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| <b>Annual PHA Plan</b><br><i>(Standard PHAs and Troubled PHAs)</i> | <b>U.S. Department of Housing and Urban Development</b><br><b>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226</b><br><b>Expires 03/31/2024</b> |
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

**Definitions.**

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

| <b>A.</b>          | <b>PHA Information.</b>   |                             |                                 |                              |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |
|--------------------|---|-----------------------------|---------------------------------|------------------------------|-----|--------------------|----------|-----------------------------|---------------------------------|------------------------------|--|----|-----|--|--|--|--|--|--|
| A.1                | <p><b>PHA Name:</b> <u>Fargo Housing and Redevelopment Authority</u> <b>PHA Code:</b> <u>ND014</u></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>478</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1957</u></p> <p><b>Total Combined Units/Vouchers</b> <u>2435</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The public will be able to access this PHA Plan on our website or by requesting a copy at our main office.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="164 1717 1528 1780"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> |                             |                                 |                              |     | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |  | PH | HCV |  |  |  |  |  |  |
| Participating PHAs | PHA Code  | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |
|                    |   |                             |                                 | PH                           | HCV |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |
|                    |   |                             |                                 |                              |     |                    |          |                             |                                 |                              |  |    |     |  |  |  |  |  |  |

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| <b>B.</b>  | <b>Plan Elements.</b>  |
| <b>B.1</b> | <p><b>Revision of Existing PHA Plan Elements.</b><br/>         (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b><br/>         Please see attached "B.1 - 2025 Statement of Housing Needs and Strategies"</p> <p><b>Rent Determination.</b><br/>         HCV Payment Standards and Utility Allowances, PH Flat Rents and Utility Allowances.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>   |
| <b>B.2</b> | <p><b>New Activities.</b><br/>         (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p> <p><b>Demolition and/or Disposition.</b><br/>         Demolition of our ND014-000001 Lashkowitz High Rise (247 units) occurred in fall of 2023 with construction of 110 units of affordable housing/project-based vouchers started in spring of 2024 and estimated completion in winter of 2025. Approved disposition of 28 units of our ND014-000004 with proposed redevelopment of the property and land in summer of 2024, construction to begin in 2025, and completion in 2026 of 42+ units of affordable housing/project-based vouchers. Both are consistent with previous Annual Plans, comment is kept for continued updates going into 2025 and 2026.</p> <p><b>Conversion of Public Housing to Tenant-Based Assistance.</b><br/>         Demolition of our ND014-000001 Lashkowitz High Rise (247 units) occurred in fall of 2023 with construction of 110 units of affordable housing/project-based vouchers started in spring of 2024 and estimated completion in winter of 2025. Approved disposition of 28 units of our ND014-000004 with proposed redevelopment of the property and land in summer of 2024, construction to begin in 2025, and completion in 2026 of 42+ units of affordable housing/project-based vouchers. Both are consistent with previous Annual Plans, comment is kept for continued updates going into 2025 and 2026.</p> <p><b>Project-Based Vouchers.</b><br/>         Demolition of our ND014-000001 Lashkowitz High Rise (247 units) occurred in fall of 2023 with construction of 110 units of affordable housing/project-based vouchers started in spring of 2024 and estimated completion in winter of 2025. Approved disposition of 28 units of our ND014-000004 with proposed redevelopment of the property and land in summer of 2024, construction to begin in 2025, and completion in 2026 of 42+ units of affordable housing/project-based vouchers. Both are consistent with previous Annual Plans, comment is kept for continued updates going into 2025 and 2026. FHRA and Churches United completed an AHAP for 5 project-based voucher VASH units with HAP Contract to be effective in spring of 2025.</p> <p><b>Units with Approved Vacancies for Modernization.</b><br/>         FHRA will continue to review and carry out capital improvement plans as document in their strategic needs assessment conducted by USIG. FHRA will review all units to assess the need for complete modernization. FHRA will be replacing water heaters and furnaces in their scattered sites single-family homes. FHRA will be replacing siding and roofing on units of their scattered sites single-family homes.</p> |

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| <b>B.3</b> | <p><b>Progress Report.</b><br/>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.<br/><b>Please see attached Progress Report.</b></p>   |
| <b>B.4</b> | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.<br/><b>Please see attached Capital Fund Program - Five-Year Action Plan (2024-2028) approved on 5/16/2024 and Capital Fund Program - Five-Year Action Plan (2025-2029) submitted but not yet approved as of 10/7/2024.</b></p>  |
| <b>B.5</b> | <p><b>Most Recent Fiscal Year Audit.</b><br/>(a) Were there any findings in the most recent FY Audit?<br/>Y <input checked="" type="checkbox"/> N <input type="checkbox"/><br/>(b) If yes, please describe:<br/><b>Preparation of Financial Statements and Schedule of Expenditures of Federal Awards, Reconciliation of Significant Accounts, Material Adjusting Journal Entries, and Eligibility. See audit report for period ending 12/31/2023 attached.</b></p>  |
| <b>C.</b>  | <p><b>Other Document and/or Certification Requirements.</b></p>  |
| <b>C.1</b> | <p><b>Resident Advisory Board (RAB) Comments.</b><br/>(a) Did the RAB(s) have comments to the PHA Plan?<br/>Y <input checked="" type="checkbox"/> N <input type="checkbox"/><br/>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.<br/><b>FHRA has reviewed the written comments and the verbal comments that were brought up during the Resident Advisory Board meeting. Most comments made during the RAB meeting were for clarification purposes of the items covered and not related to changing FHRA's decision points. One comment from a RAB member voted "No" on approving the Annual Plan for 2025 due to FHRA not enforcing the asset limitation for all families at annual and interim reexaminations.</b></p> |
| <b>C.2</b> | <p><b>Certification by State or Local Officials.</b><br/><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |
| <b>C.3</b> | <p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b><br/><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>  |
| <b>C.4</b> | <p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.<br/>(a) Did the public challenge any elements of the Plan?<br/>Y <input type="checkbox"/> N <input checked="" type="checkbox"/><br/>If yes, include Challenged Elements.</p>   |
| <b>C.5</b> | <p><b>Troubled PHA.</b><br/>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?<br/>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/><br/>(b) If yes, please describe:</p>   |
| <b>D.</b>  | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>  |
| <b>D.1</b> | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b><br/>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>   |

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