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

1.0 PHA Information
PHA Name: **Metropolitan Council** PHA Code: **MN163**
PHA Type: ☐ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): **01-2013**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: _____ Number of HCV units: 6189

3.0 Submission Type
☐ 5-Year and Annual Plan ☒ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: **N/A – Annual Plan**

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. **N/A – Annual Plan**
Goals:

Progress in meeting goals and objectives described in the previous Five-Year Plan: **N/A Annual Plan**

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The Section 8 Administrative Plan has been updated to include language and policy revisions according to regulation or issued PIH Notifications and HUD references.

PHA Plan Elements:

1. Eligibility, Selection and Admissions Policies:

Section 8 Administrative Plan 2012 Update (Attachment A, located at the Main administrative office of the PHA/Website http://www.metrocouncil.org/housing/HRA/plan.htm)

Many areas of the Administrative Plan include revisions complying with the Final Violence Against Women's Act (VAWA) rule. These changes are in addition to those completed in the 2011 Administrative Plan which may include language or placement revision within the document.

Changes in the Administrative Plan appear in *italic* below:

Chapter 3: Eligibility
Section 3-I.C. Family Break-up, additional language added: *If the family break-up results from an occurrence of domestic violence, dating or stalking as provided in 24 CFR part 5, subpart L, the PHA must ensure that the victim retains assistance.*
PHA Policy

- When a family on the waiting list breaks up into two otherwise eligible families, only one of the new families may retain the original application date. Other former family members may make a new application with a new application date if the waiting list is open.
- If a family breaks up into two otherwise eligible families while receiving assistance, only one of the new families will continue to be assisted.
- In the absence of a judicial decision, or an agreement among the original family members, the PHA will determine which family *will retain* their placement on the waiting list, or continue to receive assistance. In making its determination, the PHA will take into consideration the following factors: (1) the interest of any minor children, including custody arrangements, (2) the interest of any ill, elderly, or disabled family members, *(3) the interest of any family member who is the victim of domestic violence, dating violence, or stalking, including a family member who was forced to leave an assisted unit as a result of such actual or threatened abuse,* (4) any possible risks to family members as result of criminal activity, and (5) the recommendations of social service professionals.
- Applicants and participants have the right to an Informal Review or Informal Hearing as stated in Chapter 16.

Section 3-I.L. ABSENT FAMILY MEMBERS, clarified PHA Policy regarding the definitions of Temporarily and Permanently Absent:

3-I.L. ABSENT FAMILY MEMBERS
Individuals may be absent from the family, either temporarily or permanently, for a variety of reasons including educational activities, placement in foster care, employment, illness, incarceration, and court order.
Definitions of Temporarily and Permanently Absent
PHA Policy
Generally an individual who is or is expected to be absent from the assisted unit for 180 consecutive days or less *for educational activities, placement in foster care, employment, illness, incarceration, and court order* is considered temporarily absent and continues to be considered a family member. Generally an individual who is or is expected to be absent from the assisted unit for more than 180 consecutive days is considered permanently absent and no longer a family member.
Absence of any household member or the entire family for reasons other than those named above will be limited to sixty (60) consecutive days unless approved by the PHA.

Absent Head, Spouse, or Cohead
PHA Policy
An employed head, spouse, or cohead absent from the unit more than 180 consecutive days due to employment, education, *military deployment* or other circumstance approved by the PHA will continue to be considered a family member.

Section 3–III. B. Mandatory Denial of Assistance

Any household member is subject to a lifetime registration requirement under a state sex offender registration program.
Deleted:
PHA Policy:
If any household member is currently registered as a sex offender under a state registration requirement, the family will be denied assistance.

3-III.D. SCREENING
Screening for Suitability as a Tenant [24 CFR 982.307]
Added language:
The PHA may not disclose to the owner any confidential information provided in response to a PHA request for documentation of domestic violence, dating violence, or stalking except at the written request or with the written consent of the individual providing the documentation [24 CFR 5.2007(a)(4)].

3-III.G. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING

Section information moved to 16-IX:
The Violence against Women Reauthorization Act of 2005 (VAWA) *and the HUD regulation at 24 CFR 5.2005(b) prohibit PHAs from denying an applicant admission to the HCV program* "on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, *if the applicant otherwise qualifies for assistance or admission.*"

Definitions of key terms used in VAWA are provided in section 16-IX of this plan, where general VAWA requirements and policies pertaining to notification, documentation, and confidentiality are also located.

Chapter 4, Applications, Waiting List and Tenant Selection:

4-III.B. SELECTION AND HCV FUNDING SOURCES

Targeted Funding [24 CFR 982.204(e)]

Edited:
Non-Elderly Disabled (NED) Vouchers **previously called Mainstream**
NED vouchers will be issued to qualified applicants on the PHA's Section 8 Housing Choice Voucher waiting list according to the selection procedures outlined in Chapter 4.
Regulations covering this program are found in 24 CFR Part 982.

Added section:
Veterans Affairs Support Housing (VASH) Program

This program combines HUD Housing Choice Voucher program rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). HUD VASH vouchers are administered in accordance with the HCV tenant-based rental assistance regulations 24 CFR part 982 and the regulations specific to the VASH program including but not limited to the following:

- *VASH serves homeless veterans who have an identified need for case management*
- *VASH participants must agree to receive and cooperate with intensive case management services provided by the VA.*
- *Assistance must be terminated for non-cooperation with the case management requirements.*
- *The VA will refer VASH-eligible families to the PHA and provide housing search assistance.*
- *Income and citizenship eligibility will be determined according to Section 8 program rules.*
- *Admission will be prohibited for any member of the household that is subject to a lifetime sex offender registration. All other screening criteria will be waived.*

2. Financial Resources - **(Attachment B, 2013 proposed budget, including state and federal rental subsidy)**

Attachment B

3. Rent Determination - **Section 8 rent determination policies remain unchanged regarding payment standard and minimum rent determination. Rent determinations for PHA owned units will be determined by an independent entity per program regulations 24 CFR 983.301(g).**

4. Operation and Management – **The Metropolitan Council owns 150 Project Based Voucher housing units. A professional property management company, Kingwood Management, will continue to provide day-to-day management and maintenance services for the units. The Council continues to provide asset management and oversight to ensure the Council-owned units are well-maintained. Program administration will follow procedure in the Section 8 Administrative Plan, draft revision, (Attachment A).**

5. Grievance Procedures - **Section 8 grievance procedures remain unchanged.**

6. Designated Housing for Elderly and Disable Families – **N/A**

7. Community Service and Self-Sufficiency – **N/A**

8. Safety and Crime Prevention – **N/A**

9. Pets – **N/A**

10. Civil Rights Certification,

Attachment C

11. Fiscal Year Audit -

Attachment D – Fiscal Year 2011Audit

12. Asset Management – **n/a**

13. Violence Against Women Act (VAWA)

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)
Violence Against Women Act (VAWA) Activities

The Metro HRA policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act, Final Rule 2010 (VAWA). The Metro HRA has revised and updated the Section 8 Administrative Plan to support victims of domestic violence, dating violence, sexual assault or stalking. The Metro HRA will continue to administer its housing programs in ways that support program participants and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking. The Metro HRA will not take any adverse action against a resident/participant or applicant solely on the basis of her or him being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance. The Metro HRA will continue to develop/revise policies and procedures as needed to implement the requirements of VAWA and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the HRA's housing programs. The approved Section 8 Administrative Plan contains policies and procedures regarding VAWA throughout the plan, but specifically in Chapter 16, PART IX: VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY.

See Attachment A, Section 8 Administrative Plan, http://www.metrocouncil.org/housing/HRA/plan.htm, for all policy references regarding VAWA.

(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.

- **Main administrative office of the PHA**
- **PHA website, http://www.metrocouncil.org/housing/HRA/plan.htm**

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.* (a) Hope VI or Mixed Finance Modernization Development - **N/A** (b) Demolition and/or Disposition – **N/A** (c) Conversion of Public Housing **N/A** (d) Homeownership - **Metro HRA provides participants with referral information to assist with homeownership see Attachment E, Resources for Home Ownership** (e) Project-Based Vouchers – **Metro HRA's Project Based Voucher Program (PBV) includes 433 units located throughout suburban Anoka, Carver, Hennepin, Ramsey County, including 150 scattered site units owned by the Metropolitan Council HRA.** **Attachment F – Project Base Units**
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. **N/A**
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. **N/A**
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. **N/A**
8.3	Capital Fund Financing Program (CFFP). ☐ 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**
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **N/A - Annual Plan**

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. **N/A – Annual Plan**
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. **N/A – Annual Plan** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Significant Amendment or Modification to the Annual Plan: **N/A – Annual Plan**

11.0	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. See Attachments: (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights

Attachment G

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
Attachment H

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only
Attachment I

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
Attachment J

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) **N/A**

(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.
Attachment K

g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **N/A**
(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **N/A**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. 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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the

PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

PHA Plan 2013 Attachments

A. Section 8 Administrative Plan 2012, located at: http://www.metrocouncil.org/housing/HRA/plan.htm
B. 2013 Budget
C. Civil Rights Certification (to be executed, with final approval)
D. Fiscal year 2011 Audit (2010 audit attached, to be replaced with 2011 when available)
E. Resources for Home Ownership
F. Project Base Units
G. HUD- 50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (to be executed with final approval)
H. HUD-50070, Certification for a Drug-Free Workplace (to be executed with final approval)
I. HUD-50071, Certification of Payments to Influence Federal Transactions (to be executed with final approval)
J. SF-LLL, Disclosure of Lobbying Activities (to be executed with final approval)
K. Resident Advisory Board Comments
L. Certification by State or Local Official of PHA Plans Consistency with the consolidated Plan (to be executed)
   - Dakota County Consortium (Anoka County)
   - Dakota County Consortium (Ramsey County)
   - Hennepin County Consortium(Hennepin County)
   - State of MN, DEED (Carver County)

HRA UNIT BUDGET SUMMARY 2013

B.

FUND		222	223	224	225	227	228	230	232	233	234	238	271	272	CURRENT YEAR ADOPTED	PRIOR YEAR ADOPTED	237	PRIOR YEAR ADOPTED	TOTAL HRA	PRIOR YEAR ADOPTED
Organization		23100	24070	25010	25020	24090	25005	24080	24040	24050	23005	25040	25050	25080			26020			
Account	Description	HUD Voucher Program	RAAC	S+C 3	S+C 4	MHFA Bridges Program #1	S+C 1	MHFA RAFS $250	Ramsey County GLD Program	MHFA HAP3	HRA Misc Fund	S+C 5	S+C 2	S+C 6	HRA	HRA	Family Affordable Housing Prog	Family Affordable Housing Prog		
4500	Taxes-Current																			
	Property Tax Total																			
4732	MHFA-Admin		$30,780			$94,905									$125,685	$130,131			$125,685	$130,131
4733	State Appropriations																			
4735	HACA																			
4736	MN State Rev-HRA Admin																			
	State Revenue		$30,780			$94,905									$125,685	$130,131			$125,685	$130,131
4700	Federal Grant Revenue			$59,949	$142,958		$16,955			$30,912					$250,774	$4,418,500			$250,774	$4,418,500
4701	US Dept of Hud-Admin	$3,900,000													$3,900,000				$3,900,000	
4702	US Dept of Hud-Subsidy																			
4705	FTA																			
4706	US Dept of Interior																			
	Federal Revenue	$3,900,000		$59,949	$142,958		$16,955			$30,912					$4,150,774	$4,418,500			$4,150,774	$4,418,500
4800	Charge Backs-MAC																			
4761	Local/Other Housing Admin																			
4762	Other Local Revenue																			
	Local Revenue																			
4400	**Investment Earnings**										$70,000				$70,000	$70,000			$70,000	$70,000
4900	FAHP Dwelling Rental																$1,600,000	$1,650,000	$1,600,000	$1,650,000
4904	Other Revenue-Miscellaneous																$50,000	$50,000	$50,000	$50,000
4902	Portability Admin Fee										$210,000				$210,000	$220,000			$210,000	$220,000
4913	Subsidy Revenue Recap										$15,000				$15,000	$15,000			$15,000	$15,000
	Total Other Revenue										$225,000				$225,000	$235,000	$1,650,000	$1,700,000	$1,875,000	$1,935,000
TOTAL	REVENUES	$3,900,000	$30,780	$59,949	$142,958	$94,905	$16,955			$30,912	$295,000				$4,571,459	$4,853,831	$1,650,000	$1,700,000	$8,221,459	$8,553,831
5000	Regular Pay														$2,967,860	$2,846,050		$121,810	$2,967,860	$2,967,860
5005	Members Per Diem																			
5180	Post Retirement Health Care																			
	Adjustment																			
	Total Payroll														$2,967,860	$2,846,050		$121,810	$2,967,860	$2,967,860
5201	Accounting/Auditing External										$8,000				$8,000	$8,000			$8,000	$8,000
5202	Computer Services																			
5204	Consultant																			
5205	Duplicating																			
5212	Legal																			
5213	Maintenance																$300,000	$375,000	$300,000	$375,000
5214	Contracted Services/Other										$152,000				$152,000	$214,000	$100,000	$110,000	$252,000	$324,000
5219	Temporary Help										$5,000				$5,000				$5,000	
5224	Management Company Fee																$175,000	$175,000	$175,000	$175,000
8102	Water																$65,000	$65,000	$65,000	$65,000
8103	Electricity																$10,000	$10,000	$10,000	$10,000
8104	Gas																$5,000	$5,000	$5,000	$5,000
8201	Labor																			
8202	Materials																			
8203	Contract Costs																			
8204	Garbage and Trash Removal																$50,000	$40,000	$50,000	$40,000
8205	Application Expense																			
8301	Insurance																			
8303	Association Dues																$150,000	$150,000	$150,000	$150,000
8304	Propery Taxes																$60,000	$60,000	$60,000	$60,000
8305	Pilot																			
8307	General Expense																			
8401	NonRoutine Maintenace Rehab																$225,000	$225,000	$225,000	$225,000
	Total Contracted Services										$165,000				$165,000	$222,000	$1,140,000	$1,215,000	$1,305,000	$1,437,000
5515	Rent										$188,280				$188,280	$188,280			$188,280	$188,280
5505	Telephone-Local																			
5508	Telephone-Long Distance										$15,000				$15,000	$15,000			$15,000	$15,000
5509	Cell Phone Fees																			
	Rent & Utilities										$203,280				$203,280	$203,280			$203,280	$203,280
5217	Services-Internal										$70,000				$70,000	$80,000			$70,000	$80,000
5218	Printing External										$5,000				$5,000	$8,000			$5,000	$8,000
	Total Printing										$75,000				$75,000	$88,000			$75,000	$88,000
5400	Non-Local (non-educ)										$10,000				$10,000	$10,000			$10,000	$10,000
5401	Local (non-educ)										$45,000				$45,000	$40,000		$500	$45,000	$40,500
5411	Professional Development										$5,000				$5,000	$5,000			$5,000	$5,000
	Total Travel										$60,000				$60,000	$55,000		$500	$60,000	$55,500
5300	Office Supplies										$35,000				$35,000	$35,000			$35,000	$35,000
5302	Computer Software																			
5307	Small Office Equipment																			
	Material & Supplies										$35,000				$35,000	$35,000			$35,000	$35,000
5715	Other Purchased Services										$33,070				$33,070	$26,330			$33,070	$26,330
5820	HRA Local Admin Reimb																			
5821	Portability Admin Fee										$350,000				$350,000	$350,000			$350,000	$350,000

HRA UNIT BUDGET SUMMARY 2013

FUND		222	223	224	225	227	228	230	232	233	234	238	271	272	CURRENT	PRIOR YEAR ADOPTED	237	PRIOR YEAR ADOPTED	TOTAL HRA	PRIOR YEAR ADOPTED
Organization		23100	24070	25010	25020	24090	25005	24080	24040	24050	23005	25040	25050	25060			26020			
Account	Description	HUD Voucher Program	RAAC	S+C 3	S+C 4	MHFA Bridges Program #1	S+C 1	MHFA RAFS $250	Ramsey County GLD Program	MHFA HAP3	HRA Misc Fund	S+C 5	S+C 2	S+C 6	HRA	HRA	Family Affordable Housing Prog	Family Affordable Housing Prog		
5622	Sec 8 Late Fees																			
5623	Inspection Cont Pymts										$50,000				$50,000	$95,000			$50,000	$95,000
5634	Small Home Improvements FHAP																$25,000	$25,000	$25,000	$25,000
5635	Home Improvements>5,000 FHAP																$75,000	$75,000	$75,000	$75,000
5950	Other/Miscellaneous										$15,000				$15,000	$15,000	$20,000	$15,000	$35,000	$30,000
5951	Advertising										$3,000				$3,000	$3,000			$3,000	$3,000
5952	Postage										$95,000				$95,000	$70,000			$95,000	$70,000
5953	Dues & Subscription										$13,000				$13,000	$13,000			$13,000	$13,000
5954	Permit Fees																			
5964	FAHP-Resident Services																			
5956	Legal Notices																			
5971	Taxes and Assessments										$528,000				$528,000	$546,000	$120,000	$115,000	$648,000	$661,000
	Total Other																			
5250	Insurance																$100,000	$120,000	$100,000	$120,000
5700	Capital Outlay>$1,000																			
TOTAL	EXPENSE																			
	Surplus (Deficit)	$3,900,000	$30,780	$59,949	$142,958	$94,905	$16,955			$30,912	($802,350)				$506,249	$831,971	$280,000	$127,880	$786,249	$959,851
5900											522,484				$522,484	$804,920		$40,000	$522,484	$844,920
5901	Allocations - Residual																			
		$3,900,000	$30,780	$59,949	$142,958	$94,905	$16,955			$30,912	($1,324,834)				($16,235)	$227,051	$290,000	$87,880	$273,765	$314,741
4702	US Dept of HUD-Subsidy	$52,931,172		$689,416	$1,644,015		$194,982			$540,415					$56,000,000	$49,130,240			$56,000,000	$49,130,240
4731	MHFA-Subsidy		$223,820			$1,159,095									$1,382,915	$1,439,250			$1,382,915	$1,439,250
4737	MN State Rev-HRA Subsidy																			
4760	Local/Other Subsidy Payments																			
	PASS THRU REVENUE	$52,931,172	$223,820	$689,416	$1,644,015	$1,159,095	$194,982			$540,415					$57,382,915	$50,569,490			$57,382,915	$50,569,490
5601	Housing Assist Pmts/Subsidy	$46,000,000		$689,416	$1,644,015		$194,982			$540,415					$49,068,828	$50,569,490			$49,068,828	$50,569,490
5822	MHFA Loan/Grant Payments		$223,820			$1,159,095									$1,382,915				$1,382,915	
	PASS THRU EXPENSE	$46,000,000	$223,820	$689,416	$1,644,015	$1,159,095	$194,982			$540,415					$50,451,743	$50,569,490			$50,451,743	$50,569,490
	TOTAL PASS THRU	$6,931,172													$6,931,172				$6,931,172	
4850	Transfer From Other Funds																			
5922	Transfers to Other Funds																			
		$10,831,172	$30,780	$59,949	$142,958	$94,905	$16,955			$30,912	($1,324,834)				$6,914,937	$227,051	$290,000	$87,880	$7,204,937	$314,741

C.

Civil Rights Certification	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **Expires 4/30/2011**

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 Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Metropolitan Council HRA	MN163
PHA Name	PHA Number/HA Code

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: Susan Haigh	Title: Metropolitan Council Chair
Signature	Date

D.

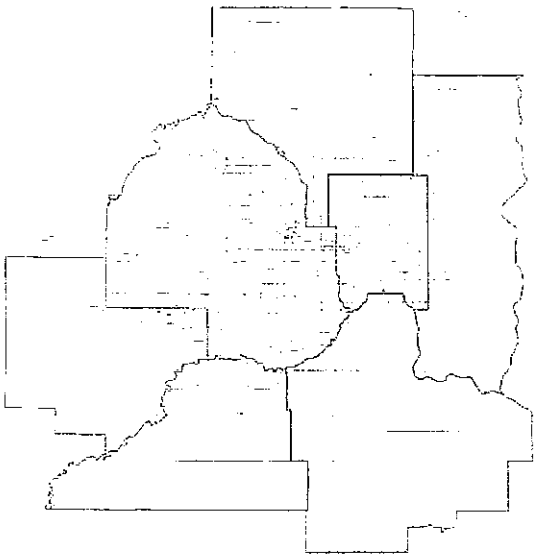
Metropolitan Council

Twin Cities Area, Minnesota

Comprehensive Annual Financial Report

Year Ended December 31, 2011

A component unit of the State of Minnesota



Serving the Twin Cities seven-county metropolitan area

METROPOLITAN COUNCIL
OF THE TWIN CITIES AREA
MINNESOTA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FISCAL YEAR ENDED DECEMBER 31, 2011

A COMPONENT UNIT OF THE STATE OF MINNESOTA

Prepared by the Finance Unit

Issued June 2012

METROPOLITAN COUNCIL
390 Robert Street North, St. Paul, Minnesota 55101

Metropolitan Council

The Metropolitan Council is the regional planning agency serving the Twin Cities seven-county metropolitan area and providing essential services to the region. The Council works with local communities to provide these critical services:

- *Operates the region's largest bus system*
- *Operates the region's light rail and commuter rail systems*
- *Collects and treats wastewater*
- *Engages communities and the public in planning for future growth*
- *Provides forecasts of the region's population and household growth*
- *Provides affordable housing opportunities for low- and moderate-income individuals and families*
- *Provides planning, acquisitions and funding for a regional system of parks and trails*
- *Provides a framework for decisions and implementation for regional systems including aviation, transportation, parks and open space, water quality and water management*

COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE METROPOLITAN COUNCIL A COMPONENT UNIT OF THE STATE OF MINNESOTA FOR THE YEAR ENDING DECEMBER 31, 2011

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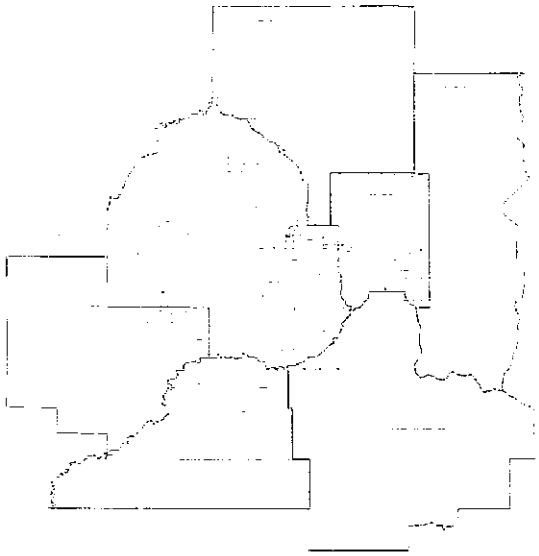
INTRODUCTORY SECTION



Serving the Twin Cities seven-county metropolitan area

Metropolitan Council

2011 Comprehensive Annual Financial Report
Transmittal Letter from the Chief Financial Officer

June 27, 2012

Chair Susan Haigh
and Members of the Metropolitan Council
390 Robert Street North
St. Paul, MN 55101

Dear Chair Haigh and Council Members,

In accordance with Minnesota Statute 473.13, subd. 4, I am pleased to submit the Comprehensive Annual Financial Report for the Metropolitan Council for the fiscal year ended December 31, 2011. This report includes the financial statements for the Council and the disclosures necessary to accurately present the financial condition and results of operations for the year then ended. The report has been prepared in accordance with generally accepted accounting principles (GAAP) for government units.

The report is divided into three sections:

- Introductory Section – includes this letter of transmittal, the certificate of achievement, the Council's organization chart, and a list of Council members, officers, and financial administrative officials.

- Financial Section – includes the auditor's opinion, the management's discussion and analysis, the basic financial statements, the combining and individual fund statements for nonmajor funds, general obligation bond schedules, and the schedule of expenditures of federal awards. The Notes to the Financial Statements, in the basic financial statements, are necessary for an understanding of the information included in the statements. The notes include a Summary of Significant Accounting Policies and other necessary disclosure of matters relating to the financial position of the Council.

- Statistical Section – includes mainly trend data and nonfinancial information useful in assessing a government's financial condition.

Management assumes full responsibility for the completeness and reliability of all information contained in this report based on a comprehensive framework of internal control that it has established for this purpose. These controls provide reasonable assurance that the Council's assets are protected against loss and that the accounting records from which the financial statements are prepared are reliable. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects and is presented in conformity with GAAP.

The independent Office of the State Auditor, State of Minnesota has issued an unqualified (clean) audit opinion on the Metropolitan Council's financial statements for the year ended December 31, 2011. The independent auditor's report is presented as the first component of the financial section of this report.

Metropolitan Council

As a part of the financial statement audit, the Office of the State Auditor is conducting a single audit of federal programs. This audit meets the requirements of the federal Single Audit Act and is designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and requirements involving the administration of federal awards. These reports, included in the Metropolitan Council's separately issued Management and Compliance Report, will be available in July 2012.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A is designed to compliment this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The Minnesota Legislature established the Metropolitan Council in 1967 to coordinate planning and development within the Twin Cities metropolitan area and to address issues that could not be adequately addressed with existing governmental arrangements. The area over which the Council has responsibility includes the counties of Anoka, Carver, Dakota (excluding the city of Northfield), Hennepin (excluding the cities of Hanover and Rockford), Ramsey, Scott (excluding the city of New Prague), and Washington. The area includes 189 cities and townships and has a population of 2.85 million people. Additional legislative acts in 1974, 1976 and 1994 strengthened the Council's planning and policy roles, and merged the functions of three agencies (the Metropolitan Transit Commission, the Regional Transit Board and the Metropolitan Waste Control Commission) into the Metropolitan Council.

The Council is composed of sixteen members who each represent a geographic district and one chairperson who serves at large. Each is appointed by and serves at the pleasure of the governor. The State Senate confirms Council member and chairperson appointments.

The Metropolitan Council is a component unit of the State of Minnesota. The financial reporting entity consists of all funds of the primary government, as well as its component units. Component units are legally separate organizations for which the primary government is financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's governing body, and either, (a) the ability of the primary government to impose its will, or (b) the potential for the organization to provide financial benefits to, or impose financial burdens on, the primary government; the organization is fiscally dependent on the primary government; or the nature and relationship between the primary government and the organization is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The Metropolitan Sports Facilities Commission is a component unit of the Council due to fiscal dependence, and is reported separately within Metropolitan Council's financial statements. Additional information on this legally separate entity can be found in Note I.A.2 in the notes to the financial statements.

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General Fund, all budgeted Special Revenue Funds, Metro Transit Bus, Light Rail, and Commuter Rail, and the Metropolitan Housing and Redevelopment Authority enterprise funds. The budget for the Environmental Services enterprise fund is prepared in conformity with the "cost allocation" system described in Minnesota Statute 473.517. Positive variances in revenues and expenses are accumulated for contingency reserves. All annual appropriations lapse at year end. Budgets are prepared in May and are reviewed by the Council committees in June and July. The preliminary operating budget is approved by the Council in August and the capital budget is approved in October. Public hearings are held in November or December and the final budget is approved in the middle of December. Budgetary

Comparison Schedules are presented in this report for each governmental fund for which an annual budget has been prepared. For the General Fund and the Metro Mobility Special Revenue Fund, these comparisons are included in the Required Supplementary Information section. Budgetary Comparison Schedules for the nonmajor governmental funds are presented in the Combining and Individual Fund Financial Statements and Schedules section.

Budgets are prepared at the division and fund level. Budgetary control is provided primarily through the Council's accounting system. Council adopted budgets are established in the accounting system by fund. Operating divisions have the authority to reallocate budgets within a fund, but the accounting system does not permit expenditures in excess of the approved fund budget. Transfers of authority across funds or divisions must be approved by the Council. Results of operations are reported against the approved budget.

ECONOMIC CONDITION AND OUTLOOK

While the thirteen-county metropolitan area continued to experience gradual job growth, recovery in the metro was slower than the nation. Between March 2011 and March 2012, total employment in the thirteen-county metropolitan area grew by 1.09 percent, compared to a national employment growth of 1.45 percent. Employment growth in the metro slowed from 2.3 percent between March 2010 and March 2011 to 1.09 percent between March 2011 and March 2012 (DEED, Current Employment Survey).

Since the downturn of 2008, job recovery patterns in the metro and the nation mirrored each other. The region lost 5.5 percent of its jobs from its February 2008 peak to its employment trough of February 2010—a loss of 99,500 jobs (Bureau of Labor Statistics). Since this trough, 42,400 jobs were added to the region's economy, amounting to a 43 percent recovery of the total jobs lost since the peak of February 2008. In comparison, the nation lost 6.4 percent of its employment from its January 2008 peak to its February 2010 trough, and recovered 41 percent of the jobs lost since the January 2008 peak.

The unemployment rate in the seven-county metropolitan area remains below the nation's despite similarities in the job recovery patterns. The metro's unemployment rate continued to decline for the third year in a row. In March 2012, the metro's unemployment rate was 5.9 percent, down from 6.5 percent in the previous year (DEED, Local Area Unemployment Statistics). In contrast, the nation's unemployment rate in March 2012 stood at 8.4 percent, compared to 9.2 percent in the previous year.

Total employment for all industries in the thirteen-county metropolitan area increased by 19,969 from March 2011 to March 2012 (DEED, Current Employment Survey). Two sectors stood out in terms of employment gain: the Professional and Business Services sector and the Educational and Health Services sector. Professional Services experienced the largest gain—11,526 jobs in this period. Educational and Health Services, a historically strong sector that has been steadily growing for more than two decades, followed with a gain of 10,485 jobs. Both Other Services and Manufacturing added jobs—4,523 and 3,927 jobs, respectively.

Government lost employment for the fourth year in a row, experiencing the biggest decline with a loss of 6,739 jobs. This decline was significantly higher than the loss of 667 Government jobs in the previous period. Two sectors with modest employment gains in the previous year experienced a sharp downturn between March 2011 and March 2012. The Leisure and Hospitality sector lost 5,218 jobs, compared to a gain of 3,142 jobs in the previous period. Mining, Logging, and Construction lost 2,371 jobs, in contrast to the 3,081 jobs it gained in the previous period. Notably, the Information Services sector lost jobs for the fifth year in a row.

After reaching a peak of $162,334 in June 2011, median home prices in the thirteen-county metropolitan area declined 9 months in a row, to $138,000 in February 2012 (Minneapolis Area Association of Realtors). This amounted to a peak to trough drop of 15 percent. This downward trend was finally reversed in March 2012 as the metro's median home price climbed to $149,000. This was a 6.4 percent improvement over the March 2011 value of $140,000. The recent uptick is not yet strong enough to reverse the trend of declining median home prices.

From February 2011 to February 2012, median sales prices declined in all three segments of the regional housing market. The median price for traditional sales went down 11 percent from $207,000 in February 2011 to $183,700 in February 2012 (Minneapolis St. Paul Residential Real Estate Index). In contrast, the median price for foreclosed properties declined by only two percent from $105,500 in February 2011 to $103,800 in February 2012, suggesting some short-term price stabilization for foreclosed properties. The short sales market experienced the sharpest price decline as the median short sale price dropped from $139,900 to $116,000 during the same period.

The historically high percentage of distressed sales in the market (approximately 57 percent in February 2012) continues to drag down median housing prices in the region. The recent settlement between the Federal government and the five banks involved in the robo-signing controversy is likely to increase the supply of distressed properties in the market. Lenders are expected to process the distressed loans in their portfolios more swiftly, implying a potential jump in the number of distressed properties in the near future. A meaningful recovery can only be expected after the stock of distressed properties is cleared.

Housing markets showed some anemic improvement between 2010 and 2011. Residential building permits issued in the seven-county metro increased by 4.7 percent from 5,761 in 2010 to 6,029 in 2011 (Metropolitan Council Residential Building Permit Survey). However, most of this growth came from the multifamily sector. Permit numbers in this sector grew by 8 percent, compared to a growth of 1.1 percent in the single family market. While the number of new home starts went up by 3.8 percent during 2011 in the single-family housing market, the number of new home starts remained historically low, hovering around the low 3,000s (MetroStudy).

Commercial real estate markets began to show signs of recovery during 2011. Market-wide vacancy rates dropped slightly from 15.9 percent in 2010 to 15.2 percent after increasing three years in a row from 11.5 percent in 2007 (Cushman & Wakefield/NorthMarq Compass Report). In the office market, most of the real estate activity involved a flight to higher-quality properties, resulting in office vacancy rates that were much lower for Class A properties. The Southwest market dominated real estate activity in the office market, accounting for 456,000 square feet of the 484,000 square feet of office space absorbed in the entire Twin Cities market. Industrial properties in the Twin Cities benefited from the interest of national investors and real estate activity in this sector improved significantly. Newer bulk/warehouse product was especially in high demand, as companies preferred to look into building new facilities rather than retrofitting existing outdated spaces.

The multifamily sector remained the strongest in commercial real estate markets as the boom in the multifamily sector continued. Developers added approximately 900 new market units to the area in 2011 and 1,300 units are expected to be completed in 2012 (Cushman & Wakefield/NorthMarq Compass Report). The retail sector began to recover from its recent sluggish performance. Retail space vacancy rates dropped from 9.8 percent in 2010 to 8.4 percent in 2011. Two trends contributed to this improvement in retail markets. Grocery-store anchored redevelopments have absorbed some of the former big-box retail center space. High-profile retail centers have also benefited from the interest of healthcare providers eager to locate primary care and specialty care clinics in existing retail space.

Per capita personal income in the 13-county metropolitan area increased by 3.4 percent from $45,262 in 2009 to $46,819 in 2010, following a drop of 6.1 percent the previous year (Bureau of Economic Analysis). The metro's annual growth exceeded the average increase in the nation's metropolitan areas, where the per capita personal income grew by 2.7 percent. The metro ranked 23rd among the nation's 367 metropolitan areas and 9th among the largest 25 metropolitan areas for per capita personal income.

The thirteen-county metro's per capita real Gross Metro Product (GMP) continued to exceed the average for the nation's metropolitan areas (Bureau of Economic Analysis). In 2010, per capita real GMP stood at $54,974 in the former, while it was $45,557 in the latter. After declining for two years in a row, the metro's per capita real GMP grew by 2.6 percent between 2009 and 2010. This growth rate compared favorably to 1.6 percent growth rate in the metropolitan portion of the nation.

Delivering High-Performance Regional Services

Transit - Metro Transit is one of the country's largest transit systems, providing roughly 85 percent of the 83 million bus trips taken annually in the Twin Cities. Each weekday customers board Metro Transit buses and trains an average of 263,000 times.

Metro Transit operates 123 bus routes, the Hiawatha light-rail line, and the Northstar Commuter Rail line, using a fleet of 879 buses, 27 light-rail passenger cars, 18 commuter rail passenger cars and six commuter rail locomotives.

The Hiawatha light-rail line operates between downtown Minneapolis, the MSP Airport, and the Mall of America in Bloomington. In 2011, the Hiawatha line carried 10.4 million passengers for the second time in the line's seven year history.

The Northstar Commuter Rail opened for service between Big Lake in Sherburne County and downtown Minneapolis in November 2009. The new service offers five morning trips and five afternoon return trips on weekdays, with one reverse commute trip each morning and afternoon. Weekend service includes three roundtrips on both Saturdays and Sundays. Each train consists of a locomotive and four passenger cars, and has seating for 560 people. Trains travel at speeds up to 79 miles per hour, making the trip from Big Lake to Minneapolis in about 50 minutes. Trains also stop at stations in Elk River, Anoka, Coon Rapids and Fridley. In 2011, the Northstar Commuter Rail carried over 703,000 passengers.

The Council's Metropolitan Transportation Services Division provides additional transit services to the region through direct service contracts and other coordinating arrangements supporting four major programs: Metro Mobility, Contracted Regular Routes, Transit Link, and Suburban Transit Authority Providers.

The Metro Mobility program is the metropolitan area's designated Americans with Disabilities Act (ADA) complementary paratransit service. In 2011, Metro Mobility provided 1.5 million rides. Contracted Regular Routes are bus transit services managed through transit provider contracts and consist primarily of commuter routes from the suburbs to the Twin Cities. In 2011, these routes carried 2.96 million passengers. Transit Link is a region-wide dial-a-ride program that assists people outside areas served by fixed-route transit and provided 330,000 rides in 2011. Suburban Transit Authority Providers comprise 12 communities selecting to manage their own transit service providing 5.1 million rides in 2011.

Metropolitan Council

In April 2011 the FTA approved the Central Corridor Full Funding Grant Agreement (FFGA), moving the project to full construction with plans to begin passenger service in 2014. The $957 million Central Corridor Light Rail Transit Project is an 11 mile project and will link five major centers of activity in the Twin Cities Region – downtown Minneapolis, the University of Minnesota, the Midway area, the State Capital complex and downtown St. Paul.

Wastewater collection and treatment - Metropolitan Council Environmental Services (MCES) collects and treats an average of 260 million gallons of wastewater every day from 106 directly served communities in the Twin Cities region. Almost 600 miles of sewer pipes from 5,000 miles of sewers carry wastewater to one of seven MCES treatment plants. These plants operate 24 hours a day, 365 days a year.

MCES treatment plants continue to perform at a high level in complying with clean water discharge permits and achieve near-perfect compliance with federal and state clean water discharge limits. All seven plants continue to earn Peak Performance Awards from the National Association of Clean Water Agencies (NACWA). The Hastings and St. Croix Valley Plants are 2 of the top 10 plants in the country for consecutive years of full compliance with their clean water discharge permits.

Five MCES treatment plans will receive NACWA's Platinum Award for consecutive years of compliance through 2011: Hastings (21 years); St. Croix Valley (20); Seneca (11); Blue Lake (5); and Eagles Point (6). Additionally, six treatment plants received Certificates of Commendation in 2011 from the Minnesota Pollution Control Agency for their performance in 2010; and the Blue Lake, Eagles Point and Hastings Plants received the Governor's Safety Award for continuing improvement and/or a continuing outstanding safety record.

The 2011 annual budget for Environmental Services included $184.3 million operating revenue primarily from metropolitan wastewater charges to municipalities ($172.8 million). Municipal sewer rates to local homes and businesses are low in comparison to similar-sized utilities nationally and municipal customer satisfaction is high. In addition, operating performance resulted in about a $.4 million surplus in 2011. The metropolitan wastewater charges, while limited to wastewater use, are not limited by statute.

During 2011, Sewer Availability Charge (SAC) receipts (from development) remained low compared to historical receipts but recovered somewhat, as SAC units increased by 18.2% over 2010. The 2010 law that allows shifting some of the costs ordinarily paid by SAC – the "future users" of the system – to current users (either through increases to the metropolitan wastewater charges to municipalities or use of operating reserves) continues to mitigate concerns about the long-term viability of this revenue source. While the availability of this mechanism provides revenue assurance, a shift is not now expected to be needed in 2013.

Approximately $142 million was budgeted for about 50 capital projects that were underway in 2011. These projects support regional goals of accommodating growth and protecting the environment while maintaining a cost-effective infrastructure. Highlights of the major ongoing capital improvement program in 2011 for the wastewater system include:

- Major rehabilitation to the Minneapolis interceptor system that includes interceptors 1-WO-500, 1-MW-413, 1-GV-461, 1-MW-411, 3-LV-610.
- Major upgrades to the Metropolitan Plant (in St. Paul, MN), including installation of non-condensing steam turbine generator for energy recovery, is scheduled for completion in 2012.
- Construction of Liquid Treatment Phase 1 upgrades at the Blue Lake Plant (in Shakopee, MN) which is scheduled for completion in March 2012.
- Interceptor construction for a new plant in East Bethel, Minnesota was initiated and scheduled for completion in fall 2012. Treatment facility construction was bid in Dec. 2011, with completion scheduled for fall 2013.

Metropolitan Council

Regional parks and trails – The Twin Cities area's nationally renowned system of regional parks contributes significantly to our high quality of life. Preserving green space for wildlife habitat and recreation enhances the region's livability and thus its economic strength.

The regional parks system includes 51 regional parks and park reserves, 38 trails and 7 special recreation areas. Parks are operated by 10 partnering cities, counties and special districts. These partners work with the Metropolitan Council to acquire and develop parks and trails to protect natural resources and to provide outdoor recreation for public enjoyment.

The Council also works with these regional partners to develop park policies that protect the water quality, promote best management practices, and help integrate the park systems with housing, transportation and other regional priorities.

Housing - An adequate supply of affordable housing for the region's workforce is essential for economic vitality. The Council supports affordable housing in the region through various programs and initiatives. The Council's housing and redevelopment authority operates the state's largest Section 8 rent assistance program. As it has for several years, the program achieved full use of its available tenant-based federal rent subsidy, assisting approximately 6,100 very low to extremely low income seniors, disabled individuals, families and singles, including the 150 Council owned and operated housing units called the Family Affordable Housing Program in 11 cities in suburban Anoka, Ramsey and Hennepin Counties assisted with project based vouchers. Additionally, the Council provides rent assistance to approximately 655 households through state and federally funded rent assistance programs designed to assist households meeting specific eligibility criteria such as disability, homelessness, or working toward self sufficiency.

Working in partnership with cities, counties and municipal development authorities, the Council, through its Livable Communities Programs, provides grants to projects that (1) clean up contaminated land for redevelopment, (2) promote efficient, connected development, and (3) support the development and preservation of affordable and lifecycle housing. Currently, 94 metropolitan area communities are participating in the voluntary Livable Communities Act Local Housing Incentives program.

Financial Information

The 2011 unified operating budget was adopted by the Council in December 2010. The original adopted budget for operations, pass-through expenditures and debt service was $760 million, representing a three percent increase from the budget adopted for 2010. During the year, the budget was revised to $761 million primarily to recognize carryforward of budgeted expenses for projects initiated in the prior year but that are expected to be completed during 2011.

The Council relies on several funding sources. In the 2011 budget, 39 percent of the Council's revenue came from user fees for wastewater treatment and transit services, and 50 percent from state, federal, and local funds. About 10 percent of revenue came from a seven-county property tax and one percent from other sources.

The Council receives a percentage of the state Motor Vehicle Sales Tax (MVST) to fund a portion of transit operations of the Council and certain suburban transit communities. The MVST is a single sector sales tax and has historically experienced significant peaks and valleys. To address the variability of receipts, the Council budgets only 95 percent of its portion of forecasted MVST revenues, with five percent unbudgeted in the event that actual receipts fall short of projections.

The Council also adopted its 2011 Unified Capital Program in December 2010. The Capital Program includes a six-year capital improvement plan (CIP) recognizing the Council's commitment to maintain and preserve regional investments in wastewater services, transit and parks and open space. The CIP includes both the portion of spending on authorized capital projects and capital investments and funding sources that are planned within the six-year period, but not currently authorized to be implemented by the Council. The 2011-2016 CIP defines $2.5 billion in capital projects, of which $479 million was authorized for spending in 2011.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) of the United States and Canada awarded the Certificate of Achievement for Excellence in Financial Reporting to the Metropolitan Council for its comprehensive annual financial report (CAFR) for the fiscal year ended December 31, 2010. This was the twenty-eigth consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for one year only. We believe our current report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

This report is prepared with the professional and dedicated services of the Finance Staff. Support from the entire staff is required to produce the report in a timely manner. Staff in many other departments of the Metropolitan Council and component units also provided data. I want to express my appreciation for the dedication of the staff members for their contribution in preparation of this report.

Respectfully,

Mary Bogie
Chief Financial Officer

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Metropolitan Council of the Twin Cities Area Minnesota

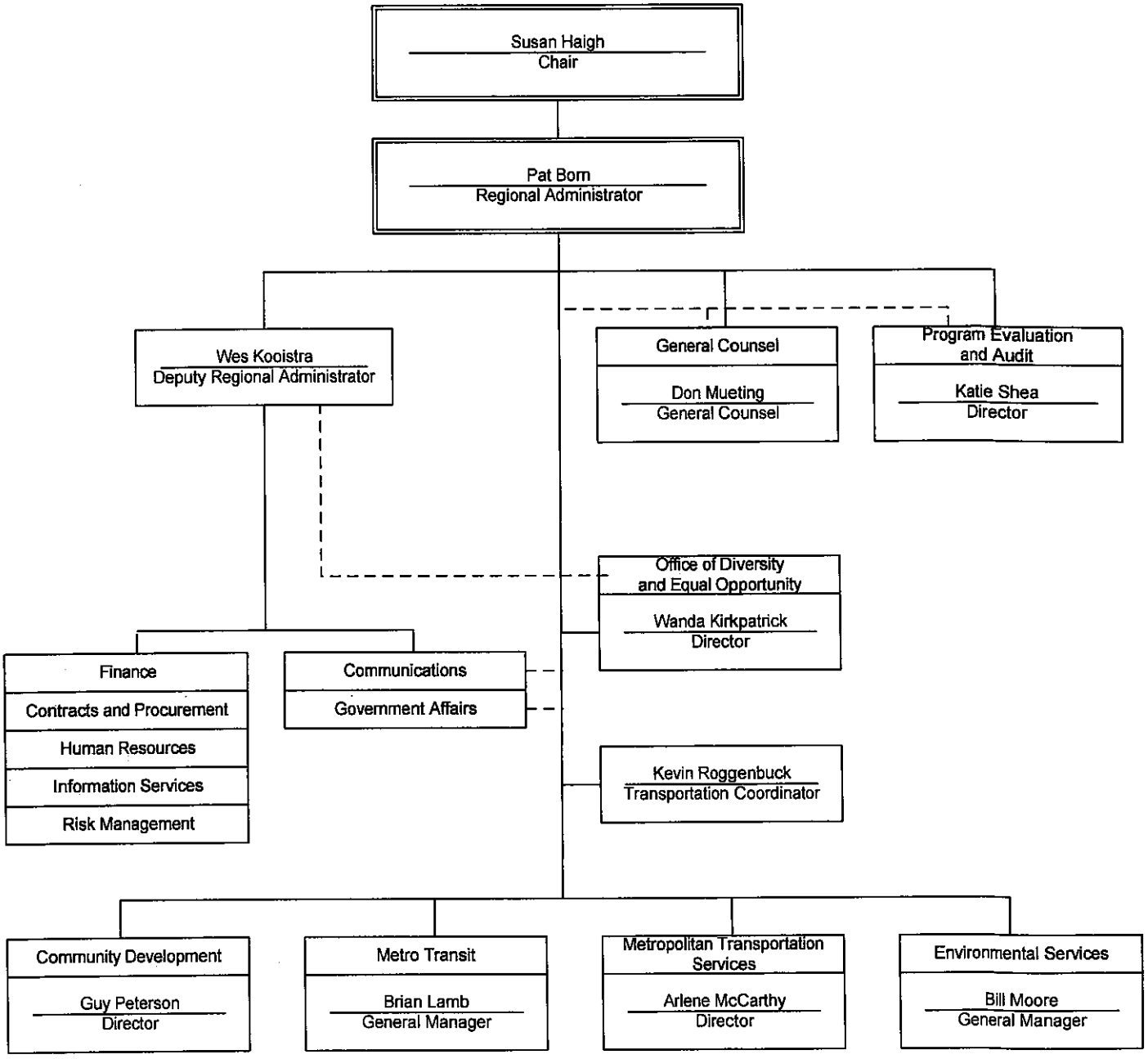
For its Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2010

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

President

Executive Director

Metropolitan Council Organization Chart



December 2011

Metropolitan Council

COUNCIL MEMBERS:	Term of Office	
	First Appointed	End of Term
Chair -		
Susan Haigh	Jan. 12, 2011	Jan. 1, 2015
District Members -		
District No. 1 -		
Roxanne Smith	March 2, 2011	Jan. 1, 2015
District No. 2 -		
Lona Schreiber	March 2, 2011	Jan. 1, 2015
District No. 3 -		
Jennifer Munt	March 2, 2011	Jan. 1, 2015
District No. 4 -		
Gary Van Eyll	March 2, 2011	Jan. 1, 2015
District No. 5 -		
Steve Elkins	March 2, 2011	Jan. 1, 2015
District No. 6 -		
James Brimeyer	March 2, 2011	Jan. 1, 2015
District No. 7 -		
Gary Cunningham	March 2, 2011	Jan. 1, 2015
District No. 8 -		
Adam Duininck	March 2, 2011	Jan. 1, 2015
District No. 9 -		
Edward Reynoso	March 2, 2011	Jan. 1, 2015
District No. 10 -		
John Đoàn	March 2, 2011	Jan. 1, 2015
District No. 11 -		
Sandy Rummel	March 2, 2011	Jan. 1, 2015
District No. 12 -		
Harry Melander	March 2, 2011	Jan. 1, 2015
District No. 13 -		
Rich Kramer	March 2, 2011	Jan. 1, 2015
District No. 14 -		
Jon Commers	March 2, 2011	Jan. 1, 2015
District No. 15 -		
Steven Chávez	March 2, 2011	Jan. 1, 2015
District No. 16 -		
Wendy Wulff	Apr. 22, 2009	Jan. 1, 2015

Metropolitan Council

OFFICERS

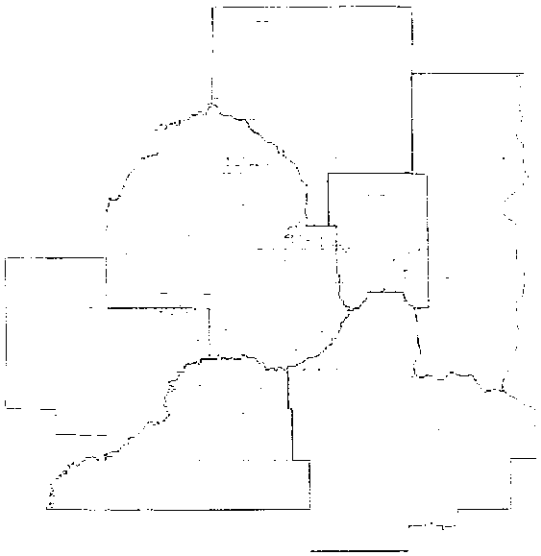
Susan Haigh, appointed	Chair
Harry Melander	1st Vice-Chair
Wes Kooistra	Treasurer
Emily Randleman	Secretary

FINANCIAL ADMINISTRATIVE OFFICIALS

Pat Born	Regional Administrator
Wes Kooistra	Deputy Regional Administrator
Mary Bogie	Chief Financial Officer

FINANCIAL SECTION

Metropolitan Council



Serving the Twin Cities seven-county metropolitan area

REBECCA OTTO
STATE AUDITOR

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INDEPENDENT AUDITOR'S REPORT

Metropolitan Council of the Twin Cities Area
Saint Paul, Minnesota

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Metropolitan Council of the Twin Cities Area, a component unit of the State of Minnesota, as of and for the year ended December 31, 2011, which collectively comprise the Metropolitan Council's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Metropolitan Council's management. Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Metropolitan Sports Facilities Commission, the discretely presented component unit. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Metropolitan Sports Facilities Commission, is based solely upon the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the report of the other auditors provide a reasonable basis for our opinions.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Metropolitan Council of the Twin Cities Area as of December 31, 2011, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

An Equal Opportunity Employer

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and Required Supplementary Information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. In accordance with auditing standards generally accepted in the United States of America, we have applied certain limited procedures to the required supplementary information, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Metropolitan Council's basic financial statements as a whole. The introductory section, the combining and individual fund statements and schedules, and the statistical section listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2012, on our consideration of the Metropolitan Council of the Twin Cities Area's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit. That report does not include the Metropolitan Sports Facilities Commission, which was audited by other auditors.

REBECCA OTTO
STATE AUDITOR

GREG HIERLINGER, CPA
DEPUTY STATE AUDITOR

June 27, 2012

Metropolitan Council

2011 Comprehensive Annual Financial Report

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www.metrocouncil.org

A component unit of the State of Minnesota

Resources for Home Ownership

Minnesota Housing:
Interest-free loans from $3,000 to $8,500 to help with downpayment and closing costs for eligible borrowers. http://www.mnhousing.gov/consumers/home-buyers/index.aspx or 651-296-8215

Ramsey County:
Buyer Assistance Program provides up to $20,000 in assistance to qualified buyers in suburban Ramsey County. Income and employment requirements apply. 651-266-8000 or http://www.co.ramsey.mn.us/ced/home_buyers.htm

Hennepin County:
Referrals to down payment assistance and home ownership education.
http://www.capsh.org/homebuying.htm or 952-933-9639 ext 281

Anoka County:
Provides up to 10,000 interest free forgivable loans to assist with down payment and closing costs. **http://www.accap.org/ or** 763-783-4747.

Carver County:
Referrals to down payment assistance and home ownership education.
http://www.carvercda.org/pages/Home1/
or 952-44807715.

Dakota County:
Interest free loans up to $10,000 and home ownership education.
http://www.dakotacda.org/homebuyers.htm#DPA or 651-675-4442

Washington County:
Referrals to down payment assistance and home ownership education.
http://www.wchra.com/homeownership.php or 651-458-0936.

Minnesota Home Ownership Center:
Referrals to down payment assistance and home ownership education throughout the state of Minnesota. http://www.hocmn.org/en/index.cfm or 651-659-9336

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F

Metro HRA
Project Based Voucher Program

Project Name	Address	City	Contact Information	Telephone Number	E-mail	# PBA Units	BR Size	Total Units in Project	Project Type	Coord.	Approved Contract Rent	AHAP Signed	HAP Contract Number
Bass Lake Apartments	Project for Pride in Living 1035 East Franklin Ave Minneapolis, MN 55404	New Hope	Leslie Seaberg	(612) 455-5132	leslie.seaberg@ppl-inc.org	2	2 - 1BR	11	General	Elyse	1BR $738 2BR $910	Existing Housing	2009-1
Bass Lake Townhomes	Same as Above	New Hope	Leslie Seaberg	(612) 455-5132	leslie.seaberg@ppl-inc.org	7	6 - 3BR 1 - 4BR	34	General	Elyse	3BR $995 4BR $1,100	Existing Housing	2009-1
Brandes Place	6128-6152 5th St.	Fridley	Shiva Anderson CommonBond Communities	(651) 290-6232	neal.hildebrandt@comm	16	9 - 2BR 7 - 3BR	16	Support	Fai-Yee	2BR - $933 3BR - $1196	4/18/2005	2005-2
Brickyard	709 Walnut	Chaska	Eric and Emily Carver County HRA	(952) 448-7715		6	6 - 1BR	32	General	Richard	EFF- $573 1BR - $734	Existing Housing	V000072
Clear Springs Road	4735 Clear Spring Rd.	Minnetonka	Amy Community Involvement Programs	(952) 938-3439	anorsten@cipmn.org	4	4 - 1BR	12	Support	Fai-Yee	1BR - $598	8/25/2006	2006-1
Clover Field Marketplace	Hundermark Rd. & Ridge Drive	Chaska	Matthew Hendricks CCHT	(612) 341-3148 ext. 229	mhendricks@ccht.org	15	3 - 1BR 8 - 2BR 4 - 3BR	115	General	Richard	1BR - $736 2BR - $883 3BR - $1019	9/25/2007	08-01
East Metro Place	3521 Century Ave. N.	White Bear Lake	Trisha Kaugmann East Metro Women's Council	(651) 773-8401	tckauffman@emwc.org	34	16 - 2BR 16 - 3BR 2 - 4BR	34	Support	Kelly Church	1BR - $765 2BR - $960 3BR - $1120 4BR - $1280	10/12/2004	2004-2
Emma's Place	2163 Van Dyke	Maplewood	Sharri Adams Emma Norton Residence	(651) 747-8766 ext. 104	sadams@emmanorton.org	13	6 - 3BR 7 - 4BR	13	Support	Chong Lee	3BR - $1192 4BR - $1336	7/23/2002	5-V0076
Family Affordable Housing Program	Scattered Sites	11 Cities	Terri Smith Metro HRA	(651) 602-1187	terri.smith@metc.state.mn.us	150	67 - 2BR 68 - 3BR 2 - 5BR	150	General	Colleen A.	2BR $820 3BR $1,050 4BR $1,200 5BR $1375	Existing Housing	2010-01

Metro HRA
Project Based Voucher Program

Franklin Lane	1827 Ferry St.	Anoka	Nicole LaCroix BDC Management	(612) 215-6833	nicolel@bdcmgmt.com	66	56 - 1BR 10 - 2BR	66	General	Nikki	1BR - $720 2BR - $925	5/10/2000	MN163V00 055
Sienna Green	2225-2265 Snelling Ave. N.	Roseville	Tanya Beck AEON	651-631-1400	tbeck@aeonmn.org	30	30 - 1BR	120	General	Washington	1BR - $750	6/15/2009	09-01
Linden Place	5501 Boone Ave.	New Hope	Jovita Stewart Project for Pride in Living	(763) 531-1908		8	4 - 2BR 2 - 3BR 2 - 4BR	35	General	Elyse	2BR - $901 3BR - $1093 4BR - $1336	1/24/2005	2005-1
Maple Ridge Townhomes	17549 96th Ave. N.	Maple Grove	Jeff VonFeldt	(952) 544-6769	jvonfeldt@duffydevelo pment.com	4	2 - 2BR 2 - 3BR	45	General	Kristi	2BR $825 3BR $945	Existing Housing	2009-1
No Place Like Home	4168-4176 Adair Ave. N.	Robbinsdale	Ryan Meyer Project for Pride in Living	(612) 455-5153	ryan.meyer@ppl- inc.org	15	15 - 1BR	15	Support	Jeri Lewis- King	1BR - $755 2BR - $855	6/12/2002	2003-3
North Pointe Townhomes	12721-51 Aberdeen	Blaine	Jessica Austin Sand Companies	(763) 755-3636	jmaustin@sandcompa nies.com	4	4 - 3BR	18	General	Stephanie	3BR - $890 4BR - $1009	7/3/2002	2003-1
Northstar Ridge	10020-10060 Dogwood	Coon Rapids	Brandy Northstar Residential (Duffy)	(763) 576-5155	northstarridge@nsresi dential.com janderson@nsresident ial.com	12	6 - 2BR 6 - 3BR	56	General	Kristi	2BR - $866 3BR - $1041	6/10/2002	2003-2
Old City Hall	9 - 1st St. W.	Waconia	Eric and Emily Carver County HRA	(952) 448-7715		13	11 - 1BR 2 - 2BR	13	General	Niambi	1BR - $720 2BR - $930	1/22/1997	MN46- V163-072
Sienna Ridge	11086 Cresthaven Trail	Woodbury	Jeff VonFeldt	(952) 544-6769	jvonfeldt@duffydevelo pment.com	5	2 - 2BR 3 - 3BR	41	General	Washington County	2BR - $760 3BR - $870	7/11/2007	2007-2
Town Square Apartments	1550 Larpenteur	Falcon Heights	Kathleen Sherman Associates	(651) 646-8237		25	25 - 2BR	119	General	Fai-Yee	2BR - $933	Existing Housing	2004-1
Trails Edge Townhomes	2675 Larpenteur Avenue	Maplewood	Amanda Hitzeman CommonBond Communities	(651) 290-6232	neal.hildebrandt@comm	4	2 - 3BR	48	Support	Pangta	2BR - $792 3BR - $911	Existing Housing	2009-01

20 Projects Total PBV Units 433 Updated October 2011

G.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA Five- *Year and Annual* PHA Plans

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ Five- Year and/or_**X**_ Annual PHA Plan for the PHA fiscal year beginning **2013**, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

H.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Metropolitan Council HRA

Program/Activity Receiving Federal Grant Funding

Section 8 Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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	Title
Beth Reetz	Executive Director
Signature	Date
X	

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

I.

Applicant Name

Metropolitan Council HRA

Program/Activity Receiving Federal Grant Funding

Section 8 Housing Choice Voucher Program

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 subrecipients 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	Title
Beth Reetz	Executive Director

Signature	Date (mm/dd/yyyy)

J.

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	☐ a. bid/offer/application b. initial award c. post-award	☐ a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
☐ Prime ☐ Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 4c	**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*): N/A	**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: Beth Reetz

Title: Executive Director

Telephone No.: 651-602-1060 Date: _____

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

Attachment K

May 17, 2012
Resident Advisory Board Meeting

Comment:

There should be a different eligibility scale allowing higher rents for elderly.

Response:

No change to PHA policy due to regulation requirements for program eligibility.

L.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Mark Ulfers the ED, Dakota County CDA certify that the Five Year and Annual PHA Plan of the Metropolitan Council HRA is consistent with the Consolidated Plan of Dakota County Consortium (Anoka County) prepared pursuant to 24 CFR Part 91.

Mark Ulfers (9-4-12)

Signed / Dated by Appropriate State or Local ~~Official~~

L.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Mark Ulfers the ED, Dakota County CDA certify that the Five Year and Annual PHA Plan of the Metropolitan Council HRA is consistent with the Consolidated Plan of Dakota County Consortium (Ramsey County) prepared pursuant to 24 CFR Part 91.

8-13-12

Signed / Dated by Appropriate State or Local Official

L.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Kevin Dockry the Administrative Manager, Housing certify that the Five Year and Annual PHA Plan of the Metropolitan Council HRA is consistent with the Consolidated Plan of Hennepin County Consortium prepared pursuant to 24 CFR Part 91.

Kevin D Dockry 8-1-12

Signed / Dated by Appropriate State or Local Official

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METRO HRA

L.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

Paul A Moe

I, ~~Reed Erickson~~ the Director, Small Cities Programs certify that the Five Year and Annual PHA Plan of the Metropolitan Council HRA is consistent with the Consolidated Plan of State of MN, DEED prepared pursuant to 24 CFR Part 91.

X

Signed / Dated by Appropriate State or Local Official