, 2024, which described how to review the plans and how to submit comments.

No Comments received

Jennifer Cook
Housing Director

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
---	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: Red Wing Housing and Redevelopment Authority PHA Code: MN090 PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 119 Number of Housing Choice Vouchers (HCVs) 169 Total Combined 288 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.	
B.1	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 02/09/2023.</p>
C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form HUD-50077-CRT-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" data-bbox="191 709 1468 1024"> <tr> <td data-bbox="191 709 1468 772">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="191 772 1468 1024"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="191 856 272 898">N/A</td> </tr> </table> <table border="1" data-bbox="191 1045 1468 1360"> <tr> <td data-bbox="191 1045 1468 1108">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="191 1108 1468 1360"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="191 1192 272 1234">N/A</td> </tr> </table> <table border="1" data-bbox="191 1381 1468 1696"> <tr> <td data-bbox="191 1381 1468 1444">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="191 1444 1468 1696"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="191 1507 272 1549">N/A</td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	N/A	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	N/A	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	N/A
Fair Housing Goal:										
<i>Describe fair housing strategies and actions to achieve the goal</i>										
N/A										
Fair Housing Goal:										
<i>Describe fair housing strategies and actions to achieve the goal</i>										
N/A										
Fair Housing Goal:										
<i>Describe fair housing strategies and actions to achieve the goal</i>										
N/A										

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

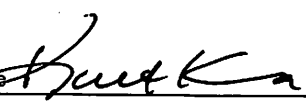

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Red Wing Housing and Redevelopment Authority
PHA Name

MN 090
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Kurt Keena	Name of Board Chairperson: Dana Borgschatz
Signature  Date 3-12-24	Signature  Date 3/12/2024

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

March 12, 2024

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

We continue to monitor developments at all levels. On the Federal level we continue to wait for a budget to be passed so we have more certainty about funding of our programs without interruption. When a budget is agreed to and signed into law we expect to learn more about our request for a CDS grant for our Hill Street property. So far, we have been told it is included in the ask by both Senators.

We have submitted our application for POHP money from the State for capital improvement projects at Jordan Tower I and our family public housing sites. We made a big "ask" for items in the first three years of our Physical Needs Assessment totalling nearly \$10.5 million dollars. We should now by July if any of our items were selected for funding.

There are at least three other funding opportunities from MHFA that we are watching and intend to apply for once they are available. They include the NOAH preservation funds, the State funded voucher program, and the AHTF matching funds.

State Legislative Session

There are a couple of bills we are watching at the legislature this session. One would require counties to provide shelter to anyone who is homeless. This has the potential to dramatically change and expand the provision of shelter services.

Another bill that has been introduced continues on the theme of tenant protections that was begun during the last session. The bill would greatly expand the remedies available to renters under certain situations. If passed, it could have a chilling effect on the expansion of rental housing and could cause some smaller owners to consider leaving the business. We are watching this as it has the potential to impact the utilization rate of our Voucher program.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

March 12, 2024

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: Finance Report

Reserves Adjusted

Program	December 2023	January 2024
Public Housing	\$386,485	\$512,768
Housing Choice Vouchers (FSS and restricted included)	-\$959	\$6,031
Redevelopment	\$965,145	\$955,840
AHTF	\$384,205	\$411,916
Bridges	\$176	\$0
Small Cities Program	\$357,918	\$360,602
Jordan Tower II	\$1,467,189	\$1,190,783
Total	\$3,560,158	\$3,437,940

Operating Budget Update

Category	YTD (January)	Budgeted	Variance
Revenues	\$325,122	\$447,473	-27%
Expenses	\$210,666	\$421,225	-50%
Net Income	\$114,456		

Notes to Financial Statements

- Public Housing increase is due to timing of checks cashed and final draw of 2021 Shortfall Funds of \$21,928.50
- HCV increase is the advance of HUD Held Funds
- AHTF increase is due to transferring \$31,195.64 from TIF account
- Decrease in JII is due to \$300,000 payment to MHFA for JII HOME loan refinance
- Variances in Revenue/Expense are off for January as we pay more bills in December to wrap up the year than normal. They will start to correct each month.

Other Business

- 2023 Audit scheduled for April 1-4
- Premiums for medical insurance have a 12% increase over 2023. Working with Sorenson Financial Benefits to search new plans. Presented with options that could be more beneficial to the HRA and staff

Committee Reports

No Finance Committee meeting was held for March.

Red Wing Housing and Redevelopment Authority
Income and Expense Report
1/31/2024

	Public Housing			Housing Choice Voucher			Jordan Tower II			Redevelopment			Bridges			All Programs		
	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	Total Balance	Total Budget	Variance
REVENUES																		
Rental Income	\$59,476	\$52,375	7%	\$45,508	\$42,500	7%	\$14,203	\$15,009	-5%	\$5,190	\$7,083	-27%	\$116,142	\$109,884	6%	\$116,142	\$109,884	6%
Subsidy	\$12,907	\$16,823	-28%	\$45,650	\$51,667	-11%	\$0	\$0	0%	\$0	\$0	0%	\$664	\$1,833	-64%	\$664	\$1,833	-64%
Other Income/Trans	\$684	\$1,833	-63%	\$1,834	\$1,417	30%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Interest Income	\$443	\$290	53%	\$1,832	\$5,000	-33%	\$2,227	\$21,667	-90%	\$0	\$0	0%	\$14,831	\$50,083	-70%	\$14,831	\$50,083	-70%
Other Income	\$8,751	\$23,417	-63%	\$5,633	\$7,389	-24%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Grants/Adm/Fees	\$5,739	\$6,879	-16%	\$8,689	\$9,200	-6%	\$0	\$42,923	-100%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Tax Levy							\$8,322	\$8,000	4%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Office Rent							\$1,750	\$1,750	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
DirectTV							\$41,667	\$41,667	-100%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
HF Tax Increment							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Operating Transfer In	\$86,871	\$101,527	-14%	\$102,728	\$107,972	-5%	\$27,510	\$31,557	-7%	\$5,702	\$1,042	-100%	\$235,122	\$447,266	-27%	\$235,122	\$447,266	-27%
EXPENSES																		
ADMINISTRATIVE																		
Salaries	\$7,830	\$13,333	-41%	\$6,843	\$11,667	-41%	\$6,571	\$15,042	-56%	\$67	\$1,200	-95%	\$24,956	\$50,042	-50%	\$24,956	\$50,042	-50%
Employee Benefits	\$2,811	\$4,417	-36%	\$7,239	\$4,167	74%	\$3,170	\$5,485	-42%	\$0	\$0	0%	\$9,302	\$18,235	-49%	\$9,302	\$18,235	-49%
Advertising & Marketing	\$100	\$375	-73%	\$100	\$375	-73%	\$0	\$17	-100%	\$0	\$0	0%	\$200	\$767	-74%	\$200	\$767	-74%
Memberships/Publications							\$1,010	\$333	203%	\$0	\$0	0%	\$1,010	\$333	203%	\$1,010	\$333	203%
Legal	\$0	\$83	-100%	\$0	\$42	-100%	\$0	\$83	-100%	\$0	\$0	0%	\$0	\$167	-100%	\$0	\$167	-100%
Travel	\$0	\$83	-100%	\$0	\$42	-100%	\$0	\$125	-100%	\$0	\$0	0%	\$0	\$500	-100%	\$0	\$500	-100%
Training	\$148	\$417	-65%	\$148	\$417	-65%	\$148	\$417	-65%	\$0	\$0	0%	\$181	\$500	-64%	\$181	\$500	-64%
Accounting	\$0	\$833	-100%	\$0	\$708	-100%	\$0	\$1,033	-71%	\$0	\$0	0%	\$590	\$2,117	-72%	\$590	\$2,117	-72%
Audit	\$0	\$417	-100%	\$0	\$417	-100%	\$0	\$417	-100%	\$0	\$0	0%	\$0	\$3,500	-100%	\$0	\$3,500	-100%
Office Rent	\$875	\$875	0%	\$875	\$875	0%	\$875	\$875	0%	\$0	\$0	0%	\$0	\$1,667	-100%	\$0	\$1,667	-100%
Office Supplies/Printer	\$69	\$667	-90%	\$91	\$833	-89%	\$45	\$2,500	-98%	\$0	\$0	0%	\$244	\$4,625	-95%	\$244	\$4,625	-95%
Office Supplies/Phone	\$2,844	\$1,865	53%	\$2,339	\$3,600	-34%	\$991	\$1,793	-45%	\$0	\$0	0%	\$6,603	\$6,123	8%	\$6,603	\$6,123	8%
Telephone	\$0	\$167	-100%	\$0	\$167	-100%	\$0	\$167	-100%	\$0	\$0	0%	\$0	\$667	-100%	\$0	\$667	-100%
Telephone Exp.	\$14,126	\$12,532	12%	\$12,800	\$11,500	11%	\$12,264	\$12,532	-2%	\$112	\$1,792	-94%	\$44,836	\$90,555	-50%	\$44,836	\$90,555	-50%
Tenant Services																		
Social Service Coordinator	\$5,790	\$6,879	-16%	\$5,633	\$7,389	-24%	\$5,633	\$7,389	-24%	\$0	\$0	0%	\$11,423	\$14,218	-20%	\$11,423	\$14,218	-20%
Resident Activities	\$0	\$777	-100%	\$0	\$7389	-100%	\$0	\$7389	-100%	\$0	\$0	0%	\$0	\$777	-100%	\$0	\$777	-100%
Total Tenant Service Exp.	\$5,790	\$7,406	-22%	\$5,633	\$7,389	-24%	\$5,633	\$7,389	-24%	\$0	\$0	0%	\$11,423	\$14,795	-23%	\$11,423	\$14,795	-23%
Utilities																		
Water & Sewer	\$0	\$4,583	-100%	\$0	\$3,333	-100%	\$0	\$1,133	-100%	\$0	\$0	0%	\$0	\$9,050	-100%	\$0	\$9,050	-100%
Electricity	\$0	\$4,167	-100%	\$0	\$3,000	-100%	\$0	\$3,583	-100%	\$0	\$0	0%	\$0	\$7,729	-100%	\$0	\$7,729	-100%
Gas	\$0	\$1,917	-100%	\$0	\$2,917	-100%	\$0	\$667	-100%	\$0	\$0	0%	\$0	\$4,562	-100%	\$0	\$4,562	-100%
Rubbish/Recycling	\$72	\$1,833	-96%	\$0	\$917	-100%	\$0	\$396	-100%	\$0	\$0	0%	\$72	\$3,146	-98%	\$72	\$3,146	-98%
Total Utilities Exp.	\$72	\$13,500	-99%	\$0	\$10,167	-100%	\$0	\$2,798	-100%	\$0	\$0	0%	\$72	\$26,425	-100%	\$72	\$26,425	-100%
Maintenance Expenses																		
Salaries	\$5,245	\$11,250	-53%	\$3,846	\$7,917	-51%	\$801	\$1,458	-45%	\$0	\$0	0%	\$9,893	\$26,625	-62%	\$9,893	\$26,625	-62%
Benefits	\$2,513	\$3,750	-33%	\$1,717	\$2,583	-34%	\$221	\$214	3%	\$0	\$0	0%	\$4,451	\$6,548	-31%	\$4,451	\$6,548	-31%
Materials	\$2,626	\$3,333	-21%	\$2,020	\$2,500	-20%	\$444	\$1,167	-63%	\$0	\$0	0%	\$5,270	\$7,000	-25%	\$5,270	\$7,000	-25%
Uniforms	\$0	\$50	-100%	\$0	\$50	-100%	\$0	\$50	-100%	\$0	\$0	0%	\$0	\$100	-100%	\$0	\$100	-100%
Uniforms Exp.	\$0	\$50	-100%	\$0	\$50	-100%	\$0	\$50	-100%	\$0	\$0	0%	\$0	\$100	-100%	\$0	\$100	-100%
Elevator Contract	\$200	\$708	-72%	\$200	\$708	-72%	\$200	\$708	-72%	\$0	\$0	0%	\$400	\$1,417	-72%	\$400	\$1,417	-72%
Externals	\$0	\$167	-100%	\$0	\$167	-100%	\$0	\$167	-100%	\$0	\$0	0%	\$0	\$333	-100%	\$0	\$333	-100%
Heating/Cooling Contracts	\$0	\$125	-100%	\$0	\$750	-100%	\$0	\$58	-100%	\$0	\$0	0%	\$0	\$2,683	-100%	\$0	\$2,683	-100%
Plumbing Contracts	\$0	\$417	-100%	\$0	\$250	-100%	\$0	\$58	-100%	\$0	\$0	0%	\$0	\$725	-100%	\$0	\$725	-100%
Unit Turnaround	\$2,850	\$1,500	77%	\$108	\$1,667	-94%	\$74	\$542	-86%	\$0	\$0	0%	\$2,782	\$3,708	-25%	\$2,782	\$3,708	-25%
Contract Costs	\$1,366	\$3,750	-64%	\$3,004	\$4,167	-28%	\$176	\$7,383	-96%	\$0	\$0	0%	\$5,800	\$19,500	-41%	\$5,800	\$19,500	-41%
Capital Improvements	\$0	\$10,000	-100%	\$0	\$10,000	-100%	\$0	\$22,000	-100%	\$0	\$0	0%	\$0	\$35,000	-100%	\$0	\$35,000	-100%
Total Maintenance Exp.	\$14,600	\$35,050	-58%	\$11,075	\$27,508	-59%	\$2,921	\$7,481	-60%	\$0	\$0	0%	\$26,596	\$66,439	-60%	\$26,596	\$66,439	-60%
General Expenses																		
Property Insurance	\$5,333	\$5,417	-2%	\$4,558	\$4,667	-2%	\$1,608	\$1,563	3%	\$0	\$0	0%	\$11,488	\$11,646	-1%	\$11,488	\$11,646	-1%
Liability Insurance	\$443	\$433	2%	\$718	\$833	-14%	\$421	\$288	46%	\$0	\$0	0%	\$1,982	\$1,954	1%	\$1,982	\$1,954	1%
Work Comp Insurance	\$0	\$667	-100%	\$0	\$750	-100%	\$0	\$750	-100%	\$0	\$0	0%	\$0	\$2,083	-100%	\$0	\$2,083	-100%
Work Insurance	\$0	\$833	-100%	\$0	\$333	-100%	\$0	\$133	-100%	\$0	\$0	0%	\$0	\$800	-100%	\$0	\$800	-100%
Work Insurance Exp.	\$0	\$833	-100%	\$0	\$333	-100%	\$0	\$133	-100%	\$0	\$0	0%	\$0	\$800	-100%	\$0	\$800	-100%
PILOT	\$5,825	\$3,825	52%	\$4,551	\$3,333	37%	\$871	\$1,215	-29%	\$0	\$0	0%	\$11,357	\$8,215	38%	\$11,357	\$8,215	38%
Software Maintenance	\$27	\$433	-94%	\$77	\$833	-91%	\$1,827	\$1,667	10%	\$0	\$0	0%	\$1,981	\$3,875	-49%	\$1,981	\$3,875	-49%
Communications	\$150	\$167	-11%	\$0	\$1,228	-100%	\$0	\$417	-100%	\$0	\$0	0%	\$592	\$3,229	-82%	\$592	\$3,229	-82%
Other General Expense	\$0	\$1,167	-100%	\$0	\$1,167	-100%	\$0	\$1,167	-100%	\$0	\$0	0%	\$0	\$1,167	-100%	\$0	\$1,167	-100%
HF Expense							\$90,689	\$81,250	12%	\$5,190	\$7,083	-27%	\$96,879	\$88,333	9%	\$96,879	\$88,333	9%
DirectTV							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
ISP							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Home Loan Payment							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Profit Interest							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Profit Principle							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Operating Transfer out							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Transfer to HWY							\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%	\$0	\$0	0%
Total General Expenses	\$11,928	\$17,750	-32%	\$9,803	\$35,396	-72%	\$7,441	\$66,574	-89%	\$5,190	\$7,083	-27%	\$125,739	\$204,011	-38%	\$125,739	\$204,011	-38%
TOTAL EXPENSES	\$46,587	\$92,238	-50%	\$39,760	\$97,313	-18%	\$25,626	\$125,750	-81%	\$5,702	\$8,015	-40%	\$210,666	\$442,235	-50%	\$210,666	\$442,235	-50%
NET INCOME/LOSS	\$40,999	\$9,289	344%	\$6,003	\$23,269	-74%	\$4,884	\$5,807	-16%	\$0	\$0	0%	\$114,456	\$26,042	340%	\$114,456	\$26,042	340%

Housing Board Report

Month Ending February 2024

Waiting List Numbers

	Jordan Tower I	Jordan Tower II	Family Public Housing	Housing Choice Voucher
January 2024	196	52	55	353
February 2024	211	59	56	378

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Rentals (13)
Move-outs	2	1	0	0
Move-ins	1	0	0	0
Lease Terminations or Evictions this month	0	0	0	0
Occupancy Rate	98%	99%	100%	100%

Voucher Programs

Housing Choice Voucher		Monthly HAP Received	\$86,475
Allocated Vouchers	169	Monthly HAP Paid	\$87,462
Funded Vouchers	144	HAP Reserves	\$49,020
Leased Vouchers	139	Per Unit Cost	\$625
Utilization Rate for Provided Funding	97%	Utilization Rate for Monthly Funding	101%
Move-ins	1	Shopping (includes PO)	29
Move-outs	3	Processing Applications	12

Bridges Rental Assistance	GY 2023-2025	Total Grant Awarded	\$225,792
Vouchers Leased	9	Available Balance	\$175,813
Awarded Vouchers	12	Grant Months remaining	16
Utilization of Vouchers	75%	Grant Funds Utilization	22%
Move-ins	1	Shopping	3
Move-outs	0	Processing Applications	2

Program/Project Updates

- Jordan Tower I Electrical Project
 - The generator engine has been repaired and on March 7, 2024, the electrical system was switched to the new generator.

- Publicly Owned Housing Program (POHP) 2024 Funding
 - An application for about \$10.5 million was submitted by staff. Projects will be awarded at the Minnesota Housing Board on June 27, 2024.

- The HRA was able to utilize the Multi-Family Savings Program through Xcel Energy to obtain, for free, 160 new refrigerators and 15 sleeve air conditioners for Jordan Tower I & Jordan Tower II.

- Bring It Home- State Voucher Program
 - Minnesota NAHRO and Minnesota Housing have had numerous meeting and dialogue around starting up this program.
 - Jennifer is part of the work group.

Homeless & Supportive Housing Updates

- Hope & Harbor Shelter
 - Opened November 18, 2023
 - <http://www.rwhopeandharbor.com/>
 - 651-764-4294

- Monthly meetings staff attend to review and update on local resources
 - Homeless Response Team
 - Continuum of Care



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

March 12, 2024

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director
Corrine Stockwell, Finance Director

Re: Community Redevelopment Report

Small Cities Program Income Notes Receivable and Cash Reserves

Category	January 2024
Notes Receivable	\$1,525,628
Forgivable	\$747,936.43
Reserves	\$360,602

Small Cities Loan Servicing and Activities

There is one pending application at this time. There is also the potential for 2 or 3 more to come forward in the next several months in conjunction with AHTF applications.

Affordable Housing Trust Fund Activities and Reserves

The Hallstrom project is moving towards a closing on the funding we awarded previously. The owner has submitted updated information and we are reviewing it to insure the project is still the same as approved. The loan amount would be \$125,000.

There is the possibility that 2 or 3 other applications for funding may be coming forward in the next several months for the addition of apartments in the upper levels of downtown buildings. The owner is preparing to begin work on them and has inquired about the availability of funding.

We have closed on the loan to Bob Alleva for his project. He expects to start construction in June with completion expected by fall.

January reserves for AHTF are \$411,916.

TIF (Housing) District No. 8

Construction of the final phase of the development is substantially complete and leasing is under way. We will work with the developer to certify this last phase and certify all their expenses on this last building. This will then complete all four phases of this district and transition us into ongoing administration of the district.

Housing & Redevelopment Related Update

Kurt met with Bob Hawley of Goodhue County Habitat regarding next steps on their Hope Heights development. They intend to seek funding for the completion of needed infrastructure under the site to accommodate the units they will be building. There may be a role for the HRA in assisting with applications if required by the funding source.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

Kurt met with Sara Kern of Hope Coalition regarding the status of their plans to build out a new shelter and administrative campus on the former Connecting Connections site. They are still assessing how to best proceed in light of not being awarded State funding. Again, there may be a role for the HRA depending on funding sources available to them.

Kurt also met with City staff and a developer who is exploring the possibility of trying to bring some “missing middle” ownership housing to Red Wing using funding from MHFA. The exploration is in the early phases but should it prove to be feasible. The HRA may be asked to be the applicant and administrator of the funding. We would seek Board approval before any action on our part.

Attachments

None



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066
TDD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

March 1, 2024

To: Red Wing HRA Board of Commissioners

From: Jessica Kitzmann, Professional Service Coordinator
Tiffany Tieman, Professional Service Coordinator

Re: Social Services Update

We are not too sure where the year 2023 went, but it was a good one for Social Services. Tiffany Tieman received her Professional Service Coordinator (PSC) certification on April 5, 2023. Jessica Kitzmann renewed her PSC certification in 2023 as well. Each certification is good for 3 years. This certification is through AASC, which is the American Association of Service Coordinators. Jessica and Tiffany attended the 2023 AASC Conference in Washington D.C. They both had an amazing time networking and learning about new things for our tenants. Jessica and Tiffany both submitted their annual Standards for Success reports to HUD on October 25, 2023. These reports are due annually to HUD.

Jessica and Tiffany continue to work closely with the Jordan Towers Resident Council. In 2023, the council started doing a monthly acrylic canvas painting class. This class is self-led by using a video that is picked out each month by Tiffany. Each person has their own tablet to follow along with the video. We have some wonderful artists in our JT community. Jessica and Tiffany also started a monthly get together with tenants called Table Talk. During this hour of time, a card is chosen from a treasure box that will have topic to discuss. We have discussed all sorts of things from our younger years to current events. This has been a good way for others to get to know their neighbors.

This past summer, Jessica and Tiffany were able to get a grant through Live Well Goodhue County. This grant was to purchase 4 raised garden beds that were put in the courtyard at Jordan Towers. This past year the tenants participated in raising tomatoes, green beans and peppers for all tenants at JT. They look forward to doing this again this Spring. During the Fall and Winter months, Jessica and Tiffany have also hosted a few board game events. This is a time for people to come and enjoy a board game or two with Jessica or Tiffany. This has been a fun experience as well. The tenants have also started a weekly dart club, a bean bag group, multiple different bible studies, card games, Bingo, etc.

Jessica and Tiffany served a total of 263 tenants during 2023. This includes all of our Jordan Towers tenants and our family unit tenants. When breaking down our individual service logs, Jessica and Tiffany served the HRA population a total of 6,573 times. This doesn't include each time we see someone in passing and say Hello, etc. Our participation rate of all tenants is at 97.7%. Our program is voluntary so having an almost 100% participation rate is phenomenal.