



MINNEAPOLIS PUBLIC HOUSING AUTHORITY

AGENCY PLAN

5 Year Plan for Federal Fiscal Years 2001-2005
(PHA Fiscal Years 2003 - 2007)

Annual Plan for Federal Fiscal Year 2002
(PHA Fiscal Year 2003)

- ◆ Approved by the MPHA Resident Advisory Board on Tuesday, June 18, 2002.
- ◆ Approved by the MPHA Tenant Advisory Committee and the MPHA Board of Commissioners on Wednesday, June 26, 2002.

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: Minneapolis Public Housing Authority

PHA Number: MN002

PHA Fiscal Year Beginning: 10/2002

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the Minneapolis Public Housing Authority is to promote and deliver quality, well-managed homes to a diverse low-income population; and as a valued partner, contribute to the well-being of the individuals, families and community we serve.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
(ongoing *Moving to Work*)
(Create *Section 8 Homeownership Program*)
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
Social Workers provided for highrise buildings

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

The Minneapolis Public Housing Authority reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, in order to engage in activities including subsidiaries, joint ventures, partnerships and/or other business arrangements.

Annual PHA Plan
PHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Attachment mn002a01

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- L FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- H Membership of the Resident Advisory Board(s)
- K Brief statement of progress in meeting the Five-Year Plan Mission and Goals.
- Resident Membership of the PHA Governing Board.
- C Definition of Substantial Deviation and Significant Amendment or Modification.

Optional Attachments:

- PHA Management Organizational Chart
- M FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- I Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - N Capital Fund Program Performance & Evaluation Report
 - B Reasonable Accommodation Policy
 - D Voluntary Conversion Required Initial Assessment
 - E Section 8 Project Based Vouchers Statement
 - F Section 8 Homeownership Capacity Statement
 - G MPHA Homeownership Programs
 - J Comments & Responses

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	19,339	5	5	2	4	4	4
Income >30% but	11,429	5	5	2	4	4	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
<=50% of AMI							
Income >50% but <80% of AMI	5,572	4	5	2	3	3	3
Elderly	6,231	4	4	1	3	1	1
Families with Disabilities	*N/A	4	4	2	5	1	2
Small Families (2-4)	*N/A	4	3	3	2	4	4
Large Families (5+)	3,302	4	5	5	3	5	4
White	*N/A	5	5	2	3	3	3
Black	6,809	5	5	2	3	3	3
Hispanic	689	5	5	2	3	4	4
Native American	*N/A	5	5	2	3	3	4
Asian	*N/A	5	5	2	3	4	4

* Not listed in 2000 CHAS.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
* *Wait List*

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	7,118		1,025
Extremely low income <=30% AMI	6,157	86.5%	
Very low income (>30% but <=50% AMI)	868	12.2%	
Low income (>50% but <80% AMI)	93	1.3%	
Families with children	1,748	26%	
Elderly families	205	3%	
Families with Disabilities	602	8%	
White	783	11%	
Black	5,837	82%	
Native American	142	2%	
Asian	356	5%	
Hispanic	113	16%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5,370	75%	
2 BR	904	13%	
3 BR	583	8%	
4 BR	195	3%	
5 BR	66	1%	
5+ BR			

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Open for 0-1 bedroom highrise units for near elderly, elderly and disabled only. Closed for 2-6 bedroom units.)	
If yes:	
How long has it been closed (# of months)? 18 months	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,471		1,400
Extremely low income <=30% AMI	2,027	82%	
Very low income (>30% but <=50% AMI)	371	15%	
Low income (>50% but <80% AMI)	73	3%	
Families with children	1,181	47.8%	
Elderly families	0	0	
Families with Disabilities	619	25%	
White	620	25%	
Black	1,658	67%	
Native American	96	4%	

Housing Needs of Families on the Waiting List			
Asian	97	4%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes:</p> <p>How long has it been closed (# of months)? 42</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <ul style="list-style-type: none"> ◆ <i>Lease in Place.</i> ◆ <i>Waiting List families in concentrated areas moving to non-concentrated areas will receive opportunities for a Hollman Voucher.</i> ◆ <i>Mainstream disabled Hollman Program.</i> ◆ <i>Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.</i> ◆ <i>Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.</i> 			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - *Work with MCDA to implement Senior Affordable Housing Policy.*
 - *Explore possibility of selling MPHA properties and purchase other properties with proceeds.*
 - *Explore possibilities of issuing bonds as a mechanism for financing other affordable housing.*
 - *Explore possibility of fully utilizing MPHA's ACC authority.*
 - *Explore possibility of being a receiver for Tenant Remedies Act actions.*
 - *Purchase rental properties with Section 8 administrative funds for Section 8 and other affordable housing purposes.*

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
HUD has approved a designation plan of 15 public housing elderly buildings.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
(Through MPHA's Project Based Initiative)

Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Special outreach efforts to Somali and Southeast Asian Residents regarding Agency Programs.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$17,854,550	
b) Public Housing Capital Fund	\$17,046,388	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$36,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$239,000	
h) Community Development Block Grant	\$411,000	General Rehabilitation Resident Participation
i) HOME		
Other Federal Grants (list below)		
Section 8 Mod/Rehab	\$1,400,000	S8 Project Based Asst.
2. Prior Year Federal Grants (unobligated funds only) (list below) FY2001		
Public Housing Drug Elimination	\$700,000	Security
Development/Moving to Work	\$5,000,000	Public Housing Capital Improvements
Capital Fund FFY2001	\$3,500,000	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$11,000,000	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Sales Service/Rooftop Leases	\$350,000	Public Housing Operations
Interest	\$600,000	
4. Non-federal sources (list below)		
Total resources	\$94,100,938	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) (within an average of 6 months depending on availability)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) *Credit check, personal references*

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) *Under the terms of a Federal Consent Decree, MPHA refers applicants on the Low Rent Public Housing Waiting List to owners of property built as public housing replacement units. Those families may then be on a site-based waiting list maintained at each individual development.*

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) *Open houses at various sites, nursing homes and home visits.*

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One -- Family Units
- Two
- Three or More – Highrise Units

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) *Up to a maximum of 15 occupancy transfers per month.*

c. Preferences

- 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly or disabled*
 - Near elderly*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

5 Date and Time

Former Federal preferences:

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 6 Veterans and veterans' families
- 5 Residents who live and/or work in the jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 3 Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 Elderly or disabled
 - 2 Near elderly

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - Security Guard Post Orders
 - Agency Plan

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
1415 22 nd St E	129		
2415 3 rd St N	62		
1515 Park	182		
1707 – 3 rd Avenue	199		
809 Spring Street	32		
315 Lowry Ave N	193		
616 Washington St NE	35		
3755 Snelling	28		
1206 – 2 nd Street	57		
3205 37 th St E	28		

****NOTE:** While projects 2,5,13,25,40,45,47,53,58 have incomes above or below 85% to 115% because they are scattered site units, by nature they are deconcentrated and will not be included in the Plan.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)

- Other (list below)
State Sex Offender Registration Program
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
Current and past rental history if available.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
By US Mail as indicated in the public notice for opening the waiting list.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial term of the voucher will be 90 days and will be stated on the Housing Choice Voucher.

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request form and a form for recording their search efforts will be included in the family's briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 30 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will as a reasonable accommodation grant an extension allowing the family an additional 120 days of search time.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - ◆ *Lease in Place.*
 - ◆ *Waiting List families in concentrated areas moving to non-concentrated areas will receive opportunities for a Hollman Voucher.*
 - ◆ *Mainstream disabled Hollman Program.*
 - ◆ *Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.*
 - ◆ *Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 *Lease in place*
 - 1 *Waiting List families in concentrated areas moving to non-concentrated areas will receive opportunities for a Hollman voucher. (If these families are not able to utilize the Hollman voucher timely they will not lose their place on the regular Section 8 list.)*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices - *English, Somali, Cambodian, Lao and Spanish*
- Other (list below)

To reach persons who don't read, the Agency utilizes broadcast media, including Talking Book Radio and Public Service Announcements.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

3. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Current Section 8 Fair Market Rents and market conditions.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
HUD has approved exception rents for neighborhoods within the City of Minneapolis to enable Section 8 families to access housing in areas where rents are above 110% of the FMR.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

MPHA Section 8 Administrative Plan – Section 11.5 (A) (B)

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		

(list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) mn002101

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state namemmn002m01

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Note: MPHA is planning a Hope VI application and will list the development sites when they are determined.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Scattered Site	
1b. Development (project) number: MN02-039	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(01/03/02)</u>	
5. Number of units affected: 4	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development	

<input type="checkbox"/> Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 08/30/03

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 1b. Development (project) number: MN02-013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/03/02)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 07/30/03

Demolition/Disposition Activity Description
1a. Development name: Glenwood /Lyndale Community Center 1b. Development (project) number: MN02-04
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/01/02)
5. Number of units affected: 4

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 08/30/03

Demolition/Disposition Activity Description
1a. Development name: 555 Girard Terrace 1b. Development (project) number: MN02-094
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/06/02)
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/01/03 b. Projected end date of activity: 08/30/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with

disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Parker Skyview 1b. Development (project) number: MN002-35
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (11/08/94)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 333 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Riverside 1b. Development (project) number: MN002-17
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>7. Number of units affected: 150</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Hamilton Manor</p> <p>1b. Development (project) number: MN002-37</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>8. Number of units affected: 219</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Holland Highrise</p> <p>1b. Development (project) number: MN002-32</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Horn terrace (3 Buildings) 1b. Development (project) number: MN002-31
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected: 490 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Lyndale Manor 1b. Development (project) number: MN002-25
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Lowry Tower 1b. Development (project) number: MN002-23
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/08/94</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
12. Number of units affected: 192 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: The Atrium 1b. Development (project) number: MN002-42

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>13. Number of units affected: 297</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Spring Manor</p> <p>1b. Development (project) number: MN002-32</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>14. Number of units affected: 188</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Park Center</p>

1b. Development (project) number: MN002-16
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
15. Number of units affected: 184 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Cedar Highrise 1b. Development (project) number: MN002-30
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
16. Number of units affected: 190 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Signe Burckardt
1b. Development (project) number:	MN002-18
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(27/03/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
17. Number of units affected:	40
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Rainbow Terrace
1b. Development (project) number:	MN002-26
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(03/27/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
18. Number of units affected:	83
7. Coverage of action (select one)	

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program

Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name) mn002101
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below) *The Resident Advisory Board (RAB) met regularly with MPHA staff and served as a conduit for input from the various resident organizations and individual residents. The Plan that was presented to the MPHA Board for approval was developed with full RAB participation, therefore, there were no changes made as a result of RAB comments.*

B. Description of Election process for Residents on the PHA Board *

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

* *The Minneapolis City Charter determines how residents are appointed to MPHA's Board of Commissioners. The MPHA Board has two resident representatives; one is appointed by the mayor and one is appointed by the city council.*

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance

- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Minneapolis
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan Process resulted in \$411,000 being allocated to MPHA.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

mn002a01	Executive Summary
mn002b01	Reasonable Accommodation Policy
mn002c01	Definition of Substantial Deviation
mn002d01	Voluntary Conversion Require Initial Assessment
mn002e01	Section 8 Project Based Vouchers Statement
mn002f01	Section 8 Homeownership Capacity Statement
mn002g01	MPHA Homeownership Programs
mn002h01	Announcement of Membership of the Resident Advisory Board
mn002i01	Resident Advisory Board Comments and Responses
mn002j01	Comments and Responses
mn002k01	MPHA's Progress in Meeting Its 5 Year Plan Goals
mn002l01	FY2002 Capital Fund Annual Statement
mn002m01	FY2002 Capital Fund 5 Year Action Plan
mn002n01	Capital Fund Performance & Evaluation Report

EXECUTIVE SUMMARY

Below you will find a summary of the significant issues addressed in MPHA's FY2003 Agency Plan. The Agency Plan consists of a HUD designed template that identifies local housing needs, financial information, MPHA policies on eligibility, admissions, rent determination and various management and operational practices of MPHA.

Also included in the Fiscal Year 2003 Agency Plan are: Revisions to MPHA's Statement of Policies, the Fiscal Year 2002 Capital Fund Program Annual Statement and Capital Fund 5 Year Action Plan; the Capital Fund Performance and Evaluation Report, MPHA's Reasonable Accommodation Policy, Section 8 Project Voucher Statement and Revisions to Section 8 Administrative Plan; MPHA Definition of Substantial Deviation, Voluntary Conversion Required Initial Assessment, Home Ownership Capacity Statement, MPHA Home Ownership Programs Description, Progress Report on meeting the 5 Year Mission and Goals identified in the Agency Plan Template; a list of the Resident Advisory Board Members and comments from the Resident Advisory Board, Resident Organizations, individual residents, and community constituencies with MPHA's responses to all comments.

Significant Agency Plan Components:

- **5 Year Plan:**

Added language allowing MPHA to take full advantage of opportunities under Quality Housing and Work Responsibility Act (QHWRA) including subsidiaries, joint ventures, partnerships and/or other business arrangements.

- **Housing Needs of Families on Section 8 Waiting List:**

Completed HUD Required Chart that MPHA has been unable to complete in past years due to the inability to acquire the information with the Section 8 software that was in place. MIS is presently converting this information to other software and is able to retrieve the information required for this chart.

- **Annual Plan Strategy 2- Increase the number of affordable housing units by:**

Work with MCDA to implement senior affordable housing policy.

MPHA owns a number of properties in neighborhoods with very high property values. MPHA will explore the possibility of selectively selling these properties to private buyers at market values.

MPHA would then use those proceeds to purchase and/or develop properties in non-concentrated areas of the City that don't have as high of property values. The net proceeds after purchasing and developing these replacement units will be used for other affordable housing programs that MPHA is developing including the purchase of rental housing to be used for Hollman Section 8 voucher holders.

Explore possibilities of issuing bonds as a mechanism for financing other affordable housing.
Explore possibility of fully utilizing MPHA's Annual Contribution Contract (ACC) authority.
Explore the possibility of being a receiver for Tenant Remedies Act (TRA) actions.
Purchase rental properties with Section 8 administrative funds for Section 8 and other affordable housing purposes.

- **Deconcentration and Income Mixing**

Updated HUD required chart on deconcentration and income mixing.

- **Public Housing Drug Elimination Program (PHDEP)**

Eliminated this section of Agency Plan as HUD no longer provides funds under PHDEP.

- **Revisions to Statement of Policies**

Defined emancipated minor and Family Self-Sufficiency (FSS) Program.

Defined Live-In Aide and clarified the relationship between the Live-In Aide and the lease.

Changed admission requirements to include emancipated minor as eligible for public housing.

Criminal History: MPHA is evaluating its current admission policy with respect to criminal history and its impact on eligibility to admission to public housing.

MPHA staff has discussed the possibility of changes with residents, advocates and internally with staff. At this point, there is no strong consensus on what changes, if any, should be made.

If MPHA makes changes in this area, draft language will be made available to the MPHA Board at or prior to the June 26 public hearing. MPHA will ensure that residents have an opportunity for commenting on the draft language prior to its adoption.

Changed occupancy standards allowing two people to live in a studio (efficiency) unit.

Added language to clarify minimum rent hardship exemptions including the rights, responsibilities and obligations of tenants seeking temporary and long-term hardship exemptions from minimum rent. (The Section 8 Administrative Plan was revised to include the same minimum rent hardship exemption clarifications.)

Language was added to make it clear that a tenant must be lease compliant to request a transfer. The definition of Medical Transfer was updated to distinguish it from a reasonable accommodation transfer.

Clarified language for when someone can be added to the lease.

Added language to clarify MPHA policy when a mistake has been made in increasing a tenant's rent.

Revised Grievance Procedure clarifying that a violation of an agreement reached through an informal process will result in utilization of the formal hearing process.

Community Service will remain part of the Statement of Policies, but the requirement will not be enforced as directed by HUD.

Parking Policy was revised to inform tenants of the requirement for driver's license and insurance in order to park in highrise lots. Added language allowing commercial vehicles to park in lot if it is the sole vehicle owned by the tenant and the tenant meets other parking requirements.

Revised Sales & Service charge schedules to reflect actual MPHA costs.

Added language that requires a tenant to be lease compliant to have a pet and to provide management with a copy of inoculation records.

- **Revisions to Reasonable Accommodation Policy**

Added specific language that MPHA will not retaliate against persons who claim discrimination.

Clarified when a reasonable accommodation will and will not be granted and the process that MPHA will utilize in making this determination.

- **Revised Definition of Substantial Deviation**

Changed Agency Plan definition of Substantial Deviation to enable MPHA to make changes that are necessary to implement the Agency Plan and other policies adopted by MPHA without having to go through the costly and time consuming actions required to amend the Agency Plan.

- **Voluntary Conversion Required Initial Assessment**

Informed HUD through Agency Plan that MPHA had conducted the required initial assessment to determine if any of our public housing stock should be converted to Section 8. At this time MPHA is not recommending any such conversion but has reserved the right to do so.

- **Section 8 Project Based Voucher Statement**

MPHA will increase its ability to Project Base Section 8 Vouchers from 600 units to 800 units.

- **Home Ownership Capacity Statement**

MPHA included in this year's Agency Plan notice to HUD that it is reserving the right to initiate a Section 8 Homeownership Program.

- **MPHA Home Ownership Programs**

The addendum to our Agency Plan provides a description of our current home ownership programs, Home Ownership Made Easy (HOME) and Moving Home, our Section 8 homeownership demonstration program.

- **Section 8 Administrative Plan**

Informed HUD that as of October 2001 all Section 8 existing certificates were transitioned to vouchers.

Increased initial term of voucher for a participant to acquire housing from 60 to 90 days. Clarified that initial term plus extensions will not exceed 120 days without an extraordinary reason.

As a "reasonable accommodation", MPHA will grant an additional extension allowing families up to 240 days to utilize their voucher.

Clarified when Housing Assistance Payments (HAP) will begin. HAP payments will be made the first day of the month after all the following conditions are met: the unit passes HQS inspections, the rent is reasonable and affordable and the lease addendum is signed by both the landlord and the tenant.

Clarified that participating families will be allowed to move one time per twelve month period after the initial lease term has expired. Some exceptions were identified as part of the Section 8 Administrative Plan requires that a family who gives notice to vacate must have the landlord/agent sign and date proper notice to vacate in order to ensure continued assistance from MPHA. Procedures were clarified for those circumstances where a landlord may refuse to sign the vacate notice.

MPHA will not reissue a voucher allowing a family to port out if the family has moved out of their assigned unit in violation of the family obligations. MPHA may move for termination of the family from program assistance.

If a family moves from the Preservation Development they will be issued a voucher but MPHA will continue to track the voucher as a Preservation Voucher.

Voucher holders must provide written confirmation to MPHA from the owner stating that they agree to add a member to the lease other than through birth or adoption.

Administrative Plan updated to reflect the minimum rent of \$50.00.

MPHA detailed its procedures for soliciting and approving Project Basing proposals.

Resident Involvement in the Agency Plan Process:

MPHA used extraordinary efforts to solicit input in its development of the Agency Plan. The MPHA Board of Commissioners appointed the Resident Advisory Board (RAB) in accordance with the requirements of the federal regulations. RAB met on a regular basis working with Agency staff to consider proposals for the Draft Agency Plan. The Capital Fund Committee, chaired by MPHA Executive Director Cora McCorvey, also met regularly to develop the Capital Fund portion of the Agency Plan.

In addition, MPHA hosted Agency Plan information gathering meetings with highrise residents, family and scattered site residents, Section 8 participants and landlords, MPHA staff, as well as meetings with community constituencies. Information gathered from these meetings along with needs and issues identified by staff was utilized in developing the draft agency plan. RAB identified three priorities which were utilized in creating this year's Agency Plan: (1) the need to increase affordable housing, (2) security, and (3) overall improvement in the Section 8 program.

MPHA, in partnership with the RAB, hosted additional meetings with these same groups and reviewed the RAB priorities and draft Agency Plan. In total, over 300 residents participated in this year's agency planning process.

The plan lists the comments by the various resident organizations and key constituencies as well as those by individual residents and includes MPHA responses and changes to the Draft Plan based upon the comments raised by these constituencies.

The MPHA Board of Commissioners will held a public hearing on June 26, 2002 and after hearing final testimony approved the FY2003 Agency Plan.

MPHA is proud of its successful partnership with residents, staff and its community partners in developing this year's Agency Plan.

REASONABLE ACCOMMODATION POLICY

1.0 Purpose

The purpose of this policy is to help Minneapolis Public Housing Authority staff in providing reasonable accommodations to its applicants, public housing residents, Section 8 participants and other program recipients with a disability. It does not enlarge MPHA's duty under any law, regulation or ordinance. Where in conflict, the applicable law, regulation or ordinance shall prevail.

2.0 Mission Statement

MPHA's policy is to comply with the Rehabilitation Act, § 504 29 U.S.C. § 794, as implemented by 24 C.F.R. § 8, Americans with Disabilities Act, 42 U.S.C. § 2101 as implemented by 28 C.F.R. § 35 and 29 C.F.R. § 1630, Fair Housing Act, 42 U.S.C. § 3601 as implemented by 24 C.F.R. §100, Minnesota Human Rights Act, Minn. Stat. § 363 and Minneapolis Civil Rights Ordinance.

MPHA shall not discriminate against an applicant, public housing resident, Section 8 participant or other program recipient because of disability, race, color, creed, religion, national origin or ancestry, familial status, sex, sexual preference, veteran status, public assistance status, marital status, age, or political affiliation. MPHA shall not retaliate against a person who claims discrimination. MPHA shall not solely on the basis of a disability, deny benefits to an otherwise qualified person. MPHA shall give a qualified person with a disability through a reasonable accommodation an equal opportunity to participate in and benefit from its housing, aid, benefit or service.

By means of a reasonable accommodation, MPHA shall give a qualified person with a disability housing, aid, benefit or service that is equally effective as that provided to others without a disability. The term "equally effective" is not intended to produce an identical result or level of achievement as a person without a disability but is intended to give a person with a disability an equal opportunity to obtain the same result or level of achievement.

This policy shall be incorporated into MPHA's "Statement of Policies Governing Admission to Continuing Occupancy of Low Rent Housing" and "Section 8 Program Administrative Plan" and shall apply to all MPHA programs designed to provide financial or advisory assistance to persons seeking housing including the Family Self Sufficiency Program and Housing Counseling Programs.

3.0 **Definitions**

3.1 **A Person With A Disability Is One Who:**

1. Has a physical or mental impairment that substantially limits one or more major life activity;
2. Has a record of such an impairment; or
3. Is regarded as having such an impairment.

3.11 Specifically, excluded from the definition of a disability under the Americans with Disabilities Act are:

- a.) Sexual behavior disorders such as transvestitism, pedophilia, exhibitionism and voyeurism.
- b.) Compulsive gamblers, kleptomaniacs or pyromaniacs.
- c.) Homosexuality, bisexuality, gender disorders and transsexualism.

3.12 Under the Americans with Disabilities Act, the disability must be current and substantially limit one or more major life activity. Under certain circumstances, physical conditions such as high blood pressure and poor vision, which are corrected by medication or another measure, are not a disability.

3.13 Under 24 CFR § 100.201 (a)(2) *handicap* a disability does not include the current illegal use of or addiction to a controlled substance. Nor is being a transvestite a disability. Also, for purposes of eligibility for low-income housing a person does not have a disability solely based on any drug or alcohol dependence.

3.2 **Major Life Activity**

Includes but is not limited to caring for one's self, doing manual tasks, walking, seeing, sleeping, hearing, speaking, breathing, learning and working.

3.3 **Mental and Physical Impairments**

A mental impairment includes but is not limited to mental retardation, organic brain syndrome, emotional or mental illness and specific learning disabilities.

A physical impairment includes but is not limited to cosmetic disfigurement, neurological, musculoskeletal, senses, respiratory, cardiovascular, reproductive, AIDS, HIV-positive, digestive, genito-urinary, hemic, lymphatic and skin.

A mental or physical impairment includes but is not limited to cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, and mental retardation.

3.4 **A Qualified Person With A Disability:**

Is one who meets the essential eligibility requirements and who can achieve the purpose of the program or activity with or without modifications.

3.5 **Essential Eligibility Requirements**

Include but are not limited to: stated eligibility requirements like income; compliance with selection criteria; timely payment of financial obligations; care of premises; no disqualifying criminal or drug activities; respect for the rights of others; explicit or implicit requirements inherent to the program or activity; and compliance with all obligations of occupancy with or without supportive services provided by persons other than MPHA. A person may request a reasonable accommodation to meet the essential eligibility requirements.

For instance, a mentally ill person whose conduct even with a reasonable accommodation poses a significant risk of substantial interference with the health, safety or peaceful enjoyment of the premises, or would result in substantial physical damage to the property of others, may not be qualified for a project or program lacking the necessary supportive services.

3.6 **Reasonable Accommodation**

A reasonable accommodation may include a transfer, an alteration to the home or housing complex, or an exception to MPHA's rules, policies or procedures. While MPHA may accept the judgement of the person with the disability, that an accommodation is needed, it has the option to require the person to show the need for an accommodation.

The person with the disability has the burden to show that the accommodation is likely to enable the person to comply with the lease or the program and that the person will accept necessary assistance. However, MPHA cannot amend the lease or the program requiring the person to accept such services. MPHA may evict or deny admission to the program, if the rejection of the services results in conduct that violates the lease or program. For example, MPHA may not evict a tenant for not taking a medication, but may evict the tenant for conduct resulting in serious or repeated lease violations resulting from not taking the medication.

MPHA may accept the judgement of the person with the disability that the requested accommodation is the most appropriate. However, MPHA may investigate alternatives to the requested accommodation and/or alternative methods of providing the requested accommodation.

If more than one reasonable accommodation will satisfy the needs of the person with the disability, MPHA has the option to select the accommodation, which is most convenient and cost effective for it.

MPHA shall make a reasonable accommodation for a physical or mental impairment of a qualified applicant or recipient unless MPHA shows that (a) the accommodation would impose an undue financial and administrative burden; (b) fundamentally change the nature of the program; (c) the accommodation would pose a direct threat to others, the person's own health or safety; (d) the accommodation would result in substantial physical damage to the property of others; (e) the person can not meet the essential eligibility requirements; (f) the request is not a request for a reasonable accommodation; (g) there is a lack of documentation of the disability; (h) the documentation of the disability lacks credibility or foundation; (i) the accommodation has failed in the past and the person can not show new circumstances as to why the accommodation will likely work in the future; or (j) the request is based upon a personal preference or (k) another reasons as provided by law or regulation.

For instance, a reasonable accommodation is not a personal preference. A personal preference is the liking of something over another. In addition, a reasonable accommodation does not require MPHA to provide counseling, medical or social services that are outside the scope of services provided to other persons.

3.7 Exclusions

A person with a disability maybe excluded when a person's tenancy with or without a reasonable accommodation would pose a direct threat to others or the person's own health or safety, would result in substantial physical damage to the property of others, or if the person is not "otherwise qualified" for housing.

3.8 Undue Hardship

MPHA has the burden to show that the reasonable accommodation would result in an undue hardship. An undue hardship is a significant difficulty or expense or undue financial or administrative burden.

4.0 Communication

MPHA shall make reasonable accommodations to communicate with applicants, public housing residents, Section 8 participants, other program recipients and members of the public. Reasonable accommodations may include using auxiliary aids such as interpreters for applicants, Braille materials, large print materials, audio tapes, note takers or telecommunication devices for deaf persons. MPHA is not required to provide devices that are of a personal nature or that are prescribed or for personal use or study.

5.0 Application Process

During the application process, MPHA may ask all applicants the same appropriate questions. An applicant is not required to talk about a disability. However, MPHA may ask an applicant to verify a disability if the applicant asks for a reasonable accommodation. MPHA shall not assume that a person has a disability.

An applicant may refuse to explain negative information because it may reveal the existence, nature or severity of a disability. The applicant has the right not to talk about the disability. However, MPHA may have the right to deny admission because of a lack of information or negative information.

If an applicant requests a reasonable accommodation, the applicant has the burden to show that the accommodation is likely to enable the applicant to comply with the lease and that the applicant will accept necessary assistance. MPHA may make it a condition of an applicant's admission to accept supportive services, or attend a self-help group or rehab program if the applicant's history warrants. However, MPHA cannot amend the lease or program requiring the person to accept such services but may evict or deny admission if the rejection of the services results in conduct that violates the lease or program.

6.0 **Physical Accessibility**

Where practicable, MPHA's buildings will be physically accessible and usable by disabled persons. A physical accommodation is reasonable if it does not (a) cause an undue financial and administrative burden; (b) fundamentally change the nature of the program; (c) pose a direct threat to others or the person's own health; or (d) result in substantial physical damage to the property of others. Requests based upon personal preference or requests which are not requests for a reasonable accommodation will not be granted under this policy.

With each physical alteration, a cost base analysis may be needed. Cost base factors include but are not limited to the type of accommodations, cost, the size of MPHA's overall housing business, number of units, type of units, budget, expenses and ability to recoup the cost.

Alterations in new construction shall comply with federal and state law and regulations.

If a physical accommodation is unreasonable, MPHA may provide for program access at a different accessible location.

7.0 **Barrier Free Units**

It is MPHA's goal to provide barrier free units for persons with mobility-impairments of at least 5% of the total number of the units in each project as follows:

- 7.1 or the for the hearing or sight-impaired will be installed. MPHA will comply with accessibility standards as provided by the Uniform Federal Accessibility Standards, 24 C.F.R. § 40, Appendix A and the Americans with Disabilities Act Accessibility Guidelines.
- 7.2 The rehabilitation of existing projects that exceeds 75% of the replacement cost of the completed facility will include 5% barrier free units and as needed, equipment for the hearing or sight impaired will be installed. .

- 7.3 Alteration work in a dwelling unit that does not exceed 75% of the replacement cost of the completed facility, but is substantial in nature as determined by MPHA, will include the conversion of 5% of the units to barrier free at the time of construction.
- 7.4 Buildings receiving modernization work which include substantial work in the units but does not exceed 75% of the cost of the unit and with existing programs that service the disabled or frail elderly, the number of handicapped units may exceed 5% at MPHA's discretion.
- 7.5 Consistent with the provisions of this policy, barrier free units may be created to meet the specific needs of a resident in a building.

8.0 Accessible Units For Hearing and Sight Impaired

MPHA will modify units to reasonably accommodate residents with hearing or sight impairments consistent with the provisions of this policy.

9.0 Barrier Free Common Areas and Non Dwelling Areas

It is MPHA's goal to achieve barrier free common areas and non-dwelling sites as follows:

- 9.1 -dwelling areas within a building, which are not accessible, will be modified to meet accessibility requirements when the building undergoes comprehensive modernization or when making a reasonable accommodation.

10.0 Transfer To A Barrier Free Unit

To satisfy a reasonable accommodation, a resident may transfer to a barrier free unit in priority as follows:

- 10.1 First if available, the resident will be offered a unit in the same project.
- 10.2 Second, the resident will be offered if available, a barrier free unit in any building. If a unit is not available, the resident will be placed on a waiting list for a reasonable period of time.
- 10.3 Third, the resident's current unit may be modified to meet the needs of the resident consistent with the provisions of this policy.
- 10.4 Fourth, the resident will be offered a Section 8 certificate or voucher.

11.0 Disability Applicants On The Waiting List

A disabled applicant who is qualified and needs a modified unit, shall be offered a unit as follows:

- 11.1 When the qualified applicant is on the waiting list and when an appropriate modified unit is available and no tenant in the building needs the features of the unit.
- 11.2 When a qualified applicant is at the top of the waiting list, and an appropriate modified unit is not available, MPHA may modify the unit consistent with the provisions of this policy.
- 11.3 If an appropriate modified unit becomes available and no disabled applicant is on the waiting list and no tenant in the building needs the modified unit, the unit will be offered to the qualified applicant next on the waiting list. However, if the modified unit is needed for a disabled applicant or resident, the occupant in the unit shall vacate and transfer to another unit. The transferred tenant is entitled to due process.**Program Accessibility**

MPHA will make reasonable accommodations for qualified persons with disabilities to have access and use its programs. Except when necessary to maintain the fundamental nature of the program, MPHA will not use eligibility criteria, which adversely impacts upon disabled persons.

12.0 **Section 8**

When issuing a housing voucher to a family with a disabled person, MPHA shall include a current listing of available accessible units known to it. If necessary, MPHA will offer other assistance to the family in locating an available accessible dwelling unit. MPHA shall consider the special problems of a disabled person in locating accessible housing when considering requests for extensions of housing vouchers.

If necessary, MPHA shall request an exception to fair market rents to allow a Section 8 voucher holder to rent an accessible unit.

13.0 **A Disabled Person's Compliance with MPHA's Rules, Policies or Procedures.**

A reasonable accommodation may include an exception to MPHA's rules, policies and procedures. If an applicant or recipient can show that the failure to comply with a rule, policy or procedure was due to a disability, MPHA may reinstate the person's status. This may include reinstating the person to a waiting list at an original spot or setting aside the termination or eviction procedures.

If an accommodation failed in the past MPHA is not required to offer the same accommodation unless the person can show new circumstances as to why the accommodation will likely work in the future.

An exception to MPHA's rules, procedures and policies does not require a lowering or a waiver of the essential requirements of a lease or program. If a tenant refuses services or another reasonable accommodation, and violating conduct continues, MPHA may take the same action as it would with a person without a disability.

A disabled person is required to show documentation of the disability and the need for the accommodation. Without such documentation, MPHA need not offer an accommodation such as a companion or service animal. However, the person must maintain health and safety standards in keeping the animal. Animals that are dangerous or potentially dangerous under federal law or regulation, state law or local ordinance are not permitted.

14.0 **Grievances**

A grievance is any dispute which an applicant or recipient may have for MPHA's failure to provide the requested accommodation. A person or their representative shall present a grievance either verbally or in writing to MPHA's area Management Office within 10 working days after the receipt of the denial of the request. The grievance shall state:

1. The reasons for the grievance,
2. The action requested,
3. Name, address, and telephone of applicant or recipient.

The grievance shall be processed in accordance with MPHA's Grievance Procedures, as set out in its Statement of Policies Governing Admission to and Continued Occupancy of Low-Rent Housing or Section 8 Program Administrative Plan.

15.0 **Amendment**

The Executive Director may amend this policy when it is reasonably necessary to effectuate its intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated herein on the date that the Executive Director signs the amendment.

Definition Of Substantial Deviation

Substantial deviation is a material change to an MPHA policy that requires approval by MPHA's Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of MPHA's Agency Plan or other policy.

Voluntary Conversion Required Initial Assessment

In response to the Final Rule published on July 23, 2001 requiring initial assessments for Voluntary Conversion of Developments from Public Housing Stock. The Minneapolis Public Housing Authority (MPHA) has 57 developments of which nine are or will be designated in the near future for seniors only.

With regard to the non-designated developments, MPHA has concluded based on our initial assessment that it is inappropriate for MPHA to convert any of its public housing inventory to tenant-based assistance. We have reached this conclusion for the following reasons:

- Public Housing is more widely utilized in our community than tenant based assistance. Our Public Housing occupancy rates have been at 99% for over 5 years.
- MPHA maintains its properties at a level that allows our units to compete with other assisted and non-assisted properties in Minneapolis.
- MPHA has struggled to achieve over 90% utilization for our Section 8 tenant based assistance program. The main cause of this is that the vacancy rate for rental housing in Minneapolis and surrounding communities has been less than 2% for the past several years.

Based on these reasons, MPHA believes it would be inappropriate to convert any of its public housing inventory to tenant based assistance as it would not benefit the community and would likely adversely affect the availability of affordable housing in the Minneapolis community.

MPHA will continue to study this matter and reserves the right to request conversion in the future.

Section 8 Project-Based Vouchers

The Minneapolis Public Housing Authority (MPHA) is increasing availability from 600 units (15%) to 800 units (20%) of subsidy for use in buildings in which the owner agrees to construct or rehabilitate the dwelling units in compliance with federal regulations.

MPHA's goals for the program include contributing to the upgrading and long-term visibility of the City's housing stock, increase the supply of affordable housing and choice of location for very low income households, integrate housing and supportive services, and promote the coordination and leveraging of resources.

MPHA is pursuing the project basing of units because of the lack of availability of rental units in the City of Minneapolis. Current tenant-based vouchers and certificates are difficult for applicants to use. Project-basing can provide qualifying property owners with a reliable source of rental income and a steady stream of tenants. Applications for project basing will be accepted from owners with property located within the city limits of the City of Minneapolis.

Section 8 Home Ownership Capacity Statement

It is the Minneapolis Public Housing Authority's intention to establish a Section 8 Home Ownership Program pursuant to the requirements of the Quality Housing and Work Responsibility Act of 1998 and subsequent regulations adopted by HUD in September 2000.

Program participants will be required to pay a minimum down payment of three percent of which at least 1% of the down payment will be expected to come from the family's own resources.

MPHA will require that financing for the purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

MPHA Home Ownership Programs

MPHA operates two home ownership programs: **Home Ownership Made Easy (HOME)** and **Moving Home** a Moving To Work Section 8 home ownership demonstration program.

HOME:

The HOME program is for families who currently live in public housing or participate in the Section 8 program. It provides assistance to families purchasing their first home.

Services: Below market mortgage financing through participating lenders. Down payment and closing costs assistance. Information and referral for helping families identify whether or not they are ready for homeownership. Individual counseling and consultation. Referral to real estate agency familiar with local mortgage programs and experienced in working with first time homebuyers. Follow up to ensure that families successfully settle in their new home.

Moving Home:

The Moving To Work, Section 8 Homeownership Demonstration program, called Moving Home, will assist up to 50 Section 8 families who are first time homebuyers, have at least one dependent child and at least one adult in the household who is working fulltime. Families must be participants in MPHA's Family Self Sufficiency Program (FSS). Family income must be at least \$16,000 per year. Participants must be able to meet underwriting criteria and be able to qualify for and obtain a mortgage from a participating lender.

Services and requirements: Down payment and closing costs assistance. Homeownership counseling. Credit Counseling. The Section 8 Housing Choice Voucher will be used to for a period of up to 5 years so that their PITI is not in excess of 30% of their income. Participants will also pay an additional \$25.00 per month into an escrow account administered by a loan service officer to help pay for any necessary home repairs. Annual eligibility evaluations as is required under the Section 8 program. As long as the family remains eligible for Section 8 assistance, remains in the home and uses the home as the family's sole residence, has an outstanding mortgage, continues to participate in the FSS program and attends counseling as required; eligibility for the Housing Assistance Payment (HAP) toward the mortgage will continue for the full 5 year period. All homes to be purchased must pass the annual Housing Quality Standards Inspection for the life of the participants assistance in the program and an independent homebuyers inspection prior to home purchase.

Eligible families may receive a grant of up to \$1,000 to assist with downpayment assistance and to pay for the independent home buyer's inspection.

**Announcement of Membership of the Resident Advisory Board
FY2002 MPHA AGENCY PLAN**

James Anderson
(North Highrise)

Mary Koerner
(Scattered Site)

Cyndi Carter
(Section 8)

Joy Marshall
(Section 8)

Shirley Davis
(Family)

Ruth Menzel
(North Highrise)

Jean Hamling
(South Highrise)

Doug Schelske
(North Highrise)

Debra Jackson
(Scattered Site)

Oletha Scott
(South Highrise)

Josephine Johnson
(North Highrise)

Wes Wheeler
(South Highrise)

Resident Advisory Board

Final Comments On MPHA's Agency Plan

The Resident Advisory Board (RAB) participated in and received reports from 19 meetings held with highrise, family and scattered site residents, Section 8 participants and various community constituencies in the development of the MPHA Agency Plan. As a result of the input gathered from these meetings, RAB identified three priorities which they considered throughout the Agency Plan process. Those priorities were: (1) Increase affordable housing, (2) Security of residents and (3) Overall improvement of the Section 8 Department.

- ◆ The Resource Room should have better availability and locator services.

Response: The Resource room is staffed by a VITSA Volunteer and is linked to a computerized system that identifies most apartment vacancies in the Metropolitan area .It is the most complete apartment locator service available. MPHA is working to have more consistent access to the resource room.

- ◆ When will window cleaning service begin for residents?

Response: MPHA is looking at various options on how to address this issue. One is the formation of a resident owned Section 3 business that MPHA will contract with to address window cleaning. It is expected that some form of trial program be implemented this summer or early fall.

- ◆ 2121 Minnehaha needs to have a surrounding fence for security.

Response: The fence at 2121 Minnehaha is being procured for now. It will be installed late summer/early fall.

- There should be no change in the Criminal History Policy at this time and if changed in the future there should be a regular resident review period before the Board of Commissioners acts on any policy change.

Response: MPHA Agrees. The dialogue with residents and others regarding the Criminal History policy has reflected the various concerns and perspectives of all those involved with public housing. MPHA will not be making a specific change at this time but will continue the dialogue regarding this matter. Prior to any changes, MPHA will utilized the resident review process.

The Resident Advisory Board approved the FY2003 MPHA Agency Plan unanimously. .

Attachment mn002j02

FY2003 MPHA Agency Plan Comments & MPHA Reponses

Capital Improvements

- ◆ Regarding the plan to make 5% of buildings barrier free at the time of construction, does that apply only to buildings being rehabbed? What about existing buildings without rehab plans? And how was the 5% amount arrived at? Does MPHA have any data to indicate how many people need barrier free units? Do you know how many requests per year that MPHA gets for barrier free units?

Response: All MPHA developments that undergo rehab need to comply with Section 504 of the Fair Housing Act. When apartments are remodeled, the requirement is that 5% of these be made accessible to persons in wheelchairs. Furthermore, all highrises need to be on an accessible route and have accessible bathrooms and common areas on the first floor. MPHA is in compliance with all these requirements. MPHA received about 6 requests per year for barrier free units. To date, MPHA has been able to accommodate all requests.

- ◆ Even though resident's building voted for tinted windows, MPHA put in the windows they preferred instead. Also, voted for air conditioning in the central area of the building for better balance of air, instead of having residents open windows.

Response: MPHA has determined that tinted windows are not appropriate for residential apartments. The windows that are being installed are energy-efficient, thermo pane units that are very ease to operate.

All MPHA highrises have air-conditioned community areas.

- ◆ Outside window cleaning should be the responsibility of MPHA since MPHA is responsible for the type of windows installed. It is too hazardous & too heavy to be done by non-professionals. This is low priority & should be done on the basis of time & funds available & convenience to the residents.

Response: This is a good idea. MPHA Capital Improvements and Maintenance Department will explore how to accomplish this and provide recommendations to the Executive Director.

- ◆ Will worn blinds be replaced with shades?

Response: Worn or broken blinds will be replaced with new blinds to the extent possible.

- ◆ If a resident takes out the window to clean the outside and accidentally breaks it, is the resident liable?

Response: Yes. However, MPHA is looking into developing a program for window cleaning services for all highrise units.

- ◆ Resident at 800 - 5th stated that in the air conditioning sleeve the window does not come out for cleaning.

Response: The window above the air conditioning sleeve is fixed. Refer to above response on window cleaning.

- ◆ MPHA needs to think about saving money not just spending its resources (i.e., wind power, etc.)

Response: Thank you for the reminder. MPHA will continue to look for ways to be more efficient and cost effective in all its responsibilities.

- ◆ MPHA should build chemically & environmentally safe housing.

Response: MPHA's housing is as chemically and environmentally safe as the rest of the housing industry. All of our buildings have been improved to enhance fresh air ventilation for all departments.

- ◆ MPHA should check the insulation at Glendale. Homes are cold in the winter.

Response: All Glendale rowhouses were fully insulated recently to current code requirements. If there are cold areas in the winter, Work Orders should be notified so that all heating systems can be checked and balanced.

- ◆ Family resident has water in the basement in the spring & summer. What can be done and when corrected will MPHA remove the mold?

Response: Glendale is currently budgeted to receive grading and gutter improvements to deal with water infiltration problems. This work will be done along with concrete sidewalk and step repairs this summer. MPHA will remove the mold.

- ◆ Implement plan to combine rehab efforts, resident employment & evacuation plan for highrises that also addresses the needs of the handicapped. (Renovation efforts should include interior & exterior

repairs.) The addition of accessible escape routes with ladder & wheel chair accessibility, fire extinguishers, sprinklers & emergency phones should also be considered.

Response: There is a program in place called Section 3 that allows for employment opportunities for residents in MPHA funded activities. For more information, contact Leslie Woyee, Section 3 Coordinator at 342-1404.

MPHA is required to comply and is currently in compliance with Section 504 of the Fair Housing Act that enforces the creation of accessible escape routes. All MPHA's buildings are equipped with fire extinguishers as required. Sprinklers are currently not required by code and cost prohibitive to install.

At lease-up and annual re-exam, residents who need assistance, should the building need evacuating, fill out a form that is kept in the management office and in the fire panel. This form is then available to the Police & Fire Departments.

- ◆ All buildings should have emergency back up generators. It is important for security that besides elevators and stairwell lighting other essential systems need to be powered by the generator including the entry guard system and cameras and monitors.

Response: Currently all MPHA buildings 7 stories and higher plus 2533-1st Ave. S., 600 18th Ave. N. and 1314- 44th Ave N. are or will soon be equipped with emergency generators. At a minimum, elevators and emergency lighting are powered by the generators at all these buildings. In some buildings, there is additional equipment that is powered by the generators. MPHA is planning to add entry guard systems to the generator load at all buildings where this is currently not powered by the generators. MPHA is conducting an analysis to determine the cost of adding more equipment to be powered by the generators as well as whether the existing generators are capable of sustaining all the equipment add-ons. As this is a Capital Fund eligible activity, the decision to fund these improvements needs to be made at the building improvements planning meetings.

With regards to adding generators at all 6 stories and lower buildings, this is an improvement whose cost needs to be weighted against all other needs at each site as well as systemwide.

- ◆ Is there a possibility of installing a speaker system in 2728 East Franklin Avenue's community room?

Response: This is currently being purchased.

- ◆ Resident at 2419 South 5th Avenue is concerned about their stove. The stove is very old and the gas smell is overwhelming.

Response: A Work Order has been issued to fix or replace the stove.

- ◆ Resident at 2419 South 5th Avenue is wondering when rehab work in their bathroom will be completed (wasn't given a timetable/schedule).

Response: Communication issues have since been addressed with Capital Improvements staff.

Criminal History:

MPHA did not have a draft change to its agency plan regarding its Criminal History policy. However we engaged in dialogue with residents, staff and various stakeholders regarding our criminal history policy, to see if changes should be made. Rather than provide a response to each individual comment, MPHA will comment generally regarding this matter after listing the various individual comments.

- ◆ Resident does not want someone with a criminal history admitted to public housing -- wants to feel safe.
- ◆ MPHA needs to do more screening. Resident likes the current policy.
- ◆ Denial should be based on what the applicant has done, not on how many years they have been clean.
- ◆ If the policy is not broken, don't fix it. Keep the current policy.
- ◆ Criminal History Question-Forum, if possible an ad-hoc committee composed of residents & PHA staff to review & address concerns of language, legitimacy, bias, etc. as it relates to present MPHA policy & circumstance.
- ◆ What happens to immigrants who apply for housing? You cannot get criminal history on them so how can you be fair? Look back 2 to 3 years instead of longer.
- ◆ Do we use Interpol to screen foreigners? If not, why not?
- ◆ There is no way to do background checks on immigrants. This grants immigrants a preference for housing.
- ◆ An African American male resident feels he was profiled when he applied for housing. Since 9/11 there is a need to do more immigrant checking.
- ◆ Are sex offenders admitted to public housing?
- ◆ Because Afro-Americans have more arrests means they have more crimes. Do not base it on bias.

- ◆ If someone has a criminal history, ask for letters of reference from professionals.
- ◆ MPHA should limit the number of years to look back on someone's criminal history.
- ◆ MPHA needs to be aware of the company applicants keep. Do they associate with drug dealers, etc.
- ◆ Some people already in housing have or are committing crimes, but have not been caught.
- ◆ The policy should be reviewed. Once someone with a criminal history is admitted there should be a probationary period.
- ◆ Part of the criteria should be length of time and nature of the crime. Given the number of vulnerable residents more weight should be given to violent crimes than to lesser crimes or misdemeanors.
- ◆ Start a pilot program. Ease in applicants with less serious criminal histories & monitor then extend to applicants with more serious criminal histories.
- ◆ Build in a review process.
- ◆ Seniors have a natural bias against other cultures and situations they don't understand. As MPHA develops policies make sure they are fair to all.
- ◆ Resident compliments MPHA's efforts to address these questions. MPHA needs a quicker response to criminal background checks. People come back clean, but they are known drug dealers, etc. The quality of keeping buildings safe relates to MPHA's response time to problems.
- ◆ The housing application asks if you have ever been convicted of a crime. This violates the person's constitutional rights. How can you deny people for this? You should not hold this against a person.
- ◆ There needs to be an up-front public comment period for residents to be able to comment regarding a change in the Criminal History Policy.
- ◆ I disagree with the proposed policy of lowering the bar for admissions with people with criminal backgrounds. Given the reduction in security funding for Public Housing, admitting high-risk individuals with criminal records will create an undue burden without the needed sources of support. Although we all recognize that African Americans are disproportionately incarcerated, it cannot be the role of MPHA to undo this wrong. Many people in this situation need more than just a home. They need additional services like economic and other social services. We do not have the infrastructure for that.

- ◆ MPHA [should] add a provision to its admission policy limiting its use of old criminal history. It is hard for a tenant to overcome the brand of “criminal” once the information, no matter how old, is considered. We are not advocating for a relaxing of tenant screening standards. Rather, we are advocating for tenant screening that focuses on the most relevant data: in particular, what has the tenant’s criminal and rental history been for the last five years? The use of old criminal information is also problematic because of its disproportionate impact on people of color. MPHA’s policies, allowing for the use of old criminal information, pose a particular problem for people of color. Based on these considerations, we recommend the following policy: that MPHA not consider any criminal history if: 1) it has been more than five years since the offender completed his or her sentence, or, 2) in cases where no sentence was imposed, the information itself is more than five years old.

- ◆ The collateral consequences of a criminal sentence should not be life long; especially when there may exist de facto evidence that the system is racially biased. Create different waiting periods based on the severity level of the offense and the category of crime within the state criminal code. Part of the negative perception of police from minorities in this city is the lack of consequence to befall officers who make false arrests. MPHA should make complete certain that the consequence doesn’t instead befall to the victim – denial of public housing. It is time for the MPHA to clarify that “involvement in criminal activity” must be defined as *conviction* for such. In the interest of fairness, we urge the MPHA to recognize the dangers of creating a consequence of guilt when a court does not establish guilt. The MPHA must not assume that only reasonable arrests exist in court records, as unfounded arrests will not be expunged.

- ◆ What are the MPHA's current criminal history screening practices and guidelines for admission? What would be the proposed changes?

- ◆ How is this consistent with the top resident priority of increasing security?

- ◆ There is enough criminal activity in and around the highrises already without increasing the risk of more.

- ◆ The Public Housing Drug Elimination Grant has been eliminated by congress. What increased resources will be available to monitor and respond to problems that may arise by housing more "high risk" individuals?

- ◆ There are many vulnerable people living in public housing including the elderly and people with mental illness. Demographics indicate a dramatic increase in the elderly population in the near future. Is it a good idea to relax the criminal history eligibility requirements with so many vulnerable people living in public housing?

Response: MPHA initiated dialogue with residents and stakeholders regarding our criminal history policy as the result of concerns raised about how our policy may impact those on our waiting list or considering applying for public housing. The comments

reflect both the concern for safety and security for those who live in public housing and the desire to ensure that our policy is fair and sensitive to all who apply for public housing. At this time MPHA is not recommending any change in its criminal history policy but will continue the dialogue with residents and other stakeholders.

Draft Plan

- ◆ While waiting list data now is available in the Draft Plan, there are three waiting lists for public housing – elderly/near elderly, general occupancy and family units. The Draft Plan shows a combined Public Housing waiting list. We would like to see the three separate waiting lists included in the Plan, rather than the combined waiting list. It would more accurately reflect the make-up of the applicants waiting for specific types of public housing.

Response: The part of the plan where information about the waiting list is detailed is part of the HUD Template. The template provides only for the overall waiting list.

- ◆ Increase the public housing income target to 60%. This is an easily achievable goal, given past data.

Response: The current MPHA waiting list analysis shows that 86.9% of those on the waiting list have incomes at less than 30% of the Area Median Income (AMI). MPHA believes it is sufficient to utilize the HUD format that indicates we will exceed the HUD minimum.

- ◆ PHA Goal—Promote self-sufficiency and asset development of families and individuals. MPHA selected the objective to provide or attract support services to increase independence for the elderly or families with disabilities. We suggest that a good way to assist disabled applicants/residents is to hire an advocate who would serve on MPHA staff to assist people with a broad range of disabilities in making the best use of MPHA resources. An advocate on MPHA staff would have the best access to Agency policies and procedures, and could serve as a bridge between applicants/residents and staff at all levels of Agency administration and programming.

Response: While this is a good idea, MPHA has very limited funds. Minneapolis has a strong advocacy and support system for those with disabilities. We readily refer families to those advocacy groups and support services. We believe this strategy and our Reasonable Accommodation policy enables families with disabilities to get the support they need and MPHA to best utilize its limited resources.

- ◆ Does MPHA have current data on the lease-up rates for the income group < 30% AMI in both public housing and Section 8? The data available on the Resident Characteristics Report is quite dated. Also, we are interested in the lease-up rates for elderly, disabled and people of color.

Response: In the last year and a half 86.9% of new residents were below 30% of AMI in public housing. With regard to lease up information on age, disability and race, MPHA will have to run a report. MPHA's new Section 8 software will be able to pull this data effective July 24, 2002.

- ◆ On the waiting list data for public housing, the number of applicants is very large. Has the list been screened/updated for duplications?

Response: There could be a few applicants on more than one list (highrise & family) but no duplicates within the lists. The large number of applicants is an indication of the demand for the housing that MPHA provides to individuals and families in this community and is a clear illustration of why this agency and its housing resources are so vital today and for the long term.

- ◆ When exploring the possibility of selling MPHA properties, MPHA should sell to people with income guidelines so low-income people are still being housed.

Response: MPHA developed this idea as part of its asset management strategies. The goal is to increase the number of affordable housing units and MPHA resources. This comment does not contribute to that goal. However, MPHA has two homeownership programs that low-income residents can utilize to purchase a home.

- ◆ I hope that 5th Avenue will have fewer Somalis & more American citizens. It's about 70% Somali. We need more Hispanics, European & Caucasians. The new policy to deconcentrate buildings by income or race better be enforced or groups may notify HUD.

Response: The HUD required report on deconcentration applies specifically to concentrations of income groups. All highrise applicants are offered a number of choices regarding where they wish to live. Often people request to live in or near buildings where they have friends or relatives. We will be researching what requirements, if any, that MPHA may have if units become disproportionately populated by a specific cultural or ethnic group.

- ◆ Disperse the immigrant population. I have received complaints that there is too large a Somali population in specifically the Cedars Highrises.

Response: As noted above the deconcentration requirement addresses income not cultural or ethnic groups. MPHA will look to HUD for guidance on this issue.

Miscellaneous

- ◆ Resident questions the adequacy of the security guard company.

Response: Complaints regarding the Security Guard Company should be made to the manager of your building or you can call Mac Walton, MPHA Security Manager at (612) 342-1214. Generally, resident and satisfaction with the current security company has been higher than with any other security provider in quite some time.

- ◆ Residents should let their managers know if there is something happening in their building and use the Crime Tip Line (612) 342-1987. This does work, two people were evicted.

Response: Thank you. MPHA works to ensure that there are numerous ways that residents can act to let us know about problems related to security. The Crime Tip Line has been a useful tool for both residents and law enforcement.

- ◆ St. Mary's University has a Non-Profit Organization Course. Can we partner with them and others in participatory action research projects which involve low-income people in researching issues (and implementing projects) and gaining vital information and knowledge with which we can pursue policy reforms?

Response: MPHA is happy to consider possible partnerships with research and other organizations in efforts to improve life for residents. Each possible partnership will need to be considered specifically by MPHA.

- ◆ Residents would like their Resident Councils to pay a deposit (\$100) as a bond to be held so that residents would be able to use the community spaces without having to pay the deposit themselves.

Response: This is an interesting suggestion. MPHA is revising its Space Use Policy. We will forward this suggestion to the Resident Initiatives Department for further discussions with resident organizations.

- ◆ Can individual buildings/resident councils purchase bonds?

Response: Resident Councils should refer to their bylaws and funding agreements to determine whether they are able to purchase bonds. MPHA grants and resident participation funds are provided for specific activities detailed in each grant agreement or contract. Each agreement/contract should be examined, but generally, these funds would not be eligible for bond purchases.

- ◆ When MPHA is selling, demolishing or buying property in the area of the current highrises, could the council be informed?

Response: It has been MPHA's practice to notify the Tenant Advisory Committee (TAC) when selling, demolishing or buying property. We will include the resident organization in the area where we are taking action regarding property as a source to be contacted.

- ◆ Is there a written policy promoting community within the highrises and surrounding neighborhoods?

Response: MPHA's policy regarding promoting community is embodied in its Residents' Participation Program, which was effective in June, 1995. Through this program, MPHA is committed to promoting community, encouraging resident participation in the buildings, as well as the surrounding communities. This plan further provides for funds to Resident Councils for building efforts. Examples for these funds include the Community Development Block Grant Program and Resident Participation Funds.

- ◆ I would like to see more definition of the Family Self-Sufficiency (FSS) Program & more resident involvement.

Response: In order to find out more detailed information about the Family Self-Sufficiency Program please call the FSS information line at (612) 335-4413.

- ◆ There should be continued and more funding for the Diversity Committee.

Response: The Capital Fund Management Improvements Program has funding for the Diversity Committee. The amount of funding is determined through planning efforts of the Capital Fund Committee which includes a majority of residents.

- ◆ The announcement today about an interpreter (for sign language) being available and to "raise your hand if you need a sign language interpreter", deaf or hearing impaired obviously don't know to raise their hands. Just wondering what back-up plan might be in effect for that situation.

Response: When MPHA asked the question about the need for a sign language interpreter, the interpreter signed the message.

Reasonable Accommodation Policy

- ◆ Air conditioning should be considered a reasonable accommodation & medical need for some residents.

Response: Air conditioning can be considered a reasonable accommodation. Residents seeking air conditioning as a reasonable accommodation should provide MPHA with the required documentation.

- ◆ MPHA should have to pay the transfer costs if a resident needs to move due to a reasonable accommodation.

Response: MPHA does allow transfers as a reasonable accommodation. However, we do not feel it is our responsibility to pay moving costs as part of the reasonable accommodation.

- ◆ The change in the policy mission statement - paragraph 2, how can retaliation be determined?

Response: Retaliation occurs when a person engages in a protected activity such as in good faith making a claim of discrimination, adverse action occurs which may be an eviction, and the evidence shows that there is a causal connection between the two. If a claim of retaliation is made to MPHA, it will investigate the claim, issue a written decision and based upon the evidence and the definition above will take appropriate action.

- ◆ Has this area of the policy been reviewed by disability advocates, disabled residents & active community disabled advocates with residents & PHA staff?

Response: The Reasonable Accommodation Policy when first developed, was extensively reviewed by advocates, residents and MPHA staff. The change being recommended in this area of the policy is to clarify that MPHA will not retaliate against persons who claim discrimination.

- ◆ Who can be contacted at MPHA regarding a reasonable accommodation request for Section 8 participants? How can this accommodation be enforced?

Response: A Section 8 participant may ask any Section 8 staff person for an accommodation. If a Section 8 participant asks for an accommodation and the accommodation is denied or if the participant does not agree that the selected accommodation is reasonable, Section 8 will inform the participant in writing of the right to use the Informal Hearing Procedure. Also, at any time, the participant may file a claim of discrimination with HUD, the Minnesota Department of Human Rights or the Minneapolis Department of Civil Rights or file a lawsuit against the MPHA.

- ◆ MPHA should make it a priority to hire an advocate for Section 8 participants' issues with landlords, especially for participants with disabilities needing reasonable accommodation.

Response: MPHA agrees that the Section 8 participant issues with landlords including the needs of the disabled, who may benefit from a reasonable accommodation, are important. However, because of budget constraints and an inability to hire advocates for all special needs, MPHA does not employ advocates. A participant may contact Legal Aid, CHARP and other disability groups for such assistance and, the participant may also file a claim of discrimination with HUD, the Minnesota Department of Human Rights or the Minneapolis Department of Civil Rights or file a lawsuit against the

landlord.

- ◆ At 1710 Plymouth there is only one accessible unit per floor. MPHA needs more accessible units. As units are rehabbed make them (especially bathrooms) accessible. Most people would be able to use the units anyway even without a disability.

Response: At 1710 Plymouth, 5% of all its units are fully accessible as required by Section 504 of the Fair Housing Act. As apartments are rehabbed, they are made adaptable so those residents with wheel chairs can have them modified to HDCP accessible on request.

Section 8 Administrative Plan

- ◆ The briefing packet for prospective residents should include copies of the Reasonable Accommodation Policy and the Hardship Policy so that all applicants/residents have access to this information.

Response: MPHA informs a new tenant of many policies and rights, including the right to request a reasonable accommodation and a hardship exemption from paying minimum rent. In addition, MPHA informs the tenant of the right to request a reasonable accommodation and a hardship exemption at appropriate times throughout the tenancy. For instance, MPHA informs a tenant of the right to request a reasonable accommodation when serious lease violations occur and when the lease is terminated; and, to request a hardship on every monthly rental statement, when a tenant is placed on minimum rent and when a lease is terminated for non-payment of minimum rent. It would be very time consuming and costly for MPHA to provide a copy of all policies to every tenant. In addition, policies may change and prior versions become outdated. A tenant may request a copy of any policies at any time.

- ◆ No unit that is not fit for living should be approved or pass inspection. Inspectors should not turn a blind eye to substandard housing issues and defects and promote slum landlords. Tenants and landlords should be educated to what HQS are and are not. Tenants should be able to discuss concerns (confidentially) before inspections are conducted. This information should NOT be given to the landlord. Inspectors should be held accountable for what they say and do. No inspection should be done unless the landlord has cleaned the unit properly and it is "rent ready". It is not the tenant's responsibility to clean the mess left by contractors or previous tenants, workers, etc. Tenants are entitled to a copy of a truthful and accurate walk-through inspection at the time of

inspection addressing the whole unit and dwelling. Inspectors should not be allowed to alter, change, misrepresent or falsify what they saw or noted on the site inspection. The most common fail items list should be expanded --concise and clear--and followed to the letter.

Response: MPHA does not pass units that are not fit for living. All units must pass HUD Housing Quality Standards (HQS) inspection. All participants and owners receive written and oral guidance on HQS through handbooks, briefings and workshops. Tenants are able to, and frequently do, confidentially discuss concerns with Section 8 staff. It is important to note, however, that we must contact owners when participants complain to us about unrepaired items, that must be taken care of to meet HQS requirements. In the Section 8 program, it is the participant's responsibility to locate a unit and identify an owner interested in entering into a lease agreement. When a participant identifies a potential tenancy relationship with an owner, the participant submits a Request for Tenancy (RTA) to Section 8 and the RTA initiates the inspection process. Inspectors cannot alter, change, misrepresent or falsify what they see on a property/unit inspection. If a unit does not meet HQS, inspectors will "fail the unit". We follow HUD's Housing Quality Standards and have included several items that HUD does not require.

- ◆ There should be a technician who can work on the behalf of people with disabilities to help with any housing concerns between the tenant and landlord. Someone who knows the CFR rules and regulations, but also understands fair housing rights, reasonable accommodation and discrimination in housing particulars. They don't have to give legal advice, but they can at least help the tenant with understanding what they need to know as it relates to their program rights and responsibilities.

Response: Our Section 8 staff works directly with the support systems (i.e., social workers, family members, advocates) of Section 8 disabled participants and applicants.

- ◆ People are entitled to timely responses from case workers. If there is a problem or concern or something that needs attention. No participant should have to be put off because a file is "somewhere" else or the computer is not working. Your database should be able to give out certain information immediately. People, especially with disabilities, should not be put off; it causes undue stress and worry. Participants need care, consistency and continuity. You lose care with detail when your file is handled by too many different people, which leads to poor service and costly errors.

Response: The Section 8 Department documents the needs of all disabled participants. This allows us to quickly provide reasonable accommodation upon request. The Section 8 department was reorganized over the past two years. "Work centers" have been formed which allows staff to focus on very specific, clear-cut work activities. For example, one work center handles all inspection activities, another work center works with the participant through the entire participant lease up process, and another work center

completes all recertifications after a participant has been in the program for one year and any interim re-exams throughout the year.

- ◆ More should be done to protect the tenants from slum landlords. There should be no place for them in the MPHA Section 8 programs. If the units are not clean, safe, sanitary and healthy living environments, they are not program worthy.

Response: All MPHA Section 8 approved properties go through HUD required inspections. We do not allow landlords to receive Section 8 Housing Assistance Payments until inspections are completed and corrections are made.

- ◆ Homeownership is a right that should be granted whenever possible to all. No matter if you are married, single, work or receive SSI. If I have a benefit of \$850/month for housing, why do I want to pay it to a greedy slum landlord; it makes no sense. Why can't I use it towards a home of my own; someplace I can take care of.

Response: MPHA has two homeownership programs. One demonstration program allows participants to use a Section 8 Voucher toward their mortgage. We are also looking at creating a new option permitted by recent changes in the federal regulations that allow for the use of the Section 8 voucher for homeownership. If you are interested, please call Jan Hughes at (612) 342-1229.

- ◆ When a tenant moves is in many cases up to the landlord -- "30 days notice to vacate". The tenant should not be penalized if they are being forced out by the landlord. Why stipulate one time in a twelve-month period? Again, this shows favoritism to the landlord. They should be put on notice that they cannot in their contract force the tenant out within a certain period of time by giving them notice to vacate. This will put undue suffering on the family.

Response: MPHA is trying to address the delicate balance between the needs of Section 8 participants, landlords and the program itself. The Section 8 policy does allow an exception to this 'once in a 12 month period' if there is mutual agreement by the landlord and tenant.

- ◆ If a hardship presents itself, the tenant should be able to submit the information and receipts immediately and have the rent lowered. I have been told it only happens at recertification.

Response: If a participant family can document the need for a waived minimum rent, the request will be honored at any time the participant family encounters the hardship.

- ◆ Can a public housing resident as a single person apply for Section 8?

Response: Yes. We expect that the Section 8 waiting list will open within the next few months. We will advertise extensively when the list becomes open.

- ◆ Tenants should be tracked throughout the life of the voucher.

Response: MPHA recertifies all Section 8 participants every year. This activity accomplishes the suggestion made in this comment.

- ◆ Implement JIT (Just-in-Time) payments from MPHA. Schedule to ensure timely rental payments to landlords to encourage more property owners to embrace the voucher program. Establish a contract with the City to encourage landlords to make timely repairs.

Response: MPHA has recently implemented a new payment program that accomplishes this objective. MPHA is interested in developing external partnerships with the City of Minneapolis and landlords that will improve the overall conditions in which tenants and Section 8 participants live.

- ◆ Participant's apartment is no longer safe to live in & inspector agrees, but landlord says he won't make repairs because he cannot afford it. What can be done?

Response: MPHA encourages participants to report conditions that impact their safety. Every year MPHA does mandatory inspections of units in which participants live. When conditions are identified that need correcting, MPHA contacts the landlord. Failure of the landlord to make the necessary changes can result in the landlord being denied the housing assistance payment.

- ◆ Participant would like to thank housing for making her have to learn how to fix everything in her apartment so that she can keep her Section 8 home.

Response: Thank you.

- ◆ How will the State of Minnesota budget cuts affect the Section 8 program down the road?

Response: The impact of statewide budget cuts should have little effect on the Section 8 Program, as it is a federally funded program. However, the cuts to funding for the development of affordable housing could possibly impact the availability of units for Section 8 participants. MPHA, under its Agency Plan, is continually developing and implementing strategies to increase the amount of affordable housing.

- ◆ Participant was quoted \$475/month rent. After inspection of the unit, the inspector told the landlord he could get more money for the unit & the landlord raised the rent.

Response: This is not our practice. Our inspectors (or staff in general) do not advise landlords as to what to they should charge for rent. We only supply available payment standard information upon request. It is conceivable that a landlord simply asked the inspector for the maximum allowed payment standard for which to determine rent structure.

- ◆ If a person does not have a Section 8 voucher, can they still participate in the Homeownership programs?

Response: In order to participate in the MPHA Homeownership Programs a person must be a Section 8 Participant or a public housing resident. However, the City of Minneapolis and State of Minnesota have numerous first time homebuyer programs. If you are interested in these programs you should contact the Minneapolis Community Development Agency or the Minnesota Housing Finance Agency.

- ◆ Participant has experienced many problems with landlords and would like to pursue Homeownership. How does he/she go about this?

Response: As a participant in the Section 8 program, you may be eligible to participate in one of MPHA's two homeownership programs. For information please contact Jan Hughes at (612) 342-1229.

- ◆ Simplify & speed up process & program participation by improving rental rights education program for tenants & improve relations with landlords & increase networking efforts with other agencies to build partnerships to address the need for affordable housing.

Response: MPHA has reorganized its Section 8 Department with the goal of increasing efficiency and improving processes for participants. We have also revised our rental education program to better assist families with finding and keeping housing.

MPHA has developed key partnerships with various community organizations and landlord groups in order to improve relations and build better support resources for participants who need access to affordable housing. We see this as a continuous effort and are open to suggestions and ideas. Please feel free to contact the Section 8 program with any specific recommendations you may have.

- ◆ There is no preference for working families & people with disabilities for Section 8.

Response: MPHA Section 8 looks at the community and neighborhoods we serve, and based upon certain conditions and community changes, we strive to make the most practical decisions in our selection and eligibility processes. Our preferences were adopted based upon our view of the communities' greatest needs. While we did not specifically adopt a Preference for working families, we do have a preference for families

who head or spouse is actively participating in a self-sufficiency program or other program designed to promote economic independence. Further, we have made it a priority to seek special allocation vouchers to serve individuals and families who have a disability.

- ◆ The extension of an additional 120 days search time as a reasonable accommodation if the family includes a member with a disability is most generous.

Response: Thank you.

Security

- ◆ Place cameras to tape meetings, property managers, etc. & have access on cable in residents' apartments. Possibly do management updates to residents.

Response: MPHA's position is that placing cameras in community rooms may infringe on residents' privacy

- ◆ If residents don't have phones, MPHA should supply them so they can communicate with visitors.

Response: It is our understanding that phones can be purchased very inexpensively. If a resident is unable to purchase a phone, MPHA can refer them to a service organization that may be able to help.

- ◆ Are there funds available for security cameras in the elevators in the buildings?

Response: Security cameras for elevators are acquired on a case by case basis in consultation with the resident organization, MPHA Police Team and MPHA staff. Due to the cost related to purchase and maintenance of security cameras and the different needs at each building, we believe this is the appropriate approach.

- ◆ 2419 North 3rd Street needs a fence for security purposes; do the allocated funds for the building include this and when can we expect it to be completed?

Response: This building is currently funded under the Capital Fund Program and the requested fence is part of the scope. It is projected to be completed this summer.

- ◆ There are people who are using drugs in the buildings now. What is MPHA's policy regarding drug use?

Response: MPHA has a zero tolerance policy for drug use. Violators are subject to eviction.

- ◆ Who controls people after they get into housing? There needs to be more discipline and rule enforcement in the buildings.

Response: MPHA management is responsible for lease enforcement. If you are aware of situations where you believe lease enforcement is required, please contact your manager. If your concerns involve drugs or crime and you are uncomfortable or fearful about reporting your concerns you can call MPHA's Crime Tip Line at (612) 342-1987.

Statement of Policies

Grievance Procedures

- ◆ Grievance language seems to only pertain to non-payment of rent, what about language & other information included in the policy referencing the (how to's) if you are experiencing problems with PHA staff in highrises or the main office?

Response: The grievance language pertains to any type of grievance a resident may have with MPHA. The Agency Plan presentation focused only on changes to the Statement of Policies which in this case had to do with non-payment of minimum rent. This is why only non-payment of rent issues were presented for comment. If you are unable to resolve concerns with MPHA, you can utilize the grievance procedure.

Live-In Aide

- ◆ Are there several categories of live-in aides?

Response: There are not categories of live-in aides. Many residents need assistance at various times. The policy addressed in the Agency Plan deals with only when a resident needs someone to live in their unit to provide needed services.

- ◆ Is it unreasonable for MPHA to require a doctor to state whether or not a live in aide is qualified to deliver services?

Response: Based on comments received and feedback from the medical community, your concerns are well founded. MPHA is deleting this requirement from its Statement of Policies.

Minimum Rent/Rent Collections

- ◆ You are working full-time & paying 30% of your income for rent. You lose your job. When applying for a hardship exemption, MPHA finds out that you have a car & a computer with internet, but you need your car & computer to find a new job. Will you still be eligible for the hardship exemption or \$50 minimum rent?

Response: The Statement of Policies says, "MPHA may deny a hardship if a person owns a car or has internet services". Each case will be considered individually and if a resident demonstrates that these or other items are necessary, MPHA will not deny the hardship, provided all other requirements for determination of hardship exist.

- ◆ Residents may also need a car for medical services.

Response: See above response.

- ◆ If you have no income will you still have to pay the \$50 minimum rent?

Response: If you have no income and meet the requirements for hardship then you will not have to pay the \$50 minimum rent.

- ◆ MPHA should create a mechanism whereby residents can pay their rent with automatic debit, online bill payments or by phone.

Response: MPHA is continually exploring more effective means and methods for using technology. The use of e-commerce to enhance the payment of rent is one of the many technical possibilities. We will be reviewing this for the benefits it offers to both our tenants and the MPHA's operation. We will analyze this closely and report our findings. Where it makes sense, we will pursue implementing these new options.

- ◆ Benefits to married people in various government housing situations should not penalize their (married residents) monthly income(s) due to the fact that they are married.

Response: MPHA does not penalize married persons living in public housing. If you believe that your marital status has resulted in being penalized, please talk to your property manager. You always have the right to utilize the grievance procedure if you feel that our policies unfairly penalize you.

- ◆ Those who say they cannot pay the \$50 minimum rent can stop drinking alcohol or smoking & ditch the cell phone. If they do this stuff, do not believe them & investigate.

Response: When a request is made for a hardship exemption from minimum rent, MPHA verifies the hardship before granting the request.

- ◆ There should be a committee to decide hardship before advancing to the grievance procedure.

Response: MPHA believes its review process is sufficient. At this point, we do not see the need for a committee as a necessary component for granting a hardship exemption from minimum rent.

- ◆ MPHA should change the rent paid to 30% of net pay , and not gross, it's unfair to the people who work and pay a very high percentage of their pay for taxes, as well as, 30% of gross earnings, when people on disability, social security and even pensions only pay 30% of all money received.

Response: The calculation for how rents are determined are a matter of federal regulations. If you would like to see changes you will need to contact your congressional representatives.

- ◆ I believe the ceiling for rent paid per unit in a highrise is \$535.00 per unit, regardless of total income for the residents living there. This \$535.00 ceiling is not mentioned in the draft. Does this mean it is going to change? If not, I think it should be in the draft.

Response: No, it does not mean the ceiling rent will change. The reason it was not mentioned in the Agency Plan presentation was because only proposed changes were highlighted.

- ◆ Remove motor vehicle from the list of non-essential goods/services that can be used to deny a hardship exemption. For most families, a motor vehicle is an essential good.

Response: MPHA will not make a “blanket removal” of motor vehicles as non-essential goods/services. However, our policy says MPHA “may” deny... If a family demonstrates that the vehicle is essential to a specific need, e.g. job search, medical purpose, MPHA will allow the hardship exemption provided that all other criteria are met.

- ◆ It seems unreasonable to expect that the tenant make an immediate and complete repayment. Why couldn't MPHA enter into a repayment agreement with the tenant?

Response: This is required by the Federal Regulations.

Occupancy Standards

- ◆ It is known that people who choose to live in sexual relationships & choose to remain unmarried are not required nor forced to share one apartment. Such should also apply to married MPHA & other government housing providing equal opportunity to each to head his or her own & separate household.

Response: MPHA does not require married residents to live together.

- ◆ When occupancy is two, is there language stating they must also adhere to the rules of the building as well?

Response: All MPHA residents are required to abide by their lease and specific rules of the building in which they live. It makes no difference whether there are one or two people in the unit.

Parking Policy

- ◆ Establish a citywide parking lot plowing-towing policy for all MPHA housing parking lots. The policy would give all residents 48 hours of written-posted notice of mandatory vehicle removal from the lot for any reason. Plowing, sweeping, painting, tree trimming and any maintenance to the parking lot. Posted no later than 12 Noon and plowing and towing no earlier than 12 Noon 48 hours later. This notice should be posted on all resident doors, elevator stations, bulletin boards and building entrances. Give residents the consideration and respect they deserve to have enough grace period they need to move their car before it gets towed.

Response: While MPHA is sensitive to the concern raised by this resident, we believe the more immediate need for both safety and usability is to ensure that our parking lots are cleared in a timely manner and with as little delay as possible. This is to ensure that residents, visitors and staff can move about and also that when necessary, emergency vehicles have clear access when emergencies occur.

- ◆ We support the parking policy change that will allow a commercial vehicle to park in a lot if it is the sole vehicle owned by the tenant and the tenant meets other parking requirements.

Response: Thank you. We understand that a number of our residents own taxis that they use for their income and want to ensure that our policy does not interfere with their employment.

Pet Policy

- ◆ Residents should be required to be compliant with the city ordinances regarding pets. Pets should be licensed & residents should have to provide licensure to MPHA.

Response: Residents are also citizens of the City of Minneapolis and are required to be in compliance with the City ordinances regarding pets. Residents are required to provide MPHA with a copy of the City license.

- ◆ Residents should be required to make arrangements for their pets in case of an emergency (i.e., hospitalization, death).

Response: This is a good idea. MPHA will be revising its emergency contact form to include space where residents can inform us who to contact for caring for their pet in an emergency. MPHA still reserves the rights under its Statement of Policies regarding Unattended or Improperly Cared For Pets.

- ◆ What if a tenant who already has a pet becomes non-lease compliant? Would she/he be required to get rid of the pet? Does this pertain to specific types of lease violations or all?

Response: If a resident already has a pet and is non-lease compliant in areas related to the pet, such as unit upkeep, registration, etc., it could result in the resident being required to get rid of the pet. If the non-lease compliance is for other issues, MPHA may not require the resident to get rid of the pet.

- ◆ What if a tenant who already has a pet becomes non-lease compliant? Would she/he be required to get rid of the pet? Does this pertain to specific types of lease violations or all?

Response: If the matter that causes the tenant to become non lease compliant involves issues surrounding the pet, then the resident would be required to find a home elsewhere for the pet. For instances when a resident does not have a pet and wishes to have one, the policy applies to all types of lease compliance issues. In those cases where a resident already has a pet and becomes non-lease compliant, the reason for non-lease compliance is considered in determining the status of the pet.

Sales & Service Charges

- ◆ No mention is made about unplugging a toilet or drain when it is not the fault of the tenant.

Response: Our policy addresses those incidents when the problem is the responsibility of the tenant. If the problem is not the responsibility of the tenant, then there is no charge.

- ◆ I feel that the increase to \$50 for the lockout service is exorbitant, when there is more than one lockout in a calendar year. \$35 would be more reasonable. People with low incomes probably would not be able to pay in full immediately. There should be a provision for tenants to make payments, which are reasonable to and for the tenant. The \$50 lock charge, is also exorbitant. \$30 is reasonable and tenants should be able to make payments on this too.

Response: MPHA's purpose for the Sales and Service charge is to recoup the costs of services we provide to residents that are the responsibility of the resident Residents can work out a payment plan for paying sales and service charges. We spend hundreds of thousands of dollars each year to respond to various needs of residents that are the responsibility of the residents. Each dollar we spend here is one less dollar we can spend in other areas that support residents. This is an area where residents can do their part in

working with MPHA to make sure we are working together to meet residents' needs, while holding down costs in maintaining and preserving our housing resources.

- ◆ The proposals to more than double the charge for unplugging a tenant's drain (where the clog is the fault of the resident) from \$20 to \$50, for changing a tenant's lock from \$20 to \$50, and doubling the charge for a lock out from \$25 to \$50 seem steep. How were these proposed increases determined?

Response: These charges reflect the actual costs to MPHA to provide these services.

- ◆ Key tag charge of \$10 seems reasonable to me. However, tenant should be given the new key tag even if unable to pay for it immediately.

Response: Residents are billed for new key tags with their next rent statement.

- ◆ Care needs to be taken not to oppress the weak and/or poor.

Response: MPHA does not oppress the weak and/or poor. In fact, our agency is the largest provider of affordable housing to low income persons in the region and state. We believe our policies work to ensure our resources are directed to provide public housing families with safe, quality living environments.

- ◆ It is in part the person taking the work order to determine if the work order is an emergency.

Response: MPHA has provided the Work Order people with information that helps determine whether or not a situation is an emergency.

- ◆ Why can't the service workers who live in the buildings be asked to do simple repairs for a small fee?

Response: MPHA is careful not to create a conflict of interest nor have staff engage in independent activities for which MPHA can be held liable.

- ◆ If a resident is paying the minimum rent of \$50, how can a resident afford to pay a \$50 service charge?

Response: MPHA will impose the service fee for those situations that require such a fee. We will work with all residents to come up with fair and equitable strategies to pay the costs of fees that are consistent with the resident's ability to pay.

- ◆ We are concerned that more residents may be subject to eviction due to the inability to pay higher sales and services charges, especially residents who pay minimum rent. We recommend that MPHA study and compare the cost of evictions due to unpaid sales and service charges to the rate

of collection of these charges. More time should also be spent educating residents on how to avoid unnecessary sales and service charges.

Response: It is not MPHA's intention or goal to evict residents for issues related to sales and service fees. As noted above we will work with residents to develop a payment plan that is fair and reasonable given their situation. We work with and will continue our efforts to help residents understand what they need to do to avoid unnecessary sales and service charges.

- ◆ Regarding the proposal to charge a tenant a \$40 trip charge for after-hours work that was determined not to be an emergency. Isn't it the responsibility of the after hours work order personnel, not the tenant, to determine what constitutes an emergency? Are they provided with written criteria about this?

Response: After hours personnel are provided with information that helps determine what constitutes an emergency. They are not always provided with the correct information by the resident, if the resident disagrees with an assessment by MPHA she/he may utilize the grievance process to resolve the dispute.

- ◆ What if your lock has been tampered with, worn or the key is worn. How can a resident prove this? Do you still have to pay the lock charges?

Response: MPHA will not charge for lock changes if it is necessary due to ordinary wear and tear or is not the result of actions by a resident or his or her guest. If MPHA determines that the resident is responsible the Sales & Service charge will be assessed. If the resident does not agree they can utilize the grievance process.

- ◆ Make sure that MPHA is timely and responsive to the needs of the residents.
 - The average resident does not know the proper way to report a problem. Even when you know what to say to Work Orders, they do not respond appropriately. There should be training for residents on how to report a problem to Work Orders.
- ◆ When a resident calls in a Work Order why can't they ask the appropriate questions and recommend the proper procedure?

Response: This is a good idea. MPHA will forward this comment to all property managers who meet with all new residents prior to moving in. We will also work with the resident orientor program and the resident organizations to be sure all residents understand how to report a problem to Work Orders.

- ◆ Why can't the service workers that live in the building be asked to do simple repairs for a small fee?

Response: Service Workers are MPHA employees and must not have any conflict of interest in their work for the housing authority. In addition, as employees MPHA maybe liable for injury or damage.

- ◆ Residents sometimes need help installing air conditioners. Can they get help and MPHA charge a small service fee for this?

Response: Regarding AC unit installation, MPHA will take this request under advisement and consider adding it to MPHA's statement of policies at a later date.

- ◆ What happens if something significant happens and it is not the fault of the tenant? What if it damages the resident's personal property (i.e., water damage)? Who pays to replace that?

Response: MPHA is not insured for damage to a tenant's property. In general, if MPHA is at fault in causing the damage, MPHA will attempt to pay the tenant the fair market value of the damaged property. However, if the damage is caused by a third party such as another tenant or by an act of nature, MPHA is not responsible for the damage. Also, a tenant may obtain renter's insurance to protect against such losses.

- ◆ What is the current rate of collection on "sales and service" charges? Would there be an increase in lease terminations of residents who are unable to pay the increased charges, especially those paying minimum rent, and would these costs exceed the increase in revenues from higher "sales and service" charges?

Response: MPHA has not done a study on the rate of collections for Sales & Service charges. MPHA will work out payment agreements for those who cannot afford to pay the Sales & Service charges.

Tenant Selection/Unit Offerings –

- ◆ Offer all families two units before returning them to the waiting list. Do not use the Deconcentration Policy as criteria for unit selection.

Response: Due to the fact that the demand for MPHA's family housing far exceeds the available supply of family units, only one offer is given. It is rare that more than one family housing unit is even available at the time a unit is offered to a family, therefore it is not likely that MPHA could offer the opportunity to choose between available units.. MPHA certainly cannot afford to "hold" multiple available units in order to give families two offerings in light of the demand for this housing. If a family has a hardship reason for needing a certain location in the city, staff will honor that. Families who turn down the first offer lose their preference points for six months and will then return to the top of the list.

Positive Aspects of the MPHA Agency Plan

- ◆ Resident input is inclusive and representative of the MPHA resident population.

Response: Thank you. MPHA works very hard to have significant participation of residents in both developing it's Draft Agency Plan and providing input into the final Agency Plan.

- ◆ Extension of search time for disabled applicants needing reasonable accommodation is generous and much needed.

Response: MPHA has worked with both families in which a member has a disability and advocates in recognizing the time required for families to find an apartment that can accommodate the needs of the family. We appreciate the acknowledgement for our efforts to allow families the time necessary to secure housing.

- ◆ The voucher payment standards are high, with additional payment allowance available to disabled applicants needing reasonable accommodation.

Response: Again, thank you we work very hard to maximize the opportunities for participating families to find the housing they need.

- ◆ There is a wide range of admission preferences.

Response: Admission preferences are determined in consultation with participants, advocates and HUD. We try to be as open as possible.

- ◆ We have appreciated the time and cooperation of MPHA staff in what has been a thorough review process. We are committed to continuing to partner with MPHA to make public housing in Minneapolis even better and safer places for people to call home.

Response: Thank you. One of the things we have internally emphasized to our staff is the reality that we are providing places that are not just apartments, but homes for people. This perspective we believe contributes to the quality of service we provide for families.

- ◆ MPHA is head and shoulders above the other housing authorities in resident involvement in their Agency Plan Process. You should be commended for your efforts.

(CHARP)

Response: Thank you. MPHA has an ongoing commitment for involving residents and community stakeholders in all activities of the agency.

Progress in Meeting 5 Year Plan Goals

The Minneapolis Public Housing Authority has made significant progress in meeting its five-year goals as identified in its 5-Year Plan for Fiscal Years 2001-2005.

Expand the supply of assisted housing:

- ◆ MPHA in cooperation with the City of Minneapolis Community Development Agency (MCDA) developed a Senior Rental Policy to provide affordable housing for low income seniors and is working with both the MCDA and Mayor's office to implement this policy.
- ◆ MPHA secured funding from the Family Housing Fund that allows up to 50 families under its Moving To Work Section 8 Home Ownership Demonstration program to receive up to \$20,000 per family worth of down payment and closing costs assistance.
- ◆ MPHA Issued a Request for Proposal (RFP) for Project Basing Section 8 Vouchers and has received requests for utilization of 488 Vouchers. To date, the MPHA Board has approved 318 Section 8 Vouchers for Project Basing. In addition, the MPHA Board of Commissioners has taken action that would allow for up to 600 Section 8 Housing Choice Vouchers to be project based.
- ◆ MPHA's received notice from the IRS that its new non-profit affiliate, Community Housing Resources Inc. has been approved for 501(C) 3 status.
- ◆ MPHA has completed 385 of the 770 replacement housing units required by the Hollman Consent Decree and has commitments for all 770 units.
- ◆ MPHA is working with the MCDA and Mayor's office to develop strategies that will better utilize existing resources for affordable housing. Strategies include: MPHA purchase of rental property and renting them to Hollman Section 8 Voucher holders, match MPHA's unused ACC authority to residential development projects in the city and have MPHA become a receiver agency in Tenants' Remedy Act (TRA) actions.
- ◆ MPHA initiated an action that resulted in a family housing unit that had been deactivated for 25 years to be returned to the rent rolls.

- ◆ MPHA entered into a collaborative with Minneapolis Public Schools creating the "It's All About the Kids" program. 75 Housing Choice Vouchers will be made available to families connected with the Minneapolis Public Schools and seeking housing in neighborhoods where their children attend school. Counseling and other supportive services are part of this collaboration. To date 8 families have been housed and another 18 are in the process of being approved.
- ◆ Through MPHA's two Homeownership Programs 134 families have purchased homes freeing up the public housing units in which those families lived for use by other low income families.

Improve the quality of assisted housing:

- ◆ MPHA continues to be a high performer under the Public Housing Assessment System (PHAS) and has made significant strides in its Section 8 management operations.
- ◆ MPHA continues to implement its Capital Improvements program with effective use of Capital Funds and through meaningful resident involvement in identifying priorities and allocation of agency capital resources. To date, more than \$133 million in capital improvements work has been completed at MPHA properties throughout the city.
- ◆ MPHA conducted a comprehensive needs assessment of all its properties and has formulated its 2002 Capital Fund application and 5 year action plan.
- ◆ Through mixed financed agreements and negotiations with developers and community partners, MPHA has made significant progress in replacing public housing units and in the redevelopment of the city's near northside.
- ◆ MPHA opened its 5th Assisted Living Program in its public housing developments. Secured a \$250,000 grant from the State of Minnesota to help establish this program.
- ◆ MPHA showed an improvement in resident satisfaction pursuant to the HUD required survey.

Increase Assisted Housing Choices:

- ◆ MPHA contracted with Person to Person, Inc. to assist up to 650 families to utilize Hollman Vouchers to secure housing in non concentrated areas.
- ◆ MPHA has reached 100% utilization of its Section 8 Housing Choice Voucher program and has applied to secure additional Section 8 Vouchers in order to provide more opportunity for low income families to secure affordable housing.

- ◆ Set aside up to \$200 per family under the MPHA Mobility Counseling program to be available for families moving from concentrated to non-concentrated areas with Hollman Vouchers.
- ◆ The Section 8 Department, through recruiting and outreach efforts, successfully identified 208 new property owners and landlords for participation in the Housing Choice Voucher Program.

Provide Improved Living Environment:

- ◆ In 2001, MPHA completed rehab/preservation work in 25 Minneapolis neighborhoods on 27 single-family homes, 12 highrise buildings and the 184-unit Glendale town home development.
- ◆ MPHA is enhancing the quality of its services through a comprehensive training and performance program at the agency's new training facility that includes housing industry satellite broadcasts. Last year staff participated in seminars for safety, supervisory skills, public housing manager certification, customer service, maintenance specialist certification and more.
- ◆ MPHA expanded its partnership with the Minneapolis Police Department to create a second shift police team that operates exclusively for Public Housing security purposes.
- ◆ MPHA collaborated with residents at the Cedars highrises to preserve the Korean Gardens in a new and improved location.
- ◆ MPHA continued in its partnership with the Minneapolis Highrise Representative Council (MHRC) to enhance Project Lookout, a resident security program in MPHA highrises.
- ◆ MPHA conducted a Diversity Needs Assessment to identify strategies for improving the living environment for its diverse resident population.
- ◆ MPHA initiated steps to increase staff presence at its developments with expanded management office complexes being created at its 315 Lowry North highrise and its Glendale Family Development.

Promote self-sufficiency and asset development of assisted households:

- ◆ Expanded MPHA's Step Up program to include all Section 3 Eligible Residents

- ◆ Expanded Economic Development and Supportive Services (EDSS) program wallet to \$3000 dollars and targeted to families moving from concentrated areas to suburban developments.
- ◆ Worked with Department of Public Works and Private Developer for Near Northside Heritage Park Development to implement Section 3 employment and business goals for this \$200 million development.
- ◆ Set aside \$10,000 in Capital Fund / Management Improvements for Section 3 Residents to acquire various supports (e.g tools, steel toed shoes, bus passes and other small items that are necessary for participation in Section 3 related activities.

Ensure equal opportunity and affirmatively further fair housing objectives:

- ◆ MPHA continues to adopt and enforce agency policies that foster equal opportunity and further fair housing objectives. Revised various policy mission statements to include language asserting that MPHA will not retaliate against those claiming discrimination.
- ◆ MPHA is working with community partners to utilize 92 Mainstream Vouchers for use by public housing applicant who qualify under the Mainstream Disabled Program.
- ◆ MPHA is in the process of revising its Lease Termination Manual to foster consistency and accountability. In addition, MPHA is revising its procedures regarding the notice and processing of hardship exemptions to paying the minimum rent.
- ◆ Last year, MPHA, through its comprehensive apartment rehab program at highrises, converted a total of 14 apartments to be adaptable to handicapped accessibility for residents with disabilities.
- ◆ MPHA created a training program for all Somali residents that entailed 1-on-1 training using visual tools such as an explanatory flyer on the proper use of their apartment and equipment within the apartment.
- ◆ Through an extensive public comment period and tenant involvement, in 2001 MPHA revised its public housing lease to make it consistent between highrise and family housing units and to incorporate changes in the law under QHWRA of 1998.
- ◆ In 2001, MPHA revised its grievance hearing procedures for the denials of admission to public housing, lease terminations and tenant disputes. The form for denying admission, rules of the hearing, the hearing decision form and other relevant documents were revised. MPHA also trained relevant staff and hearing officers which included staff and residents on the procedure and new forms in an effort to standardize procedures and to implement the intent of federal law and regulation.

- ◆ The Section 8 Briefing Packet includes the HUD booklet "Fair Housing, It's Your Right". This booklet identifies what housing is covered, what actions are prohibited, additional protections for individuals with a disability, and also identifies instructions including who to contact if an individual believes their rights have been violated. This information is also presented during the briefing, and MPHA staff are available to answer questions or to assist individuals to connect with the appropriate agencies to file a claim.

- ◆ The MPHA Section 8 Department has hired a marketing person. A primary function of this position is to recruit new Section 8 landlords. The recruitment efforts have been focused on units in neighborhoods not concentrated by race or poverty and have also been focused on larger family units. The success of these efforts is partly measured by the increase in the number of landlords participating on the Section 8 Program. The number of participating landlords has increased from 1,625 in January of 2001 to 1,893 in January of 2002.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250102 Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	581,142			
3	1408 Management Improvements	1,048,688			
4	1410 Administration	825,000			
5	1411 Audit	15,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	512,161			
8	1440 Site Acquisition				
9	1450 Site Improvement	165,000			
10	1460 Dwelling Structures	10,038,249			
11	1465.1 Dwelling Equipment—Nonexpendable	192,000			
12	1470 Nondwelling Structures	74,000			
13	1475 Nondwelling Equipment	85,500			
14	1485 Demolition	200,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	15,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	13,751,740			
22	Amount of line 21 Related to LBP Activities	341,234			
23	Amount of line 21 Related to Section 504 compliance	82,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	203,800			
26	Amount of line 21 Related to Energy Conservation	733,650			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250102 Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2002	
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<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-6	Fees and Costs	1430	3 buildings	26,781				
	architects and engineers							
	Site Work	1450	3 buildings	165,000				
	fencing							
	parking lot, walks repair/replacement							
	Common Area Improvements	1460	3 buildings	12,000				
	finishes (floors in vestibules)							
	Community Room Improvements	1460	3 buildings	12,000				
	finishes (replace carpet)							
	Mechanical Systems	1460	3 buildings	44,500				
	HVAC improvements							
	Electrical Systems	1460	3 buildings	73,080				
	unit electrical upgrades		116 units					
	add heating components to emer gen		3 buildings					
	Elevators	1460	1 building	6,000				
	Hazardous Waste Remediation	1460	2 buildings	10,000				
	asbestos							
	Non Dwelling Equipment	1475	3 buildings	60,000				
	community room furniture							
MN 2-10	Fees and Costs	1430	1 building	29,619				
	architects and engineers							
	Common Area Improvements	1460	1 building	37,000				
	504 accessibility at entrance							
	Dwelling Unit Improvements	1460	49 units	49,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	bathroom rehab							
	Mechanical Systems	1460	1 building	78,000				
	HVAC improvements							
	Plumbing Systems	1460	1 building	16,125				
	Electrical Systems	1460	49 units	42,500				
	unit electrical upgrades							
	Elevators	1460	1 building	200,000				
	modernization							
MN 2-15.5	Fees and Costs	1430	1 building	22,331				
	architects and engineers							
	Common Area Improvements	1460	1 building	15,010				
	504 accessibility at doors							
	finishes							
	Building Envelope	1460	1 building	170,000				
	tuckpointing							
MN 2-15.5 (con't)	Mechanical Systems	1460	1 building	63,000				
	HVAC improvements							
	Plumbing Systems	1460	1 building	71,000				
MN 2-17	Fees and Costs	1430	1 building	23,275				
	architects and engineers							
	Dwelling Unit Improvements	1460	151 units	25,000				
	replace door closers							
	Building Envelope	1460	1 building	300,000				
	shelf angle repair/replacement							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Electrical Systems	1460	1 building	500				
	Elevators	1460	1 building	7,000				
	elevator upgrades							
MN 2-18.4	Fees and Costs	1430	1 building	7,714				
	architects and engineers							
	Dwelling Unit Improvements	1460	28 units	42,200				
	shower replacement							
	Plumbing Systems	1460	1 building	45,000				
	replace hot water heating tank							
MN 2-18.4 (con't)	Electrical Systems	1460	1 building	23,000				
	unit electrical upgrades							
	AC for management office							
MN 2-20.4	Fees and Costs	1430	1 building	35,783				
	architects and engineers							
	Common Area Improvements	1460	1 building	90,600				
	finishes (light fixtures)							
	entry and exit door replacement							
	Dwelling Unit Improvements	1460	62 units	159,580				
	bathroom rehab							
	Mechanical Systems	1460	1 building	31,500				
	HVAC improvements							
	Electrical Systems	1460	1 building	46,500				
	unit electrical upgrades							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevators	1460	1 building	182,500				
	modernization							
	Non Dwelling Equipment	1475	1 building	500				
	community room furniture							
MN 2-20.5	Fees and Costs	1430	1 building	14,707				
	architects and engineers							
MN 2-20.5 (con't)	Dwelling Unit Improvements	1460	31 units	6,600				
	miscellaneous improvements							
	Building Envelope	1460	1 building	162,500				
	masonry and roof repairs							
	Plumbing Systems	1460	1 building	41,000				
	replace hot water heater							
MN 2-21.6	Fees and Costs	1430	1 building	36,029				
	architects and engineers							
	Common Area Improvements	1460	1 building	5,800				
	504 accessibility							
	miscellaneous upgrades							
	Dwelling Unit Improvements	1460	32 units	140,750				
	504 accessibility conversion							
	kitchen and bathroom rehab							
	Mechanical Systems	1460	1 building	44,100				
	HVAC improvements							
	Plumbing Systems	1460	1 building	154,200				
	domestic water and sewer laterals							
	unit plumbing upgrades							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Electrical Systems	1460	1 building	39,850				
	unit electrical upgrades							
MN 2-21.6 (con't)	Elevators	1460	1 building	130,000				
	modernization							
MN 2-22	Fees and Costs	1430	1 building	6,734				
	architects and engineers							
	Common Area Improvements	1460	1 building	14,000				
	handrailing							
	Dwelling Unit Improvements	1460	1 building	39,200				
	shower base replacement							
	Mechanical Systems	1460	1 building	32,000				
	HVAC improvements							
	Electrical Systems	1460	1 building	1,000				
	Elevators	1460	1 building	10,000				
	upgrades							
MN 2-23	Common Area Improvements	1460	1 building	200,000				
	office conversion/reconfiguration							
MN 2-30	Fees and Costs	1430	1 building	17,955				
	architects and engineers							
	Dwelling Unit Improvements	1460	191 units	150,000				
	bathroom rehab							
MN 2-30 (con't)	Mechanical Systems	1460	1 building	86,500				
	HVAC improvements							
	Plumbing Systems	1460	1 building	20,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	miscellaneous plumbing upgrades							
MN 2-31	Fees and Costs	1430	3 buildings	130,242				
	architects and engineers							
	Dwelling Unit Improvements	1460	165 units	500,000				
	kitchen and bathroom rehab							
	Building Envelope	1460	3 buildings	347,100				
	façade and masonry repairs							
	Mechanical Systems	1460	2 buildings	219,500				
	HVAC improvements							
	Plumbing Systems	1460	3 buildings	414,000				
	valves, water heaters							
	unit kitchen sinks		165 units					
	Electrical Systems	1460	2 buildings	188,000				
	replace fire pump main breaker							
	unit electrical upgrades		165 units					
	ACs in units		328 units					
	Dwelling Equipment – non-expendable	1465	165 units	192,000				
	range and range hood replacement							
MN 2-32	Fees and Costs	1430	1 building	26,979				
	architects and engineers							
	Common Area Improvements	1460	1 building	37,000				
	504 accessibility upgrades							
	miscellaneous upgrades							
	Building Envelope	1460	1 building	78,000				
	hallway windows and doors							
	balcony handrailing repairs							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Mechanical Systems	1460	1 building	100,921				
	HVAC improvements							
	Plumbing Systems	1460	1 building	5,000				
	clean sewer lines							
	Electrical Systems	1460	1 building	139,500				
	upgrade electrical entrance gear							
	ACs for units							
	Non Dwelling Equipment	1475	1 building	25,000				
	furniture replacement							
MN 2-34	Fees and Costs	1430	2 buildings	85,012				
	architects and engineers							
	Common Area Improvements	1460	2 buildings	10,150				
	finishes and misc improvements							
MN 2-34 (con't)	Community Room Improvements	1460	2 buildings	7,000				
	door installation at entries							
	Dwelling Unit Improvements	1460	80 units	113,000				
	shower replacement							
	Building Envelope	1460	2 buildings	1,000,000				
	window replacement							
	Mechanical Systems	1460	2 buildings	6,000				
	Plumbing Systems	1460	2 buildings	75,000				
	unit plumbing upgrades		80 units					
	sewer laterals in units		127 units					
	Electrical Systems	1460	2 buildings	3,300				
MN 2-35	Fees and Costs	1430	1 building	49,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	architects and engineers							
	Plumbing Systems	1460	1 building	700,000				
	water lines and valve replacement							
ROWH OUSE								
MN 2-1	Common Area Improvements	1460	1 building	400,000				
	office reconfiguration							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SCATTERED SITES								
MN 2-13	Dwelling Unit Improvements	1460	30 units	450,000				
	LBP abatement/rehab							
MN 2-38	Dwelling Unit Improvements	1460	20 units	100,000				
	LBP abatement/rehab							
MN 2-43	Dwelling Unit Improvements	1460	10 units	100,000				
	LBP abatement/rehab							
MGMT/MAINT FACILITIES								
MN 2-4	Demolition	1485	1 building	200,000				
	building demo							
MN 2-93	Non-Dwelling Structures	1470	1 building	34,000				
	office reconfiguration/upgrades							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-96	Non-Dwelling Structures	1470	1 building	40,000				
	office reconfiguration							
AREA-WIDE	Contribution to Operations	1406		581,142				
	Management Improvements	1408		1,048,688				
	MIS Software, Training, Consulting			349,000				
	Training			172,750				
	Criminal History			70,000				
	Communications			62,000				
	Management Upgrades			15,000				
	Civil Rights Compliance			20,000				
	Resident Employment			145,000				
	Resident Initiatives Department			92,647				
	Special Projects			122,291				
	Administration	1410		825,000				
	Audit	1411		15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: FY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Physical Improv	18 mos			3 yrs			
All Management Improv	18 mos			3 yrs			
MN 2-6	12/03			03/05			
MN 2-10	09/03			12/04			
MN 2-15.5	07/03			07/04			
MN 2-17	09/03			12/04			
MN 2-18.4	05/03			02/04			
MN 2-20.4	11/03			05/05			
MN 2-20.5	06/03			06/04			
MN 2-21.6	10/03			04/05			
MN 2-22	05/03			02/04			
MN 2-23	04/03			01/04			
MN 2-30	12/03			03/05			
MN 2-31	02/04			08/05			
MN 2-32	01/04			07/05			
MN 2-34	01/04			06/05			
MN 2-35	08/03			01/05			
MN 2-1	04/03			01/04			
MN 2-4	05/03			02/04			
MN 2-13	03/04			09/05			
MN 2-38	03/04			09/05			
<i>continued</i>							
MN 2-43	03/04			09/05			
MN 2-93	06/03			03/04			
MN 2-96	12/03			12/04			
Mgmt Improvements							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: FY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MIS Sftwr, Trng, Con	03/04			09/05			
Training	03/04			09/05			
Criminal History	03/04			09/05			
Communications	03/04			09/05			
Mgmt Upgrades	03/04			09/05			
Civil Rights Compl	03/04			09/05			
Resident Employment	03/04			09/05			
Resident Initiatives	03/04			09/05			
Special Projects	03/04			09/05			
Administration	03/04			09/05			
Audit	03/04			09/05			
AW Building Systems	03/04			09/05			
Resident Special Needs	03/04			09/05			
MIS Hardware	03/04			09/05			
Mod Relocation	03/04			09/05			
Replacement Reserve	03/04			09/05			
Development Activities	03/04			09/05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	
	Annual Statement					
<i>MN 2-1</i>		115,000		910,000	995,000	
MN 2-3		321,644	84,370			
MN 2-8			1,557,600	389,400		
<i>MN 2-9</i>				1,145,898		
MN 2-10		178,829				
MN 2-13		200,000	300,000	300,000	300,000	
MN 2-14			381,765			
MN 2-15.4		300,487	297,950			
MN 2-15.5			121,658			
MN 2-16					1,693,763	
MN 2-17			217,356			
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing					<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	
	Annual Statement					
<i>MN 2-18.4</i>				262,385		
MN 2-18.5						630,928
MN 2-19				427,328		
<i>MN 2-20.4</i>				90,270		
MN 2-20.5						
MN 2-21.4		338,424				
MN 2-21.5		463,150		439,550		
MN 2-21.6						
MN 2-22				362,902		
MN 2-23		1,180,000				245,086
MN 2-24				1,191,234		
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing					<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	
	Annual Statement					
<i>MN 2-25</i>			1,560,639			
MN 2-26		570,819				141,010
MN 2-30/6		1,647,752	1,031,820	1,096,998		437,589
<i>MN 2-31</i>		661,184	1,778,260			
MN 2-32				1,275,403		
MN 2-33						988,114
MN 2-34		1,607,207				1,278,626
MN 2-35						2,190,094
MN 2-36			234,726	406,510		
MN 2-37		1,079,700	617,258	234,820		
MN 2-38		100,000	100,000	100,000		100,000
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Minneapolis Public Housing					<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	
	Annual Statement					
<i>MN 2-42</i>			787,567	1,232,304		839,889
MN 2-43		100,000	100,000	100,000		100,000
MN 2-93		30,000	172,000			20,000
<i>MN 2-96</i>		320,700	40,000	40,000		
Management Imp		1,000,000	1,000,000	1,000,000		1,000,000
Administration		825,000	835,000	835,000		840,000
AW Bldg Systems		1,376,908	1,560,840	1,578,027		1,556,488
Resident Spec Needs		50,000	50,000	50,000		50,000
MIS Hardware		75,000	75,000	75,000		75,000
Mod Relocation		5,000	5,000	5,000		5,000
Audit		15,000	10,000	10,000		10,000
Trans to Operations		800,000	400,000			
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 2	Activities for Year : 3 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 4 FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual Statement	<i>MN 2-1</i>	<i>Site Improvements</i>	115,000	<i>MN 2-3</i>	<i>Commons, Plumbing</i>	84,370
	MN 2-3	<i>Exterior Masonry</i>	321,644	MN 2-8	<i>Plumb/Elec Upgrades</i>	1,557,600
		Mech/Elec Upgrades		<i>MN 2-13</i>	<i>LBP Abatement/Rehab</i>	300,000
	MN 2-10	Exterior Masonry	178,829	MN 2-14	Apartment Upgrades	381,765
		Commons, Appliances			Mech/Plumb Upgrades	
	MN 2-13	LBP Abatement/Rehab	200,000	MN 2-15.4	Apartment Rehab	297,950
	MN 2-15.4	Exterior Masonry	300,487	MN 2-15.5	Site, Commons	121,658
		Elevator Rehab			Apartment Rehab	
	MN 2-21.4	Apartment Upgrades	338,424	MN 2-17	Commons/Community	217,356
		Mech/Elec Upgrades			Rehab, Plumb Upgrades	
		Building Envelope		MN 2-25	Commons, Apartment	1,560,639
	MN 2-21.5	Commons, Window	463,150		Rehab, Bldg Envelope,	
		Repl, Mech Upgrades			Mech/Plumb/Elec	
	MN 2-23	Exterior Masonry	1,180,000		Upgrades, Appliances	
	MN 2-26	Building Envelope	570,819	MN 2-30/6	Apartment Rehab	1,031,820
		Apartment Upgrades			Appliances	
		Mech/Plumb Upgrades		MN 2-31	Apartment Rehab	1,778,260
	MN 2-30/6	Apartment Rehab	1,647,752		Appliances	
		Appliances, Plumb/Elec		MN 2-36	Site, Mech/Plumb	234,726
		Upgrades, Commons			Upgrades, Exterior	
					Masonry	
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 2	Activities for Year : <u>3</u> (con't) FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>4</u> FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
ee	<i>MN 2-31</i>	<i>Mech/Plumb/Elec</i>	661,184	<i>MN 2-37</i>	<i>Site, Apt Upgrades</i>	617,258
nnual		<i>Upgrades, Commons</i>			<i>Exterior Masonry</i>	
Statement	<i>MN 2-34</i>	Exterior Masonry	1,607,207		<i>Mech/Plumb/Elec</i>	
	MN 2-37	Window Replacement	1,079,700		Upgrades	
	MN 2-38	LBP Abatement/Rehab	100,000	MN 2-38	LBP Abatement/Rehab	100,000
	MN 2-43	LBP Abatement/Rehab	100,000	MN 2-42	Commons, Exterior	787,567
	MN 2-93	FF & E	30,000		Masonry	
	MN 2-96	Exterior Masonry, Site, Commons, Mech, Elev Upgrades	320,700	MN 2-43	LBP Abatement/Rehab	100,000
				MN 2-93	Building Envelope	172,000
				MN 2-96	Office Improvements	40,000
	Transfer to Operations		800,000	Transfer to Operations		400,000
	Mgmt Improvements	MIS Softwr, Trng, Cnsg	1,000,000	Mgmt Improvements	MIS Softwr, Trng, Cnsg	1,000,000
		Training			Training	
		Criminal History			Criminal History	
		Marketing			Marketing	
		Communications			Communications	
		Management Upgrades			Management Upgrades	
		Civil Rights Compliance			Civil Rights Compliance	
		Resident Employment			Resident Employment	
		Resident Initiatives			Resident Initiatives	
		Special Projects			Special Projects	
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>5</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>6</u> FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>MN 2-1</i>	<i>Kitchen & Bath Rehab</i>	910,000	<i>MN 2-1</i>	<i>Kitchen & Bath Rehab</i>	995,000
MN 2-8	<i>Mech/Elec Upgrades</i>	389,400		<i>Site, Mech Upgrades</i>	
	Building Envelope		<i>MN 2-13</i>	<i>LBP Abatement/Rehab</i>	300,000
MN 2-9	Commons, Apt Bath, Mech/Plumb/Elec Upgrades, Appliances	1,145,898	MN 2-16	Site, Commons, Apt Rehab, Mech/Plumb/ Elec Upgrades, Exterior Masonry, Appliances	1,693,763
MN 2-13	LBP Abatement/Rehab	300,000			
MN 2-18.4	Commons, Exterior Masonry	262,385	MN 2-18.5	Building Envelope	630,928
MN 2-19	Site, Apt Upgrades, Mech/Plumb/Elec Upgrades, Elevators	427,328	MN 2-23	Commons, Apartment Upgrades	245,086
MN 2-20.4	Exterior Masonry	90,270	MN 2-26	Mech/Plumb Upgrades	141,010
MN 2-21.5	Site, Apartment Rehab Exterior Masonry Mech/Plumb/Elec Upgrades, Appliances	439,550	MN 2-30/6	Exterior Masonry	437,589
				Mech/Plumb Upgrades	
			MN 2-33	Apartment Rehab Mech/Plumb/Elec Upgrades, Appliances	988,114
MN 2-22	Apartment Rehab Exterior Masonry, Mech Upgrades, Elevators	362,902	MN 2-34	Commons, Apartment Rehab, Mech/Plumb/ Elec Upgrades, FF & E	1,278,626
Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 5

FFY Grant: 2005

PHA FY: 2005

Activities for Year: 6

FFY Grant: 2006

PHA FY: 2006

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MN 2-24	Apt Bath, Mech/Plumb	1,191,234	<i>MN 2-35</i>	<i>Site, Commons,</i>	2,190,094
	Elec Upgrades, Appl			<i>Apartment Rehab</i>	
<i>MN 2-30/6</i>	<i>Apartment Rehab</i>	1,096,998		<i>Mech/Plumb/Elec</i>	
	<i>Appliances</i>			Upgrades, Elevators	
<i>MN 2-32</i>	Site, Commons, Comm	1,275,403	MN 2-38	LBP Abatement/Rehab	100,000
	Room, Apt Rehab		MN 2-42	Apartment Rehab	839,889
	Mech/Plumb Upgrades		MN 2-43	LBP Abatement/Rehab	100,000
MN 2-36	Commons, Comm Rm	406,510	MN 2-93	Mech Upgrades	20,000
	Mech/Plumb/Elec		Mgmt Improvements	MIS Softwr, Trng, Cnsg	1,000,000
	Upgrades			Training	
MN 2-37	Site, Commons,	234,820		Criminal History	
	Mech/Elec Upgrades			Marketing	
MN 2-38	LBP Abatement/Rehab	100,000		Communications	
MN 2-42	Commons, Comm Rm	1,232,304		Management Upgrades	
	Kitchen Rehab, Mech/			Civil Rights Compliance	
	Plumb Upgrades			Resident Employment	
	Elevators, Appliances			Resident Initiatives	
MN 2-43	LBP Abatement/Rehab	100,000		Special Projects	
MN 2-96	Site Work, Roof	40,000	Project Administration		840,000
	Replacement		AW Building Systems		1,556,488
			Resident Special Needs		50,000
Total CFP Estimated Cost		\$			\$

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: MN46POO270999 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 1999	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	2,410,298	2,385,174	2,385,174	2,373,946	
4	1410 Administration	1,084,027	1,084,338	1,084,338	1,084,338	
5	1411 Audit	9,197	9,197	9,197	9,197	
6	1415 liquidated Damages					
7	1430 Fees and Costs	794,487	795,590	795,590	795,590	
8	1440 Site Acquisition					
9	1450 Site Improvement	75,748	75,748	75,748	75,748	
10	1460 Dwelling Structures	9,352,748	9,352,830	9,352,830	9,352,830	
11	1465.1 Dwelling Equipment—Nonexpendable	17,609	17,609	17,609	17,609	
12	1470 Nondwelling Structures	730,510	730,510	730,510	730,510	
13	1475 Nondwelling Equipment	616,057	641,069	641,069	614,377	
14	1485 Demolition	1,396,035	1,396,035	1,396,035	1,396,035	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	342,894	341,510	341,510	341,510	
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	16,829,610	16,829,610	16,829,610	16,791,690	
21	Amount of line 20 Related to LBP Activities	1,113,500	1,113,500	1,113,500	1,113,500	
22	Amount of line 20 Related to Section 504 Compliance	437,370	437,370	437,370	437,370	
23	Amount of line 20 Related to Security	115,000	115,000	115,000	115,000	
24	Amount of line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Highris								
MN 2-3 800 5 th)	Site Work walks, patios, landscaping, fencing	1450	1 building	409	409	409	409	100% complete AW landscaping
	Mechanical Systems HVAC improvements	1460	1 building	7,216	7,216	7,216	7,216	AW energy improvements ongoing
	Building Systems elevator upgrades	1460	1 building	974	974	974	974	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	187	187	187	187	100% complete
MN 2-6 Cedars)	Consulting Fees architects and engineers	1430	3 buildings	2,720	2,720	2,720	2,720	100% complete consultant for mod, see CFP2000
	Common Area Improvements mgmt areas, misc. improvements finishes (walls, floors, ceilings)	1460	3 buildings	68,406	68,406	68,406	68,406	100% complete
	Mechanical Systems HVAC improvements	1460	3 buildings	23,933	23,933	23,933	23,933	AW energy improvements ongoing

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-6 (cont.) Cedars)	Elevators upgrades	1460	3 buildings	7,213	7,213	7,213	7,213	100% complete
	Nondwelling Equipment community room, commons offices and maintenance	1475	3 buildings	31,956	31,956	31,956	31,956	100% complete
MN 2-8 Elliot)	Consulting Fees specialty consultants	1430	2 buildings	20,679	20,679	20,679	20,679	100% complete hazardous material consultant
	Mechanical Upgrades HVAC improvements domestic water system improvements	1460	174 units	92,681	92,681	92,681	92,681	100% complete portion of mod, see CG VII
	Nondwelling Equipment offices and maintenance	1475	2 buildings	2,816	2,816	2,816	2,816	100% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-9 (Hiawatha)	Consulting Fees	1430	2 buildings	1,717	1,717	1,717	1,717	100% complete
	architects and engineers							
	specialty consultants							
	Common Area Improvements	1460	2 buildings	46,609	46,609	46,609	46,609	100% complete
	504 accessibility							automatic doors
	finishes (walls, floors, ceilings)							
	Dwelling Unit Improvements	1460	266 units	1,327,801	1,327,801	1,327,801	1,327,801	100% complete
	kitchen rehab							portion of mod, see CG VII
	Building Envelope	1460	2 buildings	72,082	72,082	72,082	72,082	100% complete
	roof, parapet, soffit, fascia							
	ac sleeves							
	external lighting							
	Mechanical Systems	1460	2 buildings	31,948	31,948	31,948	31,948	AW energy improvements
	HVAC improvements							ongoing
	Elevators	1460	2 buildings	13,397	13,397	13,397	13,397	100% complete
	upgrades							
	Nondwelling Equipment	1475	2 buildings	361	361	361	361	100% complete
	offices and maintenance							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-10 311 University)	Mechanical Systems	1460	1 building	835	835	835	835	ongoing
	HVAC improvements							
	domestic water system improvements							
MN 2-14 Pentagon)	Consulting Fees	1430	1 building	73,117	73,117	73,117	73,117	100% complete
	architects and engineers							
	Site Work	1450	1 building	1,137	1,137	1,137	1,137	100% complete
	site lighting							
	Building Envelope	1460	1 building	314,730	314,730	314,730	314,730	100% complete
	masonry restoration							
	Dwelling Unit Improvements	1460	129 units	1,036,216	1,036,216	1,036,216	1,036,216	100% complete,
504 conversions								
kitchen rehab								
bathroom rehab								
lighting								
finishes (walls, floors, ceiling)								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-14 (cont.) Pentagon)	Mechanical Systems	1460	1 building	25,149	25,149	25,149	25,149	AW energy improvements ongoing
	HVAC improvements							
	domestic water system improv.							
	Elevators	1460	1 elevator	21,359	21,359	21,359	21,359	100% complete
	upgrades							
	Appliances	1465		5,585	5,585	5,585	5,585	portion of replacement
	stoves		12 stoves					100% complete
	refrigerators		4 refrig.					
	Nondwelling Equipment	1475	1 building	817	817	817	817	100% complete
	offices and maintenance							
AN 2-15.4 710 2 ND)	Building Systems	1460	1 building	577	577	577	577	100% complete. Portion of mod, see CG VII
	elevator upgrades							
AN 2-15.5 616 Wash)	Building Systems	1460	1 building	619	619	619	619	100% complete. Portion of mod see CG VII.
	elevator upgrades							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-16 1515 Park)	Consulting Fees architects and engineers	1430	1 building	26,042	26,042	26,042	26,042	100% complete. Consultant for mod, see CFP2000.
	Site Work parking lot repairs/replacement walks, patios, landscaping, fencing	1450	1 building	36,674	36,674	36,674	36,674	100% complete AW landscaping see CFP2000
	Community Room Improvements finishes (walls, floors, ceilings)	1460	1 building	27,079	27,079	27,079	27,079	AW energy improvements ongoing
	Mechanical Systems HVAC improvements	1460	1 building	15,788	15,788	15,788	15,788	100% complete
	Elevators upgrades	1460	1 elevator	7,686	7,686	7,686	7,686	100% complete
	Nondwelling Equipment offices and maintenance	1475	1 building	834	834	834	834	100% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-17 Franklin)	Consulting Fees	1430	1 building	46,221	46,221	46,221	46,221	100% complete. Consultant for mod rehab.
	architects and engineers							
	Community Room Improvements	1460	1 building	27,340	27,340	27,340	27,340	100% complete
	expansions, new spaces							
	Dwelling Unit Improvements	1460	151 units	1,149,439	1,149,439	1,149,439	1,149,439	100% complete.
	kitchen rehab							.
	bathroom rehab							
	Building Envelope	1460	1 building	415,237	415,237	415,237	415,237	100% complete. Portion of mod rehab, See CG VII.
	unit windows repair or replace							
	a/c sleeves							
	Mechanical Systems	1460	1 building	5,514	5,514	5,514	5,514	AW energy improvements ongoing
	HVAC improvements							
	Elevators	1460	2 elevators	72,623	72,623	72,623	72,623	100% complete.
	modernization, new installation							
	Nondwelling Equipment	1475	1 building	757	757	757	757	100% complete
	community room, commons							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-18	Consulting Fees	1430	2 buildings	67,171	67,171	67,171	67,171	100% complete
3755 Snelling, 533 1 st)	specialty consultants							
	Common Area Improvements	1460	2 buildings	62,616	62,616	62,616	62,616	100% complete
	mgmt areas, misc. improvements							
	laundry, shop areas							
	finishes (walls, floors, ceiling)							
	Electrical Systems	1460	2 buildings	59,007	59,007	59,007	59,007	100% complete
	emergency generators							
	low voltage systems							
AN 2-19	Consulting Fees	1430	1 building	14,770	14,770	14,770	14,770	consultant for mod rehab, see
1920 4 th)	architects and engineers							CFP2000
	Building Envelope	1460	1 building	26,500	26,500	26,500	26,500	100% complete
	roof, parapet, soffit, fascia							
	Mechanical Systems	1460	1 building	60,049	60,049	60,049	60,049	100% complete
	domestic water system							
	Nondwelling Equipment	1475	1 building	7,470	7,470	7,470	7,470	100% complete
	community room, commons							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised	Funds Obligated	Funds Expended		
MN 2-20.4 2415 3 rd)	Consulting Fees	1430	1 building	23,036	23,036	23,036	23,036	consultant for major facade repairs, see CFP2000	
	architects and engineers								
	Common Area Improvements	1460	1 building	28,931	28,931	28,931	28,931		100% complete
	mgmt areas, misc. improvements								
MN 2-20.5 3116 Oliver)	Mechanical Systems	1460	1 building	503	503	503	503	AW energy improvements ongoing	
	HVAC improvements								
	Building Systems	1460	1 building	3,583	3,583	3,583	3,583		100% complete
	elevator upgrades								
MN 2-21.4 1206 2 nd)	Common Area Improvements	1460	1 building	6,958	6,958	6,958	6,958	100% complete	
	finishes (walls, floors, ceiling)								
	Mechanical Systems	1460	1 building	1,004	1,004	1,004	1,004		AW energy improvements ongoing
	HVAC systems								
	Building Systems	1460	1 building	3,540	3,540	3,540	3,540	100% complete	
	elevator upgrades								
MN 2-21.5 1900 3 rd)	Building Systems	1460	1 building	850	850	850	850	100% complete	
	elevator upgrades								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-21.6 809 Spring)	Building Systems elevator upgrades	1460	1 building	955	955	955	955	100% complete
MN 2-22 3205 37 th)	Mechanical Systems HVAC improvements	1460	1 building	1,587	1,587	1,587	1,587	AW energy improvements ongoing
MN 2-23 315 Lowry)	Consulting Fees architects and engineers specialty consultants	1430	1 building	39,308	39,308	39,308	39,308	Consulting fees for mod, see CFP 2000
	Dwelling Unit Improvements kitchen rehab bathroom rehab lighting finishes (walls, floors, ceilings)	1460	126 units	44,134	44,134	44,134	44,134	Portion of mod rehab, see CFP2000
	Mechanical Systems HVAC improvements domestic water system waste system improvements	1460	1 building	71,166	71,166	71,166	71,166	AW energy improvements ongoing
	Nondwelling Equipment offices and maintenance	1475	1 building	2,491	2,491	2,491	2,491	100% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-24 (cont.) 1707 3 rd)	Common Area Improvements	1460	1 building	11,497	11,497	11,497	11,497	100% complete
	504 conversions							
	kitchen rehab							
	bathroom rehab							
	lighting							
	finishes (walls, floors, ceiling)							
	Building Envelope	1460	1 building	14,935	14,935	14,935	14,935	100% complete
	roof, parapet, soffit, fascia							
	Elevators	1460	1 building	50,652	50,652	50,652	50,652	100% complete
	modernization							
	Nondwelling Equipment	1475	1 building	546	546	546	546	100% complete
MN 2-25 600 18 th)	Consulting Fees	1430	1 building	14,321	14,321	14,321	14,321	consultant for major facade repair, see CFP2000
	architects and engineers							

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-25 (cont.) 600 18 th)	Common Area Improvements	1460	1 building	23,502	23,502	23,502	23,502	100% complete
	finishes (walls, floors, ceiling)							
	Mechanical Systems	1460	1 building	8,362	8,362	8,362	8,362	AW energy improvements
	HVAC improvements							ongoing
	Building Systems	1460	1 building	14,970	14,970	14,970	14,970	100% complete
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	547	547	547	547	100% complete
	offices and maintenance							
MN 2-26 1710 Plymouth)	Consulting Fees	1430	1 building	4,634	4,634	4,634	4,634	100% complete
	specialty consultants							
	Site Improvements	1450	1 building	760	760	760	760	100% complete
	walks, patios, landscaping, fencing							AW landscaping
	Mechanical Systems	1460	1 building	3,199	3,199	3,199	3,199	AW energy improvements
	HVAC improvements							ongoing
	Building Systems	1460	1 building	3,937	3,937	3,937	3,937	100% complete
	elevator upgrades							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-30 630 Cedar)	Consulting Fees	1430	1 building	12,318	12,318	12,318	12,318	consultant for major rehab,
	architects and engineers							see CFP2000
	Common Area Improvements	1460	1 building	48,457	48,457	48,457	48,457	100% complete
	mgmt areas, misc. improvements							
	lighting							
	finishes (walls, floors, ceilings)							
	Dwelling Unit Improvements	1460	539 units	9,024	8,994	8,994	8,994	portion of major rehab, see
	504 conversions							CFP2000, CFP2001
	kitchen rehab							
	bathroom rehab							
Mechanical Systems	finishes (floors, walls, ceiling)							
	HVAC improvements	1460	1 building	56,778	56,778	56,778	56,778	AW energy improvements, ongoing
Building Systems	elevator upgrades							
		1460	1 building	7,889	7,889	7,889	7,889	100% complete
Nondwelling Equipment	offices and maintenance							
		1475	1 building	908	908	908	908	100% complete

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-31.5 115 31 st)	Consulting Fees	1430	1 building	3,018	3,018	3,018	3,018	100% complete
	architects and engineers							
	specialty consultants							
	Common Area Improvements	1460	1 building	34,969	34,969	34,969	34,969	100% complete
	finishes (walls, floors, ceiling)							
	Building Envelope	1460	1 building	2,345	2,345	2,345	2,345	100% complete
	masonry restoration							
	Mechanical Systems	1460	1 building	81,586	81,586	81,586	81,586	AW energy improvements
	HVAC improvements							ongoing
	Building Systems	1460	1 building	8,215	8,215	8,215	8,215	100% complete
elevator upgrades								
	Nondwelling Equipment	1475	1 building	976	976	976	976	100% complete
	offices and maintenance							
MN 2-31.6 3110 Blaisdell)	Common Area Improvements	1460	1 building	20,404	20,404	20,404	20,404	100% complete
	finishes (walls, floors, ceiling)							
	Mechanical Systems	1460	1 building	74,653	74,653	74,653	74,653	AW energy improvements
	HVAC systems							ongoing

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-31.6 (cont.) 3110 Blaisdell)	Building Systems	1460	1 building	7,909	7,909	7,909	7,909	100% complete
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	4,684	4,684	4,684	4,684	100% complete
	offices and maintenance							
MN 2-32 1717 Wash.)	Consultant Fees	1430	1 building	8,331	8,331	8,331	8,331	consultant for major fascade rehab, see CFP2000
	architects and engineers							
	Building Envelope	1460	1 building	25,366	25,366	25,366	25,366	100% complete
	masonry restoration							
	Mechanical Systems	1460	1 building	47,434	47,434	47,434	47,434	AW energy improvements ongoing
	HVAC improvements							
	Building Systems	1460	1 building	1,467	1,467	1,467	1,467	100% complete
	elevator upgrades							
MN 2-33 828 Spring)	Consultant Fees	1430	1 building	8,719	9,822	9,822	9,822	Consultant for major fascade rehab, see CFP2000
	architects and engineers							
	Site Improvements	1450	1 building	1,300	1,300	1,300	1,300	100% complete
	walks, patios, landscaping, fencing							AW landscaping

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-33 (cont.) 828 Spring)	Mechanical Systems	1460	1 building	29,577	29,577	29,577	29,577	AW energy improvements ongoing
	HVAC improvements							
	Building Systems	1460	1 building	6,794	6,794	6,794	6,794	100% complete
	elevator upgrades							
MN 2-34 2419/2433 5 th)	Consultant Fees	1430	2 buildings	10,809	10,809	10,809	10,809	100% complete
	architects and engineers							
	Building Envelope	1460	2 buildings	32,978	32,978	32,978	32,978	100% complete
	masonry restoration							
	Mechanical Systems	1460	2 buildings	27,724	27,724	27,724	27,724	AW energy improvements ongoing
	HVAC improvements							
	Elevators	1460	2 building	172,966	172,966	172,966	172,966	100% complete
	modernization, new installation							
MN 2-35 1815 Central)	Consultant Fees	1430	1 building	75,433	75,433	75,433	75,433	100% complete
	architects and engineers							
	specialty consultants							

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-35 (cont.)	Common Area Improvements	1460	1 building	33,161	33,161	33,161	33,161	100% complete
1815 Central)	mgmt areas, misc. improvements							
	lighting							
	finishes (walls, floors, ceiling)							
	Building Envelope	1460	1 building	19,125	19,125	19,125	19,125	Portion of mod rehab, see
	unit windows repair or replace							CFP2000
	Mechanical Systems	1460	1 building	94,470	94,470	94,470	94,470	AW energy improvements
	HVAC improvements							see CFP2000
	domestic water system							
	Building Systems	1460	1 building	12,800	12,800	12,800	12,800	100% complete
	elevator rehab							
	Nondwelling Equipment	1475	1 building	723	723	723	723	100% complete
	offices and maintenance							

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-36 2121 Minnehaha)	Consultant Fees	1430	1 building	4,204	4,204	4,204	4,204	100% complete
	architects and engineers							
	Site Improvements	1450	1 building	1,440	1,440	1,440	1,440	100% complete
	walks, patios, landscaping, fencing							AW landscaping
	Common Area Improvements	1460	1 building	7,949	7,949	7,949	7,949	100% complete
	finishes (walls, floors, ceiling)							
	Building Envelope	1460	1 building	92,683	92,683	92,683	92,683	100% complete
	unit windows repair or replace							
	Mechanical Systems	1460	1 building	89,750	89,750	89,750	89,750	AW energy improvements
	HVAC improvements							ongoing
MN 3-37 1314 44 th)	Building Systems	1460	1 building	2,766	2,766	2,766	2,766	100% complete
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	538	538	538	538	100% complete
	offices and maintenance							
MN 3-37 1314 44 th)	Consultant Fees	1430	1 building	29,971	29,971	29,971	29,971	100% complete
	architects and engineers							
	specialty consultants							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-37 (cont.) 1314 44 th)	Site Improvements parking lot repairs/replacement	1450	1 building	4,585	4,585	4,585	4,585	100% complete
	Common Area Improvements 504 accessibility, handrails restroom improvements mgmt areas, misc. improvements	1460	1 building	43,259	43,259	43,259	43,259	100% complete
	Mechanical Systems HVAC systems	1460	1 building	93,100	93,100	93,100	93,100	AW energy improvement ongoing
	Elevators modernization, new installation	1460	1 building	2,004	2,004	2,004	2,004	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	77	77	77	77	100% complete
MN 2-42 314 Hennepin)	Consultant Fees architects and engineers	1430	1 building	131	131	131	131	100% complete
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	4,788	4,788	4,788	4,788	100% complete AW landscaping
	Common Area Improvements finishes (walls, floors, ceiling)	1460	1 building	13,129	13,129	13,129	13,129	100% complete

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-42 (cont.) 314 Hennepin)	Mechanical Systems HVAC improvements	1460	1 building	30,482	30,482	30,482	30,482	AW energy improvements ongoing
	Elevators modernization, new installation	1460	1 building	1,619	1,619	1,619	1,619	100% complete
Mgmt, Maint, Special Facilities								
MN 2-4 Glendale CC)	Hazardous Waste Remediation asbestos, LBP, etc.	1470	1 building	270	270	270	270	100% complete
MN 2-93 1301 Bryant)	Consulting Fees architects and engineers specialty consultants	1430	1 building	24,364	24,364	24,364	24,364	100% complete
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	157	157	157	157	100% complete AW landscaping

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-93 (cont.) 1301 Bryant)	Nondwelling Structures office spaces lighting finishes (walls, floors, ceilings)	1470	1 building	643,625	643,625	643,625	643,625	100% complete
	Mechanical Systems HVAC improvements	1470	1 building	24,268	24,268	24,268	24,268	100% complete
	Nondwelling Equipment offices and maintenance	1475	1 building	29,214	29,214	29,214	29,214	100% complete
MN 2-94 555 Girard)	Mechanical Systems HVAC systems	1470	1 building	18,106	18,106	18,106	18,106	AW energy improvements ongoing
MN 2-96 1001 Wash.)	Consulting Fees specialty consultants	1430	1 building	2,026	2,026	2,026	2,026	100% complete
	Nondwelling Equipment office spaces finishes (floors, walls, ceiling)	1470	1 building	11,280	11,280	11,280	11,280	100% complete
	Mechanical Systems HVAC improvements	1470	1 building	16,961	16,961	16,961	16,961	AW energy improvements ongoing
	Elevators modernization, new installation	1470	1 building	16,000	16,000	16,000	16,000	100% complete

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-96 (cont)	Nondwelling Equipment offices and maintenance	1475	1 building	17,392	17,392	17,392	17,392	100% complete
Row Use								
AN 2-01 (Glendale)	Site Improvements parking lot repairs/replacement	1450	4 lots	17,965	17,965	17,965	17,965	100% complete
	Dwelling Unit Improvements furnace replacement	1460	184 units	200,041	200,041	200,041	200,041	100% complete
AN 2-03 (Lyndale)	Consultant Fees specialty consultants	1430	22 buildings	14,794	14,794	14,794	14,794	100% complete
	Demolition	1485	22 buildings	624,169	624,169	624,169	624,169	100% complete
	Hollman Relocation	1495	22 buildings	128,991	128,991	128,991	128,991	100% complete
AN 2-04 (Glenwood)	Consultant Fees specialty consultants	1430	49 buildings	29,614	29,614	29,614	29,614	100% complete
	Demolition	1485	49 buildings	715,083	715,083	715,083	715,083	100% complete
	Hollman Relocation	1495	49 buildings	171,475	171,325	171,325	171,325	100% complete

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-05	Demolition	1485	46 buildings	56,783	56,783	56,783	56,783	100% complete
	Relocation	1495	46 buildings	41,678	40,444	40,444	40,444	100% complete
	<u>Scattered Sites</u>							
AN 2-03	Site Improvements storage sheds	1450	4 sheds	3,200	3,200	3,200	3,200	100% complete
AN 2-05	Dwelling Unit Improvements mod rehab	1460	1 building	1,600	1,600	1,600	1,600	Ongoing
AN 2-13	Consultant Fees specialty consultants	1430	30 buildings	125,590	125,590	125,590	125,590	ongoing
	Site Improvements fencing	1450	30 buildings	3,215	3,215	3,215	3,215	100% complete
	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	30 buildings	1,417,199	1,417,199	1,417,199	1,417,199	Ongoing

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-13 (cont)	Appliances	1465		9,680	9,680	9,680	9,680	Ongoing
	stoves		14 stoves					
	refrigerators		19 refrig.					
	Mod Relocation	1495	1 building	750	750	750	750	Ongoing
MN 2-38	Consulting Fees	1430	6 units	27,785	27,785	27,785	27,785	Ongoing
	specialty consultants							
	Dwelling Unit Improvements	1460	21 units	705,784	705,784	705,784	705,784	Ongoing
	asbestos, LBP, etc.							
	mod rehab							
	Appliances	1465		2,344	2,344	2,344	2,344	Ongoing
	stoves		5 stoves					
	refrigerators		5 refrig.					
MN 2-39	Consultant Fees	1430	4 units	29,521	29,521	29,521	29,521	Ongoing
	specialty consultants							
	Dwelling Unit Improvements	1460	4 units	11,014	11,014	11,014	11,014	Ongoing
	asbestos, LBP, etc.							
	mod rehab							

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-43	Consultant Fees specialty consultants	1430	4 units	4,275	4,275	4,275	4,275	Ongoing
	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	4 units	107,577	107,577	107,577	107,577	Ongoing
AN 2-44	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	2 units	17,378	17,378	17,378	17,378	Ongoing
AN 2-45	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	2 units	10,324	10,324	10,324	10,324	Ongoing
AN 2-47	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	2 units	10,324	10,324	10,324	10,324	Ongoing

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Area Wide</u>	Management Improvements	1408	AW					
	MIS Hardware/Software			323,556	313,470	313,470	305,705	
	Y2K Compliance			25,270	25,270	25,270	25,270	
	Resident Employment			7,726	7,726	7,726	7,726	
	Self-Help Program			50,934	50,934	50,934	50,934	
	Welfare To Work			54,872	53,843	53,843	53,843	
	Civil Rights Compliance			70,000	70,000	70,000	70,000	
	Diversity Training			20,832	20,832	20,832	20,832	
	Criminal History			29,401	23,535	23,535	20,691	
	Management Audits			24,207	24,207	24,207	24,207	
	Training			40,198	32,148	32,148	32,148	
	Newsletter Publications			13,165	13,165	13,165	13,165	
	Language Translation			4,569	4,567	4,567	4,567	
	Security Initiatives -Off-Duty Police			114,999	114,999	114,999	114,878	
	Demolition Security			50,010	50,010	50,010	50,010	
	Resident Initiatives			73,910	73,910	73,910	73,910	
	Strategic Planning Consultant			22,038	22,038	22,038	22,038	
	Resident Communications			40,025	39,935	39,935	39,436	
	Mobility Clearinghouse			499,213	499,213	499,213	499,213	

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HA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Hollman Relocation Admin			70,242	70,242	70,242	70,242	
	Resident Security-Security Guards			338,111	338,111	338,111	338,111	
	Hollman Section 3 Training			537,020	537,020	537,020	537,020	
	Administration	1410		1,084,027	1,084,338	1,084,338	1,084,338	
	Audit Fees	1411		9,197	9,197	9,197	9,197	
	Consulting Fees	1430	AW	47,278	47,278	47,278	47,278	
	architects and engineers							
	Hollman implementation							
	Dwelling Structures	1460	AW	220,688	220,688	220,688	220,688	
	Hazardous Material Removal							
	AW bldg Sytems/Energy Mngt							
	AW community room improvements							
	Resident special needs							
	Acquisition and rehab of new facility infrastructure							
	Nondwelling Equipment	1475						
	MIS hardware		AW	475,933	501,056	501,056	474,365	
	mod vehicle		1 vehicle	21,113	21,113	21,113	21,113	
	equipment for force labor mod		AW	15,608	15,608	15,608	15,608	

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46POO270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Physical Improvements							
MN 2-1	1/29/01		6/30/00	7/29/02			
MN 2-3	1/29/01		9/30/00	7/29/02			
MN 2-4	1/29/01		9/30/00	7/29/02			
MN 2-5	1/29/01		6/30/00	7/29/02			
MN 2-6	1/29/01		12/31/00	7/29/02			
MN 2-8	1/29/01		12/31/00	7/29/02			
MN 2-9	1/29/01		3/31/00	7/29/02			
MN 2-10	1/29/01		12/31/00	7/29/02			
MN 2-13	1/29/01		12/30/00	7/29/02			
MN 2-14	1/29/01		12/30/00	7/29/02			
MN 2-15.4	1/29/01		3/31/00	7/29/02			
MN 2-15.5	1/29/01		3/31/00	7/29/02			
MN 2-16	1/29/01		12/31/00	7/29/02			
MN 2-17	1/29/01		12/31/00	7/29/02			
MN 2-18	1/29/01		9/30/00	7/29/02			
MN 2-19	1/29/01		9/30/00	7/29/02			

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PHA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-20.4	1/29/01		12/30/00	7/29/02			
MN 2-20.5	1/29/01		3/31/00	7/29/02			
MN 2-21.4	1/29/01		12/31/00	7/29/02			
MN 2-21.5	1/29/01		9/30/00	7/29/02			
MN 2-21.6	1/29/01		9/30/00	7/29/02			
MN 2-22	1/29/01		12/31/00	7/29/02			
MN 2-23	1/29/01		12/31/00	7/29/02			
MN 2-24	1/29/01		9/30/00	7/29/02			
MN 2-25	1/29/01		12/31/00	7/29/02			
MN 2-26	1/29/01		9/30/00	7/29/02			
MN 2-30	1/29/01		12/30/00	7/29/02			
MN 2-31.4	1/29/01		12/30/00	7/29/02			
MN 2-31.5	1/29/01		12/30/00	7/29/02			
MN 2-31.6	1/29/01		12/30/00	7/29/02			
MN 2-32	1/29/01		9/30/00	7/29/02			
MN 2-33	1/29/01		12/31/00	7/29/02			
MN 2-34	1/29/01		9/30/00	7/29/02			

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PHA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-35	1/29/01		12/31/00	7/29/02			
MN 2-36	1/29/01		12/31/00	7/29/02			
MN 2-37	1/29/01		9/30/00	7/29/02			
MN 2-38	1/29/01		12/31/00	7/29/02			
MN 2-39	1/29/01		12/31/00	7/29/02			
MN 2-42	1/29/01		9/30/00	7/29/02			
MN 2-43	1/29/01		12/31/00	7/29/02			
MN 2-44	1/29/01		12/31/00	7/29/02			
MN 2-45	1/29/01		9/30/99	7/29/02			
MN 2-47	1/29/01		9/30/99	7/29/02			
MN 2-93	1/29/01		12/31/00	7/29/02			
MN 2-94	1/29/01		12/31/00	7/29/02			
MN 2-96	1/29/01		12/31/00	7/29/02			
AW Administration	1/29/01		12/31/00	7/29/02			
Audit Fees	1/29/01		9/30/99	7/29/02			
AW Consulting Fees	1/29/01		9/30/99	7/29/02			
AW Dwelling Structures	1/29/01		6/30/99	7/29/02			
AW Nondwelling Equipment	1/29/01		9/30/99	7/29/02			

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PHA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements							
MIS Hardware/Software	1/29/01		12/31/00	7/29/02			
Y2K Compliance	1/29/01		3/31/00	7/29/02			
Resident Employment	1/29/01		12/31/00	7/29/02			
Self-Help Program	1/29/01		12/31/00	7/29/02			
Welfare To Work	1/29/01		12/31/00	7/29/02			
Civil Rights Compliance	1/29/01		6/30/00	7/29/02			
Diversity Training	1/29/01		9/30/00	7/29/02			
Criminal History	1/29/01		12/31/00	7/29/02			
Management Audits	1/29/01		9/30/00	7/29/02			
HR Training	1/29/01		12/31/00	7/29/02			
Newsletter Publications	1/29/01		12/31/00	7/29/02			
Language Translation	1/29/01		9/30/00	7/29/02			
Security Initiatives-Off Duty Police	1/29/01		12/31/99	7/29/02			
Demolition Security	1/29/01		12/31/99	7/29/02			
Resident Initiatives	1/29/01		9/30/00	7/29/02			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number Capital Fund Program #: MN46P00270999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Strategic Planning Consultant	1/29/01		6/30/00	7/29/02			
Resident Communications	1/29/01		12/31/00	7/29/02			
Mobility Clearinghouse	1/29/01		9/30/00	7/29/02			
Hollman Relocation Admin	1/29/01		9/30/00	7/29/02			
Security Guards	1/29/01		12/31/00	7/29/02			
Hollman Section 3 Training	1/29/01		9/30/00	7/29/02			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: MN46P00250100 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	2,589,185	2,589,185	2,589,185	2,589,185
3	1408 Management Improvements	2,632,568	2,277,313	2,277,313	2,130,722
4	1410 Administration	807,725	943,276	943,276	941,218
5	1411 Audit	15,000	5,499	5,499	5,499
6	1415 liquidated Damages				
7	1430 Fees and Costs	1,093,081	1,457,913	1,457,913	1,279,205
8	1440 Site Acquisition				
9	1450 Site Improvement	110,143	387,598	387,598	383,335
10	1460 Dwelling Structures	6,213,788	6,119,640	6,119,640	5,496,433
11	1465.1 Dwelling Equipment—Nonexpendable	546,140	149,472	149,472	149,472
12	1470 Nondwelling Structures	111,966	162,429	162,429	135,427
13	1475 Nondwelling Equipment	269,740	290,201	290,201	266,528
14	1485 Demolition	69,753	71,484	71,484	71,484
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	750	5,829	5,829	5,829
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	14,459,839	14,459,839	14,459,839	13,454,337
21	Amount of line 20 Related to LBP Activities	50,000	420,000	420,000	420,000
22	Amount of line 20 Related to Section 504 Compliance	275,000	275,000	275,000	275,000
23	Amount of line 20 Related to Security	432,850	432,850	432,850	432,850
24	Amount of line 20 Related to Energy Conservation Measures	1,800,000	1,800,000	1,800,000	1,800,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Highris								
MN 2-3 800 5 th)	Consultant Fees specialty consultants	1430	1 building	406	406	406	406	100% complete Emergency egress plans
	Site Improvements <i>walks, patios, landscaping fencing</i>	1450	1 building	571	1,866	1,866	1,866	100% complete, Korean Garden
	Common Area Improvements finishes (walls, floors, ceiling)	1460	1 building	0	177	177	177	portion of rehab, see CFP2001
MN 2-6 620 Cedar, 1611, 627 6 th)	Consulting Fees specialty consultants	1430	3 buildings	3,688	3,688	3,688	3,688	100% complete emergency egress plans
	Site Improvements walks, patios, landscaping, fencing	1450	3 buildings	0	597	597	597	100% complete, garden
	Common Area Improvements mgmt areas, misc. improvements finishes	1460	3 buildings	12,967	12,967	12,967	3,303	Ongoing portion of comp. rehab, see CFP2001
	Dwelling Unit Improvements kitchen rehab	1460	1 unit	14,515	14,515	14,515	14,515	100% complete Mock unit

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-8 1225 8 th , 1212 9 th)	Consulting Fees	1430	2 buildings	29,590	29,590	29,590	29,590	100% complete
	specialty consultants							Haz. Mtrl, AW emergency egress plans
	Hazardous Waste Remediation	1460	2 buildings	1,764	1,764	1,764	1,764	100% complete
	asbestos, LBP, etc							
	Common Area Improvements	1460	2 buildings	0	19,972	19,972	19,972	100% complete
	mgmt areas, misc improvements							management offices
AN 2-9 2019, 2121 16 th , 700 E 22 nd)	Consulting Fees	1430	3 buildings	811	811	811	811	ongoing
	specialty consultants							AW emergency egress plans
	Hazardous Waste Remediation	1460	3 buildings	1,176	1,176	1,176	1,176	100% complete
	asbestos, LBP, etc							
	Building Envelope	1460	1 building	0	8,421	8,421	8,421	ongoing
	add vestibule to rear entrance							portion of mod rehab, see
	expansion							CFP2001

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-10 311 University)	Consulting Fees	1430	1 building	3,961	3,961	3,961	3,961	100% complete
	architects and engineers							
	specialty consultants							
	Building Envelope	1460	1 building	2,862	2,862	2,862	2,862	ongoing, portion of mod
	masonry restoration							
	Dwelling Unit Improvements	1460	49 units	18,177	0	0	0	on hold
	kitchen rehab							
AN 2-14 1415 E 22 nd)	Consulting Fees	1430	1 building	20,121	22,308	22,308	17,935	Ongoing
	architects and engineers							planning for comp rehab
	Site Improvements	1450	1 building	0	2,675	2,675	2,675	100% complete
	parking lot signs							
	Dwelling Unit Improvements	1460	129 units	295,565	220,405	220,405	218,973	100% complete
	504 conversions							
	kitchen rehab							
	bathroom rehab							
	lighting							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-16 1515 Park)	Consulting Fees architects and engineers	1430	1 building	17,641	15,502	15,502	13,357	consultant for comp rehab
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	0	1,030	1,030	1,030	100% complete
	Community Room expansion, new spaces	1460	1 building	420,085	414,303	414,303	347,102	100% complete, awaiting final billing
	Nondwelling Equipment community room, commons	1475	1 building	0	15,422	15,422	15,416	furniture for comm room 100% complete
AN 2-17 2728 Franklin)	Consulting Fees architects and engineers	1430	1 building	26,763	27,687	27,687	8,348	consultant for apt. rehab
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	0	2,280	2,280	2,280	100% complete
	Dwelling Unit Improvements kitchens bathrooms	1460	151 units	40,134	33,517	33,517	30,194	see Comp Grant Year VIII
	Electrical Systems low voltage systems	1460	1 building	133,103	67,648	67,648	67,648	100% complete. Antenna system upgrades

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-18.5 2533 1 st)	Consulting Fees	1430	1 building	2,414	5,618	5,618	3,618	100% complete
	specialty consultants							elevator consultant
	Site Improvements	1450	1 building	0	5,556	5,556	5,556	100% complete
	walks, patios, landscaping, fencing							
	Elevators	1460	1 building	157,586	299,546	299,546	287,380	80% complete
	504 and cab upgrades							
	modernization, new installation							
AN 2-19 1920 4 th)	Consulting Fees	1430	1 building	1,603	37,044	37,044	13,679	ongoing
	architects and engineers							
	Building Envelope	1460	1 building	343,759	337,388	337,388	114,062	50% complete
	masonry restoration							
	Mechanical Systems	1460	1 building	14,035	14,035	14,035	14,035	100% complete
	HVAC improvements							
	domestic water system							
	Building Systems	1460	1 building	6,630	6,630	6,630	6,630	100% complete
	elevator upgrades							AW elevator upgrades

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-20.4 2415 3 rd)	Consulting Fees	1430	1 building	2,414	2,414	2,414	2,414	100% complete
	specialty consultants							elevator consultant
	Dwelling Unit Improvements	1460	64 units	62,503	36,094	36,094	35,858	100% complete
	kitchen rehab							
	Mechanical Systems	1460	1 building	543	543	543	543	100% complete
	HVAC improvements							A/C cover replacement
	Building Systems	1460	1 building	7,750	7,750	7,750	2,750	80% complete. Portion of rehab
	elevator upgrades							see CFP2001
	Appliances	1465		11,790	10,837	10,837	10,837	100% complete
	stoves		64 stoves					
MN 2-21.4 1206 2 nd)	Consultant Fees	1430	1 building	406	406	406	406	Complete, AW emergency
	specialty consultants							egress plans
	Dwelling Unit Improvements	1460	1 building	0	2,080	2,080	2,080	portion of rehab, see CFP2001
	kitchen rehab							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-21.5 1900 3 rd)	Building Envelope	1460	1 building	32,421	32,421	32,421	32,421	100% complete
	masonry restoration							
AN 2-21.6 809 Spring)	Building Envelope	1460	1 building	38,961	38,961	38,961	38,961	100% complete
	masonry restoration							AW elevator upgrades
	Building Systems	1460	1 building	500	500	500	250	100% complete
	elevator upgrades							
AN 2-23 315 Lowry)	Consulting Fees	1430	1 building	63,306	70,522	70,522	70,522	100% complete
	architects and engineers							Kitchen mod, masonry consultant
	specialty consultants							AW emergency egress plans
	Site Improvements	1450	1 building	44,572	61,066	61,066	61,066	100% complete
	site lighting							
	Dwelling Unit Rehab	1460	193 units	468,645	347,051	347,051	344,918	100% complete
	bathroom rehab							
	Building Systems	1460	1 building	6,871	6,877	6,877	6,877	100% complete
	elevator upgrades							AW elevator upgrades

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-24 1707 3 rd)	Consulting Fees architects and engineers	1430	1 building	25,000	31,682	31,682	22,782	100% complete, consultant for major facade repair, see RHF1998
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	0	587	587	587	100% complete
	Community Room Improvements finishes (floors, walls, ceiling)	1460	1 building	0	2,338	2,338	2,338	100% complete
	Appliances stoves	1465	199 units	75,000	27,370	27,370	27,370	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	0	3,938	3,938	0	furniture for comm room

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
IN 2-25.4 600 18 th)	Consulting Fees	1430	1 building	25,000	27,598	27,598	27,598	complete, masonry restoration
	architects and engineers							consultant
	Site Work	1450	1 building	36,000	11,200	11,200	11,200	100% complete
	utility repairs/replacement							
	walks, patios, landscaping, fencing							
	Common Area Improvements	1460	1 building	2,137	2,137	2,137	2,137	100% complete
	mgmt areas, misc. improvements							
	Community Room Improvements	1460	1 building	36,000	0	0	0	
	finishes (floors, walls, ceiling)							
	Building Envelope	1460	1 building	117,613	222,016	222,016	208,021	100% complete
	masonry restoration							
	Appliances	1465		56,850	0	0		
	stoves		239 units					
Nondwelling Equipment	1475	1 building	45,232	3,347	3,347	3,322	100% complete	
community room, commons								

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-26 1710 Plymouth)	Consulting Fees	1430	1 building	2,948	4,569	4,569	4,569	100% complete, windows, apt
	specialty consultants							rehab consultant
	Elevators	1460	1 building	182,052	198,745	198,745	198,745	100% complete
	504 and cab upgrades							
	modernization							
AN 2-30 630 Cedar)	Consulting Fees	1430	1 building	227,289	262,121	262,121	259,851	100% complete
	architects and engineers							
	specialty consultants							AW emergency egress plans
	Site Work	1450	1 building	7,400	135,103	135,103	135,103	100% complete
	parking lot repairs/replacement							
	walks, patios, landscaping, fencing							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-30 (cont.) 630 Cedar)	Common Area Improvements mgmt areas, misc. improvements laundry, shop areas	1460	1 building	7,147	7,147	7,147	7,147	100% complete
	Dwelling Unit Improvements kitchen rehab bathroom rehab	1460	1 building	906,599	850,649	850,649	850,649	100% complete
	Building Envelope unit windows repair or replace masonry restoration roof, parapet, soffit, fascia A/C sleeves	1460	1 building	18,766	369,207	369,207	160,531	50% complete
	Mechanical Systems HVAC improvements domestic water system	1460	1 building	234,010	4,837	4,837	4,837	100% complete
	Electrical Systems emergency generators unit electrical upgrades	1460	1 building	56,813	0	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-30 (cont.) 630 Cedar)	Appliances stoves	1465	539 stoves	66,500	0	0	0	
AN 2-31.4 3121 Pillsbury)	Consulting Fees specialty consultants	1430	1 building	406	27,072	27,072	406	Ongoing, AW emergency egress plans, asbestos consultants
	Mechanical Systems HVAC improvements	1460	1 building	8,650	8,795	8,795	4,360	AW energy improvements ongoing
AN 2-31.5 115 31 st)	Consulting Fees specialty consultants	1430	1 building	406	29,076	29,076	2,410	Ongoing, AW emergency egress plans, asbestos abatement
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	0	13,647	13,647	13,647	100% complete irrigation for garden
AN 2-31.6 3110 Blaisdell)	Consulting Fees specialty consultants	1430	1 building	406	27,072	27,072	406	Ongoing, AW emergency egress plans, asbestos abatement
AN 2-32 1717 Washington)	Consulting Fees architects and engineers specialty consultants	1430	1 building	1,083	6,463	6,463	6,463	Ongoing AW emergency egress plans

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-32 (cont.) 1717 Washington)	Community Room Improvements	1460	1 building	0	116,291	116,291	91,182	100% complete, awaiting
	finishes (walls, floors, ceiling)							final billing
	Building Systems	1460	1 building	15,025	15,025	15,025	15,025	100% complete
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	0	1,428	1,428	0	100% complete
	community room, commons							comm. room furniture
AN 2-33 828 Spring)	Consulting Fees	1430	1 building	60,000	13,778	13,778	11,980	Ongoing, masonry restoration
	architects and engineers							office rehab consultant
	specialty consultants							AW emergency egress plans
	Dwelling Unit Improvements	1460	189 units	134,185	0	0	0	
	kitchen rehab							
	Building Envelope	1460	1 building	39,665	45,196	45,196	42,594	100% complete
	unit window repair							see RHF98
	masonry restoration							
	Appliances	1465		66,150	723	723	723	5% complete
	stoves		189 stoves					
	Nondwelling Equipment	1475	1 building	12,000	1,790	1,790	1,790	100% complete
	community room, commons							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-34 (2433, 2419 5 th)	Consulting Fees	1430	1 building	3,730	30,193	30,193	28,506	100% complete, awaiting final
	architects and engineers							billing, masonry consultants
	specialty consultants							AW emergency egress plans
	Site Improvements	1450	1 building	0	4,397	4,397	4,397	100% complete
	walks, patios, landscaping, fencing							bench for patio
	Hazardous Waste Remediation	1460	1 building	84	2,111	2,111	2,111	100% complete
	asbestos, LPB, etc.							
MN 2-35 (1815 Central)	Consulting Fees	1430	1 building	32,942	35,046	35,046	14,610	50% complete
	architects and engineers							
	specialty consultants							AW emergency egress plans
	Site Work	1450	1 building	20,000	0	0	0	
	site lighting							
	parking lot repairs/replacement							
	walks, patios, landscaping, fencing							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-35 (cont.) 815 Central	Building Envelope unit window replacement	1460	333 units	1,126,569	1,249,226	1,249,226	1,234,862	100% complete
	Mechanical Systems HVAC Improvements domestic water systems	1460	1 building	9,208	9,208	9,208	9,208	100% complete
	Elevators modernization	1460	1 building	8,431	8,431	8,431	8,431	100% complete
	Appliances stoves	1465	333 stoves	269,850	109,250	109,250	109,250	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	0	13,813	13,813	13,085	100% complete
AN 2-36 2121 Minnehaha)	Consulting Fees specialty consultants	1430	1 building	1,211	7,471	7,471	7,093	100% complete, portion AW emergency egress plans
	Elevators modernization	1460	1 building	4,869	6,214	6,214	5,664	100% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

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HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-93 1301 Bryant)	Consulting Fees	1430	1 building	7,570	12,130	12,130	12,130	100% complete
	architects and engineers							
	Site Improvements	1450	1 building	0	3,300	3,300	3,300	100% complete
	parking lot							
	Dwelling Equipment	1465	1 refrig.	0	502	502	502	100% complete
	refrigerator							
	Nondwelling Structures	1470	1 building	79,582	69,790	69,790	48,011	ongoing
	office spaces							
	Nondwelling Equipment	1475	1 building	2,848	14,415	14,415	3,782	25% complete
	offices and maintenance							
AN 2-96 1001 Washington)	Consulting Fees	1430	1 building	602	838	838	838	100% complete
	architects and engineers							
	Site Improvements	1450	1 building	0	3,145	3,145	482	25% complete
	parking lot							
	Dwelling Equipment	1465	1 refrig.	0	790	790	790	100% complete
	refrigerator							
	Nondwelling Structures	1470	1 building	20,592	80,883	80,883	75,659	100% complete
	office spaces							
	Mechanical Systems	1470	1 building	10,249	10,249	10,249	10,249	100% complete
	HVAC improvements							
AN 2-96 (cont.)	Building Systems	1470	1 building	500	500	500	500	100% complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	elevator upgrades							
	Nondwelling Equipment	1475	1 building	9,225	30,260	30,260	26,865	100% complete
	offices and maintenance							
	Rowhouse							
	Consulting Fees	1430	1 building	16,000	28,032	28,032	28,032	100% complete
	architects and engineers							
	Site Work	1450	1 building	0	60,065	60,065	60,065	100% complete
	utility repairs							
	parking lot repairs/replacement							
	walks, patios, landscaping							
	Building Envelope	1460	1 building	4,330	3,190	3,190	3,190	100% complete, part of roof
	roof replacement							replacement in Comp Grant Year VIII
	Demolition	1485	22 buildings	19,177	21,038	21,038	21,038	100% complete
	Demolition	1485	49 buildings	50,576	50,446	50,446	50,446	100% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Scatter and Sites								
MN 2-2	Site Improvements storage sheds	1450	1 shed	0	1,600	1,600	1,600	Ongoing
	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	1 building	3,750	3,750	3,750	3,750	Ongoing
MN 2-3	Site Improvements storage sheds	1450	2 sheds	0	3,200	3,200	3,200	Ongoing
MN 2-5	Site Improvements storage sheds	1450	2 sheds	0	3,200	3,200	3,200	Ongoing
MN 2-13	Consulting Fees specialty consultants	1430	10 units	348,487	377,632	377,632	377,632	Ongoing Asbestos consultants
	Site Improvements storage sheds	1450	16 sheds	0	26,684	26,684	25,084	Ongoing
MN 2-13 (cont.)	Dwelling Unit Improvements	1460	10 units	665,587	431,049	431,049	429,754	Ongoing

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	asbestos, LBP, etc.							
	mod rehab							
MN 2-25	Dwelling Unit Improvements mod rehab	1460	2 buildings	0	8,985	8,985	8,985	Ongoing
MN 2-38	Consultant Fees specialty consultants	1430	8 buildings	36,072	88,473	88,473	88,473	Ongoing LBP consultants
	Site Improvements storage sheds	1450	14 sheds	1,600	22,400	22,400	22,400	Ongoing
	Dwelling Unit Improvements LBP abatement mod rehab	1460	8 buildings	191,682	325,784	325,784	315,231	Ongoing
	Mod Relocation	1495	1 building	0	879	879	879	Ongoing
MN 2-39	Site Improvements storage sheds	1450	4 sheds	0	6,400	6,400	6,400	Ongoing
	Dwelling Unit Improvements LBP abatement mod rehab	1460	2 buildings	31,107	52,120	52,120	52,120	Ongoing

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-40	Dwelling Unit Improvements	1460	1 building	3,200	3,200	3,200	3,200	Ongoing
	LBP abatement							
	mod rehab							
AN 2-43	Consulting Fees	1430	3 building	24,946	27,446	27,446	27,446	Ongoing
	specialty consultants							LBP consultants
	Site Improvements	1450	5 sheds	0	8,000	8,000	8,000	Ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	3 building	30,174	33,414	33,414	31,534	Ongoing
	LBP Abatement							
	mod rehab							
	Mod Relocation	1495	1 building	750	750	750	750	Ongoing
AN 2-44	Consulting Fees	1430	3 buildings	0	1,500	1,500	1,500	Ongoing
	specialty consultants							
	Dwelling Unit Improvements	1460	3 buildings	33,735	71,899	71,899	70,674	Ongoing
	LBP Abatement							
	mod rehab							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AN 2-45	Site Improvements storage sheds	1450	5 sheds	0	8,000	8,000	8,000	Ongoing
AN 2-47	Site Improvements storage sheds	1450	1 shed	0	1,600	1,600	1,600	Ongoing
AN 2-81	Dwelling Unit Improvements LBP Abatement mod rehab	1460	3 buildings	0	12,028	12,028	12,028	Ongoing
AN 2-82	Dwelling Unit Improvements roofing	1460	1 building	0	18,643	18,643	6,544	50% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Area Wide	Transfer to Operations	1406	AW	2,589,185	2,589,185	2,589,185	2,589,185	
	Management Improvements	1408	AW					
	MIS Hardware/Software			403,518	258,041	258,041	250,818	
	Resident Employment			2,274	0	0	0	
	Self-Help Program			89,066	89,066	89,066	89,066	
	Welfare To Work			126,565	50,049	50,049	50,049	
	Civil Rights Compliance			20,000	20,000	20,000	20,000	
	Diversity Training			79,168	20,506	20,506	20,243	
	Criminal History			68,600	70,625	70,625	55,856	
	Management Audits			262,651	225,500	225,500	225,500	
	HR Training			120,000	73,424	73,424	72,726	
	Marketing			37,200	17,572	17,572	12,571	
	Communications			123,746	113,746	113,746	70,452	
	Language Translation			10,000	32,881	32,881	13,721	
Resident Initiatives			73,574	98,108	98,108	98,108		
Section 3 Compliance Consultant			350,642	351,660	351,660	337,010		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

HA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Vista Program			30,000	22,914	22,914	22,914	
	Mobility Clearinghouse			500,000	500,189	500,189	500,189	
	Security Guards			295,564	292,876	291,438	291,438	
	Resident Orientation Videos			40,000	41,593	41,593	61	
	Administration	1410	AW	807,725	943,276	943,276	941,218	
	Audit	1411	AW	15,000	5,499	5,499	5,499	
	Consulting Fees	1430	AW	95,628	181,368	181,368	169,731	
	architects and engineers							
	AW Building Systems/Energy Mgmt	1460	AW	55,137	65,646	65,646	64,290	
	HVAC improvements							
	domestic water system							
	Nondwelling Equipment	1475	AW					
	MIS hardware			200,000	205,306	205,306	202,131	
	equip for force labor mod			435	482	482	136	
	Mod Relocation	1495	AW	0	4,200	4,200	4,200	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Physical Improvements							
MN 2-1	12/01		12/01	3/03			
MN 2-3	3/02		3/02	9/03			
MN 2-4	3/02		3/01	9/03			
MN 2-5	3/02		6/01	9/03			
MN 2-6	3/02		9/01	9/03			
MN 2-8	3/02		3/02	9/03			
MN 2-9	3/02		3/02	9/03			
MN 2-10	3/02		3/01	9/03			
MN 2-13	3/02		3/02	9/03			
MN 2-14	3/02		3/02	9/03			
MN 2-16	6/01	9/01	9/01	6/01			Additional rehab was done
MN 2-17	12/00	3/02	3/02	6/01			Additional rehab was done
MN 2-18	12/01	3/02	3/02	9/03			Additional rehab was done
MN 2-19	3/02		12/01	12/02			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-20.4	6/01		6/01	3/02			
MN 2-21.4	3/02		3/02	9/03			
MN 2-21.5	3/02		3/02	9/03			
MN 2-21.6	3/02		3/01	9/03			
MN 2-23	12/00	3/02	3/02	9/01			Additional rehab was done
MN 2-24	3/02		3/02	9/03			
MN 2-25	3/01	3/02	3/02	12/01			Additional rehab was done
MN 2-26	3/02		3/02	9/03			
MN 2-30	12/01		3/02	6/03			Additional rehab was done
MN 2-31.4	3/02		12/01	9/03			
MN 2-31.5	3/02		3/02	9/03			
MN 2-31.6	3/02		9/01	9/03			
MN 2-32	6/01	3/02	3/02	9/02			Additional rehab was done
MN 2-33	6/01	12/01	12/01	9/02			Additional rehab was done
MN 2-34	3/02		12/01	9/03			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-35	6/01	12/01	12/01	9/02			Additional work was done
MN 2-36	3/02		12/01	9/02			
MN 2-37	3/02		12/01	9/03			
MN 2-38	3/02		3/02	9/03			
MN 2-39	3/02		9/01	9/03			
MN 2-42	3/02		3/02	9/03			
MN 2-43	9/01	3/02	3/02	3/03			Additional work was done
MN 2-44	3/02		9/01	9/03			
MN 2-45	12/01		9/01	6/03			
MN 2-47	3/02		6/01	9/03			
MN 2-81	3/02		3/02	9/03			
MN 2-82	3/02		3/02	9/03			
MN 2-93	3/01	12/01	12/01	12/01			Additional work was done
MN 2-96	3/02		3/02	9/03			
AW Administration	3/02		3/02	9/03			
AW Consulting Fees	3/02		12/01	9/03			
AW Dwelling Structures	3/02		9/01	9/03			
AW Nondwelling Equipment	3/02		3/02	9/03			
AW Relocation	3/02		12/01	9/03			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements							
MIS Hardware/Software	3/02		12/01	6/03			
Self-Help Program	3/02		12/01	3/02			
Welfare To Work	9/01	3/02	3/02	9/01			Original estimate was not correct
Civil Rights Compliance	9/01	3/02	3/02	9/03			Original estimate was not correct
Diversity Training	3/02		9/01	9/03			
Criminal History	3/02		3/02	3/02			
Management Audits	3/02		3/01	9/03			
HR Training	3/02		3/02	3/02			
Marketing	3/02		3/02	1/03			
Communications	9/01	3/02	3/02	12/01			Original estimate was not correct
Language Translation	3/02		3/02	9/03			
Resident Initiatives	9/01	12/01	12/01	9/01			Original estimate was not correct
Section 3 Compliance Consultant	12/01		12/01	9/02			
Vista Program	3/02		12/01	9/03			
Mobility Clearinghouse	3/01	9/01	9/01	1/02			Original estimate was not correct
Security Guards	3/01	9/01	9/01	9/01			Original estimate was not correct

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds (CFPRHF)				
2	1406 Operations	1,600,000	1,600,000	0	0
3	1408 Management Improvements	1,310,526	1,528,288	194,502	111,193
4	1410 Administration	800,000	889,288	406,513	406,513
5	1411 Audit	15,000	15,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	397,055	478,466	157,845	24,417
8	1440 Site Acquisition				
9	1450 Site Improvement	221,795	169,865	67,620	23,972
10	1460 Dwelling Structures	9,000,690	8,670,713	555,307	226,117
11	1465.1 Dwelling Equipment—Nonexpendable	178,500	149,357	80,576	28,800
12	1470 Nondwelling Structures	200,000	229,792	98,430	65,770
13	1475 Nondwelling Equipment	59,000	60,797	35,214	17,282
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000	1,000	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	13,792,566	13,792,566	1,596,007	904,064
21	Amount of line 20 Related to LBP Activities	400,000	400,000	28,000	0
22	Amount of line 20 Related to Section 504 Compliance	55,000	55,000	0	0
23	Amount of line 20 Related to Security	210,437	210,437	0	0
24	Amount of line 20 Related to Energy Conservation Measures				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HIGHRISE								
MN 2-3	Fees and Costs	1430	1 building	20,000	20,000	1,500	0	beginning
	architects and engineers							stages
	Site Improvements	1450	1 building	10,000	10,000	0	0	
	walks, patios, landscaping							
	Common Area Improvements	1460	1 room	10,000	10,000	0	0	
	finishes (walls, floors, ceilings)							
	Dwelling Unit Improvements	1460	21 units	94,900	104,900	17,913	326	beginning
	kitchen and bathroom rehab							stages
	Mechanical System	1460	66 units	23,100	23,100	0	0	
	HVAC improvements							
	Plumbing Systems	1460	1 tank	30,000	30,000	0	0	
	replace hot water storage tank							
	Electrical Systems	1460	1 building	2,000	2,000	0	0	
	perimeter lighting replacement							
	Elevators	1460	1 building	10,000	10,000	0	0	
	modernization, new installation							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-6	Site Improvement	1450	1 building	50,000	0	0	0	
	storage building							
	Mechanical Systems	1460	232 units	81,200	0	0	0	
	HVAC improvements							
	Plumbing Systems	1460	1 building	20,000	0	0	0	
	riser valves							
	Elevators	1460	2 buildings	20,000	0	0	0	
	modernization, new installation							
	Dwelling Unit Improvements	1460	174 units	618,800	274,600	0	0	
	kitchen remodeling							
	bathroom remodeling							
MN 2-8	Common Area Improvements							100% complete
	mgmt areas, misc improvements	1460	1 office	0	520	520	371	
MN 2-9	Fees and Costs	1430	3 buildings	20,000	0	0	0	
	architects and engineers							
	specialty consultants							
	Site Work	1450	3 buildings	50,000	0	0	0	
	parking lot repairs/replacement							
	walks, patios, landscaping							
	Common Area Improvements	1460	3 buildings	50,000	71,900	0	0	
	finishes (walls, floors, ceilings)							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-9 (cont.)	Community Room Improvements	1460	3 buildings	30,000	0	0	0	
	replace blinds, fixtures							
	Building Envelope	1470	1 building	55,000	100,000	76,518	47,122	50% complete
	add vestibule to rear entrance							
	expansion							
	Mechanical Systems	1460	3 buildings	75,000	0	0	0	
	HVAC improvements							
	Electrical Systems	1460	3 buildings	15,000	0	0	0	
	repair entrance switch gear							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevators modernization, new installation	1460	3 buildings	30,000	0	0	0	
	Hazardous Waste Remediation asbestos, LBP, etc	1460	1 building	15,000	0	0	0	
	Appliances ranges	1465	281 units	60,000	0	0	0	
MN 2-14	Dwelling Unit Improvements kitchen rehab	1460	129 units	0	6,592	6,592	6,592	100% complete portion of mod, see CFP2000

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-16	Fees And Costs	1430	1 building	27,055	0	0	0	
	architects and engineers							
	specialty consultants							
	Site Work	1450	1 building	10,000	0	0	0	
	walks, patios, landscaping							
	Common Area Improvements	1460	1 building	13,200	0	0	0	
	finishes (walls, floors, ceilings)							
	Mechanical Systems	1460	1 building	125,500	124,270	4,314	691	Beginning Stages
	HVAC improvements							
	Plumbing Systems	1460	1 building	70,000	0	0	0	
	replace storage tanks							
	water system improvements							
	Electrical Systems	1460	182 units	40,245	0	0	0	
	unit electrical upgrades							
	Hazardous Waste Remediation	1460	1 building	10,000	0	0	0	
	asbestos, LBP, etc							
	Non-Dwelling Equipment	1475	1 room	4,000	0	0	0	
	community room furniture							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.4	Fees and Costs	1430	1 building	10,000	0	0	0	
	architects and engineers							
	Site Work	1450	1 building	5,000	0	0	0	
	walks, patios, landscaping							
	Dwelling Unit Improvements	1460	28 units	102,200	0	0	0	
	kitchen rehab							
	Building Envelope	1460	1 building	67,800	0	0	0	
	masonry restoration							
	Mechanical Systems	1460	1 building	40,000	0	0	0	
	HVAC upgrades							
	Plumbing Systems	1460	1 building	35,000	0	0	0	
	replace domestic water heater							
	Electrical Upgrades	1460	1 building	20,000	0	0	0	
	unit electrical upgrades							
	Elevators	1460	1 building	10,000	0	0	0	
	modernization, new installation							
	Hazardous Waste Remediation	1460	1 building	10,000	0	0	0	
	asbestos, LBP, etc							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.5	Fees And Costs	1430	1 building	10,000	10,000	0	0	
	architects and engineers							
	Site Work	1450	1 building	41,070	41,070	0	0	
	walks, patios, landscaping							
	parking lot expansion							
	Common Area Improvements	1460	1 building	58,360	58,360	0	0	
	504 accessibility, handrails							
	management areas, misc improv							
	finishes (walls, floors, ceilings)							
	Building Envelope expansion	1460	1 building	30,000	257,424	125,068	96,591	50% complete
	Mechanical Systems	1460	1 building	18,200	18,200	0	0	
	HVAC upgrades							
	Plumbing Systems	1460	1 building	19,960	19,960	0	0	
	domestic water system imprvmt							
	Electrical Systems	1460	42 units	2,625	2,625	0	0	
	unit electrical upgrades							
	Elevators	1460	1 building	10,000	10,000	0	0	
	modernization, new installation							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.5 (cont.)	Hazardous Waste Remediation asbestos, LBP, etc	1460	1 building	9,785	0	0	0	
	Dwelling Equipment refrigerator	1465	1 refrig.	0	257	257	0	refrig. for mgmt area
MN 2-20.4	Elevators modernization, new installation	1460	1 building	125,000	0	0	0	
MN 2-21.4	Dwelling Unit Improvements kitchen modernization	1460	1 building	0	397,900	13,070	6,945	5% complete
MN 2-21.6	Fees and Costs architects and engineers specialty consultants	1430	1 building	20,000	0	0	0	
	Site Work accessibility improvements walks, patios, landscaping	1450	1 building	4,550	0	0	0	
	Common Area Improvements finishes (walls, floors, ceilings)	1460	1 building	16,811	0	0	0	
	Dwelling Unit Improvements	1460	32 units	264,179	0	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	kitchen modernization 504 conversions							
MN 2-21.6 (cont.)	Mechanical Systems	1460	1 building	63,460	0	0	0	
	HVAC upgrades							
	Plumbing Systems	1460	1 building	9,000	0	0	0	
	domestic water system improv.							
	Electrical Systems	1460	1 building	2,000	0	0	0	
	unit electrical upgrades							
	Elevators	1460	1 building	120,000	0	0	0	
	modernization, new installation							
	Hazardous Waste Remediation	1460	1 building	20,000	0	0	0	
MN 2-22	Fees and Costs	1430	1 building	20,000	0	0	0	
	architects and engineers							
	Common Area Improvements	1460	1 building	17,881	0	0	0	
	504 accessibility, handrails finishes (walls, floors, ceilings)							
	Building Envelope	1460	1 building	80,744	0	0	0	
	masonry restoration roof, parapet, soffit, fascia							
	Mechanical Systems	1460	1 building	91,375	0	0	0	
	HVAC upgrades							
	Elevators	1460	1 building	10,000	0	0	0	
	modernization, new installation							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-23	Consulting Fees architects and engineers	1430	1 building	0	64,467	20,663	0	50% complete
	Dwelling Unit Improvements shower replacement	1460	193 units	15,000	0	0	0	
	Building Envelope masonry restoration	1460	1 building	185,000	736,253	56,194	22,442	beginning stages
	Dwelling Equipment stoves	1465	193 units	0	30,600	30,600	28,800	90% complete
	Non-Dwelling Equipment community room, commons	1475	1 building	0	9,814	9,814	9,664	100% complete security equipment
MN 2-24	Consulting Fees architects and engineers	1430	1 building	0	12,700	12,700	0	beginning stages
	Building Envelope masonry restoration	1460	1 building	0	1,101,600	0	0	
MN 2-30	Consulting Fees architects and engineers	1430	1 building	0	7,346	7,346	0	25% complete
	Building Envelope window replacement Phase II	1460	1 building	400,800	392,654	199,046	51,608	25% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-31	Hazardous Waste Reduction asbestos, LPB, etc	1460	3 buildings	0	40,000	40,000	0	asbestos consultants
MN 2-32	Building Envelope window replacement	1460	1 building	310,000	0	0	0	
	Common Area Improvements 504 accessibility, handrails, signage	1460	1 building	0	6,566	6,566	0	Not begun
MN 2-33	Fees and Costs architects and engineers	1430	1 building	20,000	28,297	28,297	1,522	5% complete
	Site Work walks, patios, landscaping	1450	1 building	1,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-33 (cont.)	Common Area Improvements	1460	1 building	60,060	60,060			
	finishes (walls, floors, ceilings)							
	management areas, misc improv							
	Dwelling Unit Improvements	1460	189 units	180,000	290,953	0	0	
	bathroom modernization							
	kitchen modernization							
	Mechanical Systems	1460	1 building	12,000	12,000	0	0	
	HVAC upgrades							
	Plumbing Systems	1460	1 building	36,002	36,002	0	0	
	Electrical Systems	1460	189 units	15,938	15,938	0	0	
	unit electrical upgrades							
	Appliances	1465	189 units	25,000	25,000	0	0	
	ranges							
MN 2-34	Fees and Costs	1430	254 units	200,000	200,000	17,300	0	Beginning
	architects and engineers							Stages
	specialty consultants							
	Site Work	1450	2 building	3,825	3,825	0	0	
	utility repairs/replacement							
	Dwelling Unit Improvements	1460	254 units	1,119,569	500,000	0	0	
	kitchen modernization							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-34 (cont.)	Building Envelope	1460	2 buildings	283,876	438,619	0	0	
	masonry restoration							
	Mechanical Systems	1460	2 buildings	65,022	0	0	0	
	HVAC upgrades							
	Elevators	1460	2 buildings	10,000	0	0	0	
	modernization, new installation							
	Hazardous Waste Remediation	1460	2 buildings	53,974	0	0	0	
	asbestos, LBP, etc							
MN 2-35	Plumbing Systems	1460	1 building	300,000	456,496	4,686	4,686	Beginning
	domestic water system improv.							Stages
MN 2-36	Fees and Costs	1430	1 building	50,000	50,000	0	0	
	architects and engineers							
	specialty consultants							
	Site Work	1450	1 building	46,350	46,350	0	0	
	site lighting							
	walks, patios, landscaping							
	Common Area Improvements	1460	1 building	4,182	0	0	0	
	finishes (floor, walls, ceilings)							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-36 (cont.)	Community Room Improvements	1460	1 building	11,000	0	0	0	
	finishes (floor, walls, ceilings)							
	Dwelling Unit Improvements	1460	110 units	246,093	141,650	0	0	
	kitchen modernization							
	Plumbing Systems	1460	1 building	200,000	0	0	0	
	domestic water system improv.							
	Electrical Systems	1460	1 building	38,875	30,000	1,690	0	Beginning
	unit electrical upgrades							Stages
	Elevators	1460	1 building	60,000	0	0	0	
	modernization, new installation							
	Appliances	1465	110 units	93,500	93,500	49,719	0	Beginning
	ranges							Stages
	appliances							
MN 2-37	Fees and Costs	1430	1 building	0	9,550	9,550	0	Beginning
	architects and engineers							Stages
	Building Envelope	1460	1 building	0	359,616	0	0	
	masonry restoration							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-42	Consulting Fees architects and engineers	1430	1 building	0	4,100	2,074	0	50% complete
	Common Area Improvements mgmt areas, misc improvements	1460	1 building	0	79,587	3,784	3,784	5% complete
	Nondwelling Equipment offices and maintenance	1475	1 building	0	13,811	3,811	3,811	10% complete
ROWHOUSE								
MN 2-1	Consulting Fees architects and engineers	1430	1 building	0	11,632	0	0	
	Common Area Improvements mgmt areas, misc improvements	1460	1 buildings	200,000	188,368	411	411	Beginning Stages
SCATTERED SITE								
MN 2-13	Site Improvements storage sheds	1450	3 sheds	0	5,667	5,667	5,522	Ongoing
	Dwelling Unit Improvement	1460	40 units	600,000	447,861	19,690	10,578	Ongoing

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	LBP abatement/rehab							
MN 2-38	Dwelling Unit Improvement	1460	20 units	100,000	100,000	37,367	16,197	Ongoing
	LBP abatement/rehab							
MN 2-43	Dwelling Unit Improvements	1460	10 units	100,000	97,500	12,000	0	Ongoing
	LBP abatement/rehab							
MN2-44	Dwelling Unit Improvements	1460	1 unit	0	3,156	516	516	Ongoing
	LBP abatement/rehab							
MN 2-66	Dwelling Unit Improvements	1460	1 unit	0	432	432	432	Ongoing
	LBP abatement/rehab							
MN 2-81	Dwelling Unit Improvements	1460	1 unit	0	5,446	5,446	3,946	Ongoing
	LBP abatement/rehab							
MANAGEMENT/ MAINTENANCE								
MN 2-93	Consulting Fees	1430	1 building	0	10,000	8,041	8,041	70% complete
	specialty consultants							
	Site Improvements	1450	1 building	0	18,450	18,450	18,450	Complete
	parking lot repairs/replacement							
	Non-Dwelling Structures	1470	1 building	100,000	83,295	18,892	15,628	20% complete

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	office spaces							
	Non-Dwelling Equipment	1475	1 building	0	6,705	453	391	5% complete
	offices and maintenance							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-96	Consulting Fees	1430	1 building	0	10,000	10,000	0	10% complete
	architects and engineers							
	Site Improvements	1450	1 building	0	43,503	43,503	0	Beginning
	parking lot repairs/replacement							Stages
	Non-Dwelling Structures	1470	1 building	100,000	46,497	3,020	3,020	
	office spaces							

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AREA WIDE								
	Contribution to Operations	1406		1,600,000	1,600,000	0	0	
	Management Improvements	1408						
	MIS Software, Trng, Consltng			165,000	234,471	19,684	3,819	
	Cultural Diversity			0	156,171	77,303	19,326	
	Training			296,950	155,246	2,531	2,531	
	Criminal History			70,000	75,674	3,633	833	
	Marketing			40,000	40,000	0	0	
	Communications			129,350	44,350	0	0	
	Management Audits			15,000	62,793	0	0	
	Civil Rights Compliance			20,000	20,000	20,000	13,333	
	Self Help Program			80,000	80,000	25,084	25,084	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Resident Initiatives			171,200	146,905	28,650	28,650	
	Section 3 Compliance			50,000	50,000	0	0	
	Special Projects			62,589	132,251	10,059	10,059	
	Security Contracts			210,437	210,437	0	0	
	Vista Program			0	7,490	7,490	7,490	
	Language Translation			0	72,500	67	67	
	Resident Council Training			0	40,000	0	0	
	Administration	1410		800,000	889,288	406,513	406,513	
	Audit	1411		15,000	15,000	0	0	
	Consulting Fees	1430		0	40,374	40,374	14,853	
	AW Building Systems	1460		1,649,974	1,657,605	0	0	
	Resident Special Needs	1460		50,000	50,000	0	0	
	MIS Hardware	1475		55,000	24,029	19,177	1,458	
	Modernization Force Labor Equipment	1475		0	2,438	1,957	1,957	
	Mod Relocation	1495		10,000	1,000	0	0	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: MN46P00250101 Replacement Housing Factor No:				Federal FY of Grant: FFY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-1	12/02			09/03			
MN 2-3	09/02			09/04			
MN 2-6	06/02			06/04			
MN 2-8		03/03			09/04		
MN 2-9	06/02			06/03			
MN 2-13	09/02			09/04			
MN 2-14		03/03			09/04		
MN 2-16	12/02			06/03			
MN 2-18.4	09/02			12/03			
MN 2-18.5	09/02			12/03			
MN 2-20.4	12/02			06/03			
MN 2-21.4		03/03			09/04		
MN 2-21.6	09/02			03/04			
MN 2-22	12/02			09/03			
MN 2-23	12/02			12/03			
MN 2-24		03/03			09/04		
MN 2-30	09/02			12/03			
MN 2-31		03/03			09/04		
MN 2-32	09/02			12/03			
MN 2-33	06/02			06/04			
MN 2-34	09/02			09/04			
MN 2-35	12/02			09/03			
MN 2-36	12/02			09/04			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: MN46P00250101 Replacement Housing Factor No:				Federal FY of Grant: FFY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-37		03/03			09/04		
MN 2-38	09/02			09/04			
MN 2-42		03/03			09/04		
MN 2-43	09/02			09/04			
MN 2-44		03/03			09/04		
MN 2-66		03/03			09/04		
MN 2-81		03/03			09/04		
MN 2-93	09/02			09/03			
MN 2-96	09/02			09/03			
AW Admin	03/03			09/04			
AW Audit	03/03			09/04			
AW Building Systems	03/03			09/04			
Res Spec Needs	03/03			09/04			
MIS Hardware	03/03			09/04			
Development Activities	06/02			09/02			
Mod Relocation	03/03			09/04			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: MN46P00250101 Replacement Housing Factor No:					Federal FY of Grant: FFY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Management Improvements								
MIS Software, Trng, Conslting	03/03			09/04				
Mobility Clearinghouse	03/03			09/04				
Training	03/03			09/04				
Criminal History	03/03			09/04				
Marketing	03/03			09/04				
Communications	03/03			09/04				
Management Audits	03/03			09/04				
Civil Rights Compliance	03/03			09/04				
Self Help Program	03/03			09/04				
Resident Initiatives	03/03			09/04				
Section 3 Compliance	03/03			09/04				
Special Projects	03/03			09/04				
Security Contracts	03/03			09/04				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250100	Federal FY of Grant: FFY 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,001,258	2,001,258	207,813	207,813
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	2,001,258	2,001,258	207,813	207,813
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:MN46R00250100				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Bryants Replacement	3/31/03			12/31/04			
Market Study	9/30/01		9/30/01	12/31/01		9/30/01	
Smith Circle	6/30/02			12/31/02			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250101	Federal FY of Grant: FFY 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	3,104,034	3,104,034	0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	3,104,034	3,104,034	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250101		Federal FY of Grant: FFY 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250102	Federal FY of Grant: FFY 2002
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	3,294,648			
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	3,294,648			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250102		Federal FY of Grant: FFY 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

