

Public Housing Agency of the City of Saint Paul

PHA Plan

5 Year Plan for Federal Fiscal Years 2003 - 2007
(PHA Fiscal Years 2004 - 2008)

Annual Plan for Federal Fiscal Year 2003
(PHA Fiscal Year 2004)

- **On October 1, 2002 the PHA announced that the Draft Plan was available for public review and comment.**
- **A Public Hearing on the Draft Agency Plan was held on November 19, 2002.**
- **The PHA Board of Commissioners approved the Final Plan on December 18, 2002.**
- **The Final Plan (Version 1) was submitted to HUD on January 10, 2003; Version 2 was submitted on March 27, 2003.**

- **HUD approved the PHA's 5-YEAR PLAN and ANNUAL PLAN for the PHA's Fiscal Year 2003 on March 29, 2002.**

**PHA Plan
Agency Identification**

PHA Name: PUBLIC HOUSING AGENCY OF THE CITY OF
SAINT PAUL

PHA Number: MN001

PHA Fiscal Year Beginning: 04/01/2003

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 2004 - 2008
[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 PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.

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)
See Goal #3 (page 3)
- 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: public housing “curb appeal,” Section 8 inspections
- Renovate or modernize public housing units.
- Demolish or dispose of obsolete public housing: The PHA may dispose of certain public housing scattered site units and replace with other housing resources.
- Provide replacement public housing: The PHA may dispose of certain public housing scattered site units and replace with other housing resources.
- Provide replacement vouchers: The PHA may dispose of certain public housing scattered site units and replace with other housing resources.
- 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 (depending on published FMRS and local market conditions)
- Implement voucher 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)
- Other: (list below)
Continue and expand resident involvement in programs and services.

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)

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 PHA Goals and Objectives: (listed below)**

Agency Goals for Fiscal Year 2003 (April 1, 2002 – March 31, 2003)

1. **High Performance in Public Housing:** Maintain "High Performer" status under HUD's Public Housing Assessment System (PHAS).
2. **High Performance in Section 8:** Maintain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP).
3. **Housing Preservation and Development:** Work with established, successful agencies and organizations (private, public and/or non-profit) to preserve, develop and manage affordable housing; create a plan to develop new public housing units to replace scattered site homes having high modernization or maintenance costs, working in partnership with other housing providers.

4. **Modernization:** Complete Roosevelt Homes renovation and first stages of McDonough Homes modernization; maintain high standards in all PHA modernization projects, including efficient, high quality and timely design, bidding and construction; continue to actively involve residents, staff and the community in modernization planning.
5. **PHA Administrative Office:** Design and construct the PHA's new administrative office building (10th Street property) to provide quality office space for PHA programs, and space for commercial leasing which will generate reliable rental income in future years.
6. **Fair Housing:** Work cooperatively with community representatives and other units of government to ensure non-discrimination in PHA programs and to affirmatively further Fair Housing objectives.
7. **Employee and Organizational Development:** Promote education, growth and advancement of employees through career planning, training opportunities, and other resources; attract and retain a diverse and qualified work force; continue internal rethinking strategies to promote organizational development and continuous improvement.
8. **State and National Leadership Responsibilities:** Continue active leadership in state and national housing organizations to improve national housing policy and funding.
9. **Safety and Security.** Maintain safety and security at all PHA housing and work sites for residents, staff and the public.
10. **Community Centers and Other Links to Community Services:** Manage PHA Community Centers to meet the changing needs of family residents; maintain PHA programs and links to community services that enrich residents' lives, promote resident independence, increase resident involvement in their communities, and support successful tenancies in public housing.

Annual PHA Plan
PHA Fiscal Year 2004
(4/1/2003-3/31/2004)
[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.

This Saint Paul PHA Agency Plan describes the programs, policies and practices that the PHA will carry out in its Fiscal Year beginning April 1, 2003. In general the PHA will continue the same course of action described in the HUD-approved plan for the current fiscal year. This plan has proved successful over several years in meeting the needs of residents and the community, within the limits of available resources. The PHA will continue to focus on its mission and Agency Goals, stressing sound property management, modernization and maintenance, and sound Section 8 administration. The PHA will also continue its successful homeownership and jobs programs for residents, and work with other community partners to address the critical shortage of affordable housing in the Twin Cities. The PHA will implement new flat and ceiling rents as required by the 1998 Public Housing Reform Act. The PHA will implement its Five-Year and Annual Capital Fund Plan, including the major renovation of McDonough Homes.

iii. Summary of Policy or Program Changes for the Upcoming Year

- The PHA will implement new public housing flat and ceiling rents as required by HUD.
- The PHA will continue to develop its new Central Administrative Office (occupancy expected in spring 2004).
- The PHA will implement the volunteer community service program for public housing residents during the plan year as required by HUD. See Attachment D.

- The PHA will explore opportunities for disposing of certain scattered site public housing units and replacing them at other locations through acquisition, rehab, new construction, and/or other housing resources.
- The PHA will only have one designated “elderly-only” hi-rise building (777 North Hamline Avenue). HUD denied the PHA’s request to continue the “elderly-only” designation for Edgerton Hi-Rise.
- The PHA closed its Section 8 Housing Choice Voucher Program waiting list for new applications effective November 21, 2002 due to the large number of households on the list and relatively low turnover. The closure was widely advertised. The PHA may close the Public Housing waiting list to new applicants as well. If so, this closure will be widely advertised.

ii. 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:

- A. Admissions Policy for Deconcentration (mn001a02.doc)
- B. FY 2002 Capital Fund Annual Report (mn001b02.doc)
- C. Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- D. Implementation of Public Housing Resident Community Service Requirements (mn001d02.doc)
- E. Progress Toward Meeting the 5-Year Plan Mission and Goals (mn001e02.doc)
- F. Membership of the Resident Advisory Board (mn001f02.doc)

Optional Attachments:

- G. PHA Management Organizational Chart (mn001g02.doc)
- H. FY 2003 Capital Fund Application and FY 2004-07 Five-Year Action Plan (mn001h02.doc)
- I. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (mn001i02.doc)
- OTHER** (List below, providing each attachment name)
 - J. Pet Ownership in Public Housing (mn001j02.doc)
 - K. Resident Membership of the PHA Governing Board (mn001k02.doc)
 - L. Section 8 Project-Based Assistance (mn001l02.doc)
 - M. Officer in Residence Program (mn001m02.doc)
 - N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.) (mn001n02.doc)

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	involvement.	
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 (Admission and Occupancy Policy for the Section 8 Program)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with 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	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" 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 checked="" 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 checked="" 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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	attachment (provided at PHA option)	
Not Applicable	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
Not Applicable	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
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Pending	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 (PHDEP) 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
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) PHA Monthly Management Report	5-Year and Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	15,818	75%	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	9,242	74%	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	11,352	25%	N/A	N/A	N/A	N/A	N/A
Elderly	8,469	61%	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	NA	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	38,586	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Non-White	10,046	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

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: 5 Year Plan approved June 1, 2000 (CHAS Data Table 1C - from <http://webprod.aspensys.com/housing/chas/reports.asp>)
- 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)

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 for
PUBLIC HOUSING**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing 9/17/02
 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	6579		654
Extremely low income <=30% AMI	6022	91.5%	
Very low income (>30% but <=50% AMI)	486	7.4%	
Low income (>50% but <80% AMI)	57	0.9%	
Families with children	4823	73.3%	
Elderly families	227	3.5%	
Families with Disabilities	745	11.3%	
Race/Ethnicity – White	1451	22.1%	
Race/Ethnicity - Black	4176	63.5%	
Race/Ethnicity - American Indian	130	2.0%	
Race/ethnicity - Asian	822	12.5%	
Race/ethnicity Hispanic	308	4.7%	

Characteristics by
Bedroom Size (Public
Housing Only)

0BR	1700	25.8%	42
1BR	744	11.3%	443
2 BR	2384	36.2%	70
3 BR	1216	18.5%	70
4+ BR	385	5.9%	27
5+ BR	150	2.3%	2

Is the waiting list closed (select one)? No Yes Effective April 1 2003, the PHA will close its public housing waiting list to new applicants except for elderly, near-elderly and disabled households due to the large number of households on the list and relatively low turnover.

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes Elderly, Near-Elderly and Disabled households

Housing Needs of Families on the Waiting List for SECTION 8			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (9-4-02)			
<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	5428		920
Extremely low income <=30% AMI	4828	89.0%	
Very low income (>30% but <=50% AMI)	564	10.4%	
Low income (>50% but <80% AMI)	25	0.5%	
Families with children	3867	71.2%	
Elderly families	261	4.8%	
Families with Disabilities	807	15.0%	
Race/Ethnicity - White	1573	29.0%	
Race/Ethnicity - Black	3242	60.0%	
Race/Ethnicity - American Indian	153	2.8%	
Race/Ethnicity - Asian	460	8.5%	
Race/Ethnicity - Hispanic	281	5.2%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes The PHA closed its Section 8 waiting list for new applications on November 21, 2002 due to the large number of households on the list and relatively low turnover. The closure was widely advertised.			
If yes:			
How long has it been closed (# of months)? About one month.			
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes, if eligible for special allocations/programs.			

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 (possibly as part of scattered site disposition plan).
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (possibly as part of scattered site disposition plan).
- 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 (PBA and possibly as part of scattered site disposition plan).
- Pursue housing resources other than public housing or Section 8 tenant-based assistance (possibly as part of preservation activity and/or scattered site disposition plan).
- Other: (list below)

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 (continue designation for Hamline Hi-Rise).
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below): The PHA adopted a local hi-rise admission preference for households headed by a person who is elderly (62+) or disabled; secondary preference for near-elderly (50-61).

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
- Other: (list below): The PHA adopted a local hi-rise admission preference for households headed by a person who is elderly (62+) or disabled; secondary preference for near-elderly (50-61).

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)

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)
Participate in HousingLink services.

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.

(Estimated) Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2003 grants)		
a) Public Housing Operating Fund	\$ 9,742,080	
b) Public Housing Capital Fund*	1,500,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	31,250,900	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
j) Congregate Housing Services Program	463,302	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
k) Public Housing Capital Fund*	7,924,660	
l) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
m) EDSS Grant	0	
n) Resident Opportunity and Self-Sufficiency Grants	374,780	
o) Jobs-Plus Research Grant	200,000	
p) Congregate Housing Services Program	128,239	
q) Service Coordinator Grant	216,000	
3. Public Housing Dwelling Rental Income	10,378,220	Public Housing Operations
4. Other income (list below)		
Interest on Investments	510,000	Same
Other (rooftop rentals for communications equipment; laundry equipment proceeds, Section 8 other income, etc.)	485,810	Same
5. Non-federal sources (list below)		
Building fund	0	
Discretionary Fund	0	
Rental Assistance for Family Stabilization (MHFA)	417,600	
CHSP	873,123	
Wilder Foundation (Assisted Living Program)	36,000	
MDRC	0	
Total resources	\$ 64,520,814	

* The PHA may use up to 20% of its Capital Fund allocation to supplement its Operating Fund subsidy during the Plan year.

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) *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

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 history (used primarily to check housing history)*

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)

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

- PHA main administrative office
- PHA development site management office
- Other (list below) *Applications are mailed out in response to telephone requests. Staff will interview at other sites as a reasonable accommodation for an applicant with a disability.*

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**
NOT APPLICABLE

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
 - Two
 - Three or More
- 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: *Elderly and disabled applicants for Hi-Rise units receive three choices.*

(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?
The PHA adopted a 55% target.
- 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) *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

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) (*Hi-rise admission preference only*)
- 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 (head of household lives, works and/or attends school in the jurisdiction)
- Those enrolled currently in educational, training, or upward mobility programs (*hi-rise admission preference only*)
- 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): (*Hi-Rises*) *Persons with disabilities, 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.

4 Date and Time

Former Federal preferences:

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

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 3 Residents (lives, works, and/or attends school work in the jurisdiction)
- 3 Those enrolled currently in educational, training, or upward mobility programs (student preference is for hi-rise admission only)
- 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 *(Hi-Rise preference only) Persons accepted for special programs (e.g., Assisted Living, Congregate Housing Services Program)*
 - 1 *(Hi-Rise preference only) Elderly, Disabled, Displaced*
 - 2 *(Hi-Rise preference only) Near Elderly (50-61)*

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)

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

- 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 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 the developments below.

See deconcentration analysis in Attachment A.

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
IF disparities in average incomes among developments occur, the PHA will offer incentives to reduce the disparities.

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d. was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts

- List (any applicable) developments below:

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)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? *(Yes, if the applicant discloses a criminal history.)*
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *(Yes, if the applicant discloses a criminal history.)*
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) ? *(Yes, if the applicant discloses a criminal history.)*
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Applicant's current address.

(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 *(program expires 9/02)*
 - Federal project-based certificate program
 - Other federal or local program (list below)
PHA Section 8 Project-Based Assistance Program

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office (*when the waiting list is open for applications*)
- Other (list below) *Applications are mailed out in response to telephone requests, when the waiting list is open. Staff will interview at other sites as a reasonable accommodation for an applicant with a disability.*

(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 PHA allows all voucher shoppers 120 days, with an additional 60 days shopping time whenever requested. A household with a disability or handicap requiring reasonable accommodation may request and receive an additional 60 days, for a total of 240 days.

(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 (head of household lives, works, and/or attends school 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” preference for families who live within the City of St. Paul and whose existing landlord certifies that they are willing to continue renting to the family if the family and unit are determined eligible for Section 8 housing assistance.*
 - *“Preservation” preference allows residents of preservation projects to receive assistance.*
 - *“Welfare to Work” preference allows families participating in the Welfare to Work program to receive assistance.*
 - *“Special Programs” preference allows families to receive assistance if they are participating in supportive housing programs using project-based Section 8 vouchers from the PHA.*

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.

6 Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 5 Veterans and veterans’ families
- 4 Residents (lives, works and/or attends school in your jurisdiction)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 3 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)
 - 5 *“Lease in place” preference. See above.*
 - 1 *“Preservation preference”*
 - 2 *“Welfare to Work preference”*
 - 1 *“Special Programs preference”*

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 (*Section 8 Admission and Occupancy Policies*)
- 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
- Other (list below)
Mailings to the waiting list, social service agencies, etc.

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? (*The PHA adopted statutory requirements only.*)

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? (*No, except in the case of flat/ceiling rents and special rent structures for Jobs-Plus participants at Mt. Airy Homes.*)

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

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

The PHA has adopted all required income deductions and exclusions.

- 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:
 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)
The ceiling rents are 10% higher than the flat rents which are based on FMRs.

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 *Exception: Households who choose to pay flat rents will not have to report every increase.*
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

- Other (list below)
Family option to report decrease in income. Any change in family composition must be reported.

- 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)
FMRs.

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)
using the 50th percentile FMRs as approved by HUD

- 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) *At least annually, more frequently if HUD changes FMRs.*

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)
Metropolitan Area rental vacancy rates

(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)
(The PHA adopted statutory requirements only.)

5. Operations and Management

[24 CFR Part 903.7 9 (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. (mn001g01.ppt)
- 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 4/1/2002	Expected Turnover
Public Housing	4234	15% (654 units, FY02)
Section 8 Vouchers	3839	22% (847 cancels in FY02); 920 vouchers issued
Section 8 Mod Rehab: Mary Hall Single Room Occupancy units(SRO)	75	20%
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included above	
Other Federal Programs (list individually)		
Congregate Housing Services Program (CHSP)	133	35%
Resident Opportunity and Self-Sufficiency	171 households (as of 9/02)	NA

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)

- Admission and Occupancy Policies
- Housing Managers Manual
- Hi-Rise Residents Handbook
- Family Residents Handbook
- Technical Specifications for Pest Control Contracts

(2) Section 8 Management: (list below)

- Admission and Occupancy Policies

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?
(PHA complies with federal requirements.)

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?
(PHA complies with federal requirements.)

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)
PHA Rental Office, 480 Cedar Street, 3rd Floor, St. Paul MN 55101

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 (mn001b02.xls)

-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 (mn001h02.xls)

-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:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? *Maybe.*
If yes, list developments or activities below:
The PHA is considering a scattered site disposition plan. Mixed-income finance development activities may be a part of the replacement housing strategy. The PHA may be a partner in a mixed-income finance development as part of the PBA program.

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? *Maybe.*
If yes, list developments or activities below:
The PHA is considering a scattered site disposition plan. Mixed-income finance development activities may be a part of the replacement housing strategy. The PHA may be a partner in a mixed-income finance development as part of the PBA program.

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.) *Maybe.*

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:	<i>Various Scattered Site developments.</i>
1b. Development (project) number:	<i>various</i> <i>The PHA may dispose of some of its scattered site public housing units that have high maintenance costs and/or management concerns. The PHA would replace this housing with other housing resources such as PBA or public housing.</i>
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"/> Possible Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>during plan year</i>
5. Number of units affected:	<i>10-15 public housing scattered site units</i>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <i>sometime during plan year</i> b. Projected end date of activity: <i>unknown</i>

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:	<i>777 North Hamline Hi-Rise</i>
1b. Development (project) number:	<i>MN001026</i>
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:	<i>Approved by HUD for two-year designation effective August 22, 2002.</i>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? <i>HUD denied the PHA’s request to continue the elderly-only designation for Edgerton Hi-Rise on August 22, 2002.</i>
6. Number of units affected:	<i>186 units</i>
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)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 903.7 9 (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:

3. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership 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
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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)?
PENDING.

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

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(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. Community Service Requirement (section 12(c) of the U.S. Housing Act of 1937)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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) To achieve goal of lower crime rates than city-wide average; to maintain high quality community living.

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 [2002] PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Note: Congress eliminated PHDEP Funding in 2001.

- 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 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA has adopted a policy on Pet Ownership in Public Housing. See Attachment J (mn001j02.doc).

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 I (mn001i02.doc)
 - 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)

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.)
Two residents appointed by the Mayor and confirmed by the City Council serve on the PHA Board.

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 Saint Paul, Minnesota
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)
The PHA will continue to serve primarily both small family and large family renter households with very low incomes (<50% of median) and extremely low incomes (<30% of median), most of whom have high housing cost burdens. These

groups are among the highest priority housing needs and planned housing activities identified by the City in its Consolidated Plan.

Other: (list below)

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

The City's 2002 Consolidated Plan includes the following statement under §91.220(f) Other Actions: "Saint Paul will continue its many programs designed to foster and maintain affordable housing, and remove barriers to affordable housing...Saint Paul continues to work with ...the Saint Paul Public Housing Agency , and other organizations on affordable housing issues." (p.43)

"Support the production of new housing citywide, including assisting the development of at least 1200 new housing units for the next four years; subsidize the provision of low income housing units in new housing developments, and work with the Public Housing Agency...in developing housing and providing support services to low income households." (p.48)

D. Other Information Required by HUD

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

DEFINITION of "Substantial or significant deviations, amendments or modifications to this Agency Plan":

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the Agency and which require formal approval of the Board of Commissioners. (approved by the PHA Board of Commissioners on December 15, 1999)

Attachments to Agency Plan for PHA FY2004

- Attachment A. Admissions Policy for Deconcentration of Poverty
- Attachment B. FFY 2002 Capital Fund Annual Report and FFY2000 through FFY2002 Capital Fund Obligations and Expenditures
- Attachment C. [Budget – Not a required attachment, but available on request.]
- Attachment D. Implementation of Public Housing Resident Community Service Requirements
- Attachment E. Progress Toward Meeting the 5-Year Plan Mission and Goals
- Attachment F. Membership of the Resident Advisory Board
- Attachment G. PHA Management Organizational Chart
- Attachment H. FFY 2003 Capital Fund Program Application and FFY 2004 through FFY 2007 Capital Fund Five Year Action Plan
- Attachment I. Comments on Agency Plan and PHA Responses, including Capital Fund Comments
- Attachment J. Pet Ownership in Public Housing
- Attachment K. Resident Membership of the PHA Governing Board
- Attachment L. Section 8 Project-Based Assistance Program
- Attachment M. Officer-in-Residence Program
- Attachment N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.)

mn001v02.doc

PUBLIC HOUSING ADMISSION & OCCUPANCY POLICIES

**PART TWO:
APPLICANT SELECTION**

I. OVERVIEW:

Refer to:
24 CFR

- A. The PHA will house the maximum number of eligible applicants within available resources.
- B. Selecting Applicants:** Applicants will be selected from the waiting list. Their place on the waiting list will be determined by two factors:
1. Local Preference factors (there are different policies for applying Local Preferences to family units and hi-rise units); and;
 2. Date and time of application.
- C. **Income Mix:** As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), this admissions policy is designed to provide for deconcentration of poverty and income-mixing, in a manner which is also consistent with meeting the housing needs of the maximum number of very-low income families in the PHA’s jurisdiction. Of the public housing dwelling units made available for occupancy in any fiscal year by eligible families, not less than 55 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income.

II. DEFINITIONS OF PREFERENCES AND RELATED TERMS:

§960.212
960.212

Local Preferences are used in selecting applicants for public housing admission:

- A. Local Preferences:** The PHA uses four preferences, called Local Preferences, to prioritize applicants. These are a Residency Preference, Veteran’s Preference, Student Preference, and a Special Program Preference.

SAINT PAUL PHA AGENCY PLAN – ATTACHMENT A:
DECONCENTRATION POLICIES (FROM ADMISSION & OCCUPANCY POLICIES)

1. **Residency Preference:** This preference is given to applicants whose head of household or spouse:
 - a. Lives in Saint Paul;
 - b. Works in or has been notified that they have been hired to work in Saint Paul; or
 - c. Attends school or has been accepted to attend school in Saint Paul.
2. **Veteran’s or Service Person Preference (applies to both family and hi-rise applicants):** This preference is given to an applicant who is a Veteran or member of the Armed Services or a dependent family member of a Veteran or a Service Person.

**PART FOUR:
DWELLING UNIT ASSIGNMENT**

I. OVERVIEW:

Refer to:

- A. When a public housing applicant’s name reaches the top of the waiting list and their preference point entitlement has been verified, they will be offered the next available unit appropriate for their household size. There are different policies for offering family units and hi-rise units.
- B. **Income Mix and Deconcentration of Poverty.** As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the PHA will try to avoid concentrating very low-income families (or other families with relatively low incomes) in certain public housing family developments. If the average annual household income (adjusted for unit size) in one development varies from the average income for all four family developments by more than 15%, the PHA will offer incentives to eligible applicants to accept unit assignments which will reduce the income disparity in the development.

24 CFR

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 04)
 Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Rev. w/ An. Report	Revised 3/24/02	Revised 9/25/02	Obligated 9/30/02	Expended 9/30/02
1	Total non-CFP Funds					
2	1406 Operations	\$ 37,720	\$ 45,256	\$ 46,097	\$ 46,097	\$ 46,097
3	1408 Management Improvements	\$ 481,782	\$ 490,374	\$ 483,549	\$ 488,006	\$ 488,006
4	1410 Administration	\$ 497,920	\$ 501,315	\$ 503,559	\$ 503,703	\$ 503,703
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 184,556	\$ 191,370	\$ 182,546	\$ 182,546	\$ 182,446
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 187,886	\$ 187,887	\$ 185,969	\$ 187,114	\$ 187,114
10	1460 Dwelling Structures	\$ 7,074,862	\$ 7,048,189	\$ 7,080,789	\$ 7,086,721	\$ 7,029,486
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 19,736	\$ 19,736	\$ 19,736	\$ 19,736	\$ 19,736
12	1470 Nondwelling Structures	\$ 537,254	\$ 547,589	\$ 529,471	\$ 517,793	\$ 515,093
13	1475 Nondwelling Equipment	\$ 16,908	\$ 16,908	\$ 16,908	\$ 16,908	\$ 16,908
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,051,124	\$ 9,051,124	\$ 9,051,124	\$ 9,051,124	\$ 8,991,089
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant					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 Work
					Revised (with Annual Report)	Revised 3/24/02	Revised 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	
MN 1-1	Sidewalk replacement	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Do with future modern.	
McDonough	Playground repair	1450	3 sites	\$ 29,695	\$ 29,695	\$ 29,695	\$ 29,695	\$ 29,695	Work complete	
Homes	Replace DU roof shingles	1460	11 bldgs	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	Work complete	
	Replace rusty refrigerators	1465	70 DU	\$ 19,736	\$ 19,736	\$ 19,736	\$ 19,736	\$ 19,736	Work complete	
MN 1-2	Arch/Eng. fees for DU Modernization	1430	140 DU	\$ 122,218	\$ 127,218	\$ 118,335	\$ 118,335	\$ 118,335	In progress	
Roosevelt	Modernization Phase II	1460	126 DU	\$ 283,392	\$ 280,239	\$ 256,598	\$ 256,598	\$ 256,598	Work complete	
Homes	Modernization Phase III	1460	74 DU	\$ 4,713,225	\$ 4,816,341	\$ 4,871,183	\$ 4,881,145	\$ 4,852,141	Almost complete	
	NSP bury electric	1470	lump sum	\$ 11,278	\$ 13,965	\$ 13,965	\$ 13,965	\$ 13,965	Complete	
MN 1-3	Repair rock faced concrete block walls	1450	lump sum	\$ 60,000	\$ 60,001	\$ 60,000	\$ 60,000	\$ 60,000	See add. CFP 701 \$	
Mt. Airy	Repaint exterior DU handrails	1450	lump sum	\$ 5,000	\$ 5,000	\$ 3,083	\$ 3,083	\$ 3,083	Work complete	
Homes	Carpet hi-rise public corridors	1470	10 floors	\$ 41,789	\$ 41,789	\$ 41,789	\$ 41,789	\$ 41,789	Work complete	
	Replace roof mounted exhaust fans	1470	lump sum	\$ 51,755	\$ 59,108	\$ 59,108	\$ 59,108	\$ 59,108	Work complete	
	Tie elevators into emergency generator	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	See CFP 701	
MN 1-5	A/E fees for family site improvements	1430	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
Central Hi-Rise	Replace family area sidewalks	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Doing w/ Oper. Funds	
& Duplexes	Replace family DU appliances	1465	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Replace obsolete Hi-Rise corridor lights	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Completed with routine \$	
	Replace hi-Rise corridor carpet w/ VCT	1470	1/2 bldg	\$ 15,783	\$ 15,783	\$ 15,783	\$ 15,783	\$ 15,783	Work complete	
	Tie elevators into emergency generator	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Repair peeling paint on DU balconies	1470	lump sum	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	Work complete	

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part II: Supporting Pages										
PHA Name: Public Housing Agency of the City of St. Paul			Grant Type and Number Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant				Federal FY of Grant: 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 Work
					Revised (with Annual Report)	Revised 3/24/02	Revised 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	
MN 1-6	Add parking lot to east of building	1450	21 stalls	\$ 43,713	\$ 43,713	\$ 43,713	\$ 43,713	\$ 43,713	Work Complete	
Valley Hi-Rise	Replace DU smoke detectors/strobes	1460	158 DU	\$ 49,391	\$ 49,911	\$ 49,911	\$ 49,911	\$ 49,911	Work Complete	
MN 1-7	Brick Repair	1450	lump sum	\$ 6,823	\$ 6,823	\$ 6,823	\$ 6,823	\$ 6,823	Work complete	
MN 1-8b	Phase I & II DU Modernization	1460	22 DU	\$ 168,126	\$ 168,126	\$ 168,126	\$ 168,126	\$ 168,126	Work complete	
MN 1-9	Paint Hi-Rise corridors, doors & frames	1470	142 DU	\$ 8,950	\$ 8,950	\$ 8,950	\$ 8,950	\$ 8,950	Work complete	
Dunedin Terrace & Hi-Rise	Upgrade Hi-Rise elevator fire service	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-10	Install new roof at 621 Wales	1460	1 DU	\$ 12,127	\$ 12,127	\$ 12,127	\$ 12,127	\$ 12,127	Work complete	
Addition to Mt. Airy										
MN 1-13	Exterior window caulking	1460	148 DU	\$ 31,823	\$ 31,823	\$ 31,823	\$ 31,823	\$ 31,823	Work complete	
Iowa Hi-Rise	Repair sheetrock under toilets/windows	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Included above & below	
	Rebuild 62 showers	1460	62 DU	\$ 179,946	\$ 179,946	\$ 179,946	\$ 179,946	\$ 179,946	Work complete	
	Lengthen bldg entry vestibule for HC	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-14	Replace balance casement windows	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
Wilson Hi-Rise	Tie elevators into emergency generator	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-15	Eng. fees sprinkling/fire alarm replacement	1430	lump sum	\$ 43,030	\$ 45,530	\$ 45,387	\$ 45,387	\$ 45,287	Work complete	
Front Hi-Rise	Install sprinklers & replace fire alarms	1460	151 DU	\$ 450,000	\$ 415,256	\$ 415,365	\$ 414,765	\$ 394,638	Work complete	
	Provide heat to jockey boiler room	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Work completed w/ other \$	
	Lengthen bldg entry vestibule for HC	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part II: Supporting Pages										
PHA Name: Public Housing Agency of the City of St. Paul			Grant Type and Number Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant				Federal FY of Grant: 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 Work
					Revised (with Annual Report)	Revised 3/24/02	Revised 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	
MN 1-16	Reglue corridor carpet, esp. 1 st floor	1470	lump sum	\$ 12,433	\$ 12,433	\$ 12,433	\$ 12,433	\$ 12,433	Work complete	
	Ravoux Tie elevators into emergency generator	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-18	Replace DU entry door locks	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Montreal Hi-Rise									
MN 1-19	Engineering Fees for sprinkler, fire alarm.	1430	lump sum	\$ -	\$ 606	\$ 808	\$ 808	\$ 808	Transferred from 99 CGP	
	Exchange Install sprinklers, replace fire alarm system	1460	lump sum	\$ 450,000	\$ 470,193	\$ 490,138	\$ 486,623	\$ 478,519	Work complete	
	Hi-Rise Recarpet building corridors	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Fence repair	1450					\$ 1,145	\$ 1,145		
MN 1-24	Replace balance of fogged patio door glass	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Edgerton Ext. bldg. Stucco repairs /paint railings	1470	220 DU	\$ 145,085	\$ 145,085	\$ 145,085	\$ 145,085	\$ 145,085	Work complete	
	Hi-Rise Tie elevators into emergency generator	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-26	Phase II exterior brick engineering fees	1430	lump sum	\$ 12,166	\$ 10,848	\$ 10,848	\$ 10,848	\$ 10,848	Transferred from 99 CGP	
	Hamline DU insulated glass replacement	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Hi-Rise Replace 1st floor mail area ceiling lights	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
	Phase II exterior brick repair	1470	1/6 bldg	\$ 224,195	\$ 224,195	\$ 206,077	\$ 194,399	\$ 194,399	In progress, \$18,188 to 701	
MN 1-27	Replace DU smoke detectors/strobes	1460	144 DU	\$ 50,000	\$ -	\$ -	\$ -	\$ -	Work not necessary per F.D.	
	Seal Hi-Rise Replace DU entry locks	1460	144 DU	\$ 34,402	\$ 34,402	\$ 34,402	\$ 34,402	\$ 34,402	Work complete	
	DU insulated glass replacement	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future CFP	
MN 1-32	Stucco balance of foundations	1460	lump sum	\$ 7,934	\$ 7,934	\$ 7,934	\$ 7,934	\$ 7,934	See add. 701 CFP \$	
	Scat Site									

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

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant					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 Work
					Revised (with Annual Report)	Revised 3/24/02	Revised 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	
Scattered	Siding exterior repairs	1460	lump sum	\$ 2,165	\$ 845	\$ 425	\$ 425	\$ 425	In progress	
Site	Driveways, site improvements	1450	lump sum	\$ 2,466	\$ 2,466	\$ 2,466	\$ 2,466	\$ 2,466	Work complete	
Homes	Roof replacements	1460	lump sum	\$ 50,030	\$ 50,030	\$ 50,030	\$ 50,030	\$ 50,030	Work complete	
MN 1-20,22,23,etc	Windows, kitchen cabinets, etc.	1460	0	\$ -	\$ -	\$ -	\$ -	\$ -	See distributed \$ below	
	Interim lead paint dust control	1460	lump sum	\$ 50,000	\$ -	\$ -	\$ -	\$ -		
	Smoke detector upgrade to code	1460	lump sum	\$ 72,429	\$ 72,429	\$ 73,915	\$ 73,915	\$ 73,915	Work complete	
	MN 1-20 (Distributed Costs) Dwelling unit	1460	lump sum	\$ -	\$ -	\$ -	\$ -	\$ -	Scattered site expenses	
	MN 1-20 (Distributed Costs) Site Work	1450	lump sum	\$ 773	\$ 773	\$ 773	\$ 773	\$ 773		
	MN 1-22 (Distributed Costs) Dwelling unit	1460	lump sum	\$ -	\$ -	\$ -	\$ -	\$ -	per MN #	
	MN 1-22 (Distributed Costs) Site Work	1450	lump sum	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820		
	MN 1-23 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 19,855	\$ 19,855	\$ 19,855	\$ 19,855	\$ 19,855	per HUD direction	
	MN 1-23 (Distributed Costs) Site Work	1450	lump sum	\$ 448	\$ 448	\$ 448	\$ 448	\$ 448		
	MN 1-29 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 68,611	\$ 68,611	\$ 68,611	\$ 68,611	\$ 68,611		
	MN 1-29 (Distributed Costs) Site Work	1450	lump sum	\$ 6,485	\$ 6,485	\$ 6,485	\$ 6,485	\$ 6,485		
	MN 1-30 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 29,566	\$ 29,566	\$ 29,566	\$ 29,566	\$ 29,566		
	MN 1-30 (Distributed Costs) Site Work	1450	lump sum	\$ 6,233	\$ 6,233	\$ 6,233	\$ 6,233	\$ 6,233		
	MN 1-31 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 91,481	\$ 89,997	\$ 88,611	\$ 88,611	\$ 88,611		
	MN 1-31 (Distributed Costs) Site Work	1450	lump sum	\$ 15,087	\$ 15,087	\$ 15,087	\$ 15,087	\$ 15,087		
	MN 1-33 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 82,547	\$ 82,547	\$ 83,188	\$ 83,273	\$ 83,273		
	MN 1-33 (Distributed Costs) Site Work	1450	lump sum	\$ 1,655	\$ 1,655	\$ 1,655	\$ 1,655	\$ 1,655		
	MN 1-34 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 70,639	\$ 68,244	\$ 68,244	\$ 68,244	\$ 68,244		
	MN 1-34 (Distributed Costs) Site Work	1450	lump sum	\$ 4,013	\$ 4,013	\$ 4,013	\$ 4,013	\$ 4,013		
	MN 1-37 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 15,821	\$ 15,821	\$ 15,821	\$ 15,821	\$ 15,821		
	MN 1-37 (Distributed Costs) Site Work	1450	lump sum	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652	\$ 3,652		
	MN 1-35 (Distributed Costs) Dwelling unit	1460	lump sum	\$ 5,466	\$ 5,466	\$ 5,466	\$ 5,466	\$ 5,466		
	MN 1-35 (Distributed Costs) Site work	1450	lump sum	\$ 768	\$ 768	\$ 768	\$ 768	\$ 768		
	MN 1-38 (Distributed Costs) Site work	1450	lump sum	\$ 255	\$ 255	\$ 255	\$ 255	\$ 255		
HA-Wide	Computer software	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -	Purchased stuffer instead	
Activity	Folding Stuffing Machine	1475	lump sum	\$ 16,908	\$ 16,908	\$ 16,908	\$ 16,908	\$ 16,908	Work complete	
	Resident Initiatives									
	Staff salaries	1408	lump sum	\$ 205,868	\$ 205,868	\$ 188,427	\$ 188,427	\$ 188,427		

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

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150100 Replacement Housing Factor Grant					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 Work
					Revised (with Annual Report)	Revised 3/24/02	Revised 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	
	Staff benefits	1408	lump sum	\$ 57,754	\$ 57,754	\$ 57,754	\$ 57,754	\$ 57,754		
	Staff training	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -		See add. 701 CFP \$
	Resident Trng, Leadership capacity bldg									
	Hi-Rise Resident Council Training	1408	lump sum	\$ 2,906	\$ 3,755	\$ 5,456	\$ 5,456	\$ 5,456		
	Family Resident Council Training	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -		See add. 701 CFP \$
	Res. Trng. ldship cap bldg & interpreter	1408	lump sum	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056	\$ 1,056		
	Resident training in crime prevention	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -		See add. 701 CFP \$
	Resident training and employment	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -		See add. 701 CFP \$
	Family studies project	1408	lump sum	\$ 36,168	\$ 36,168	\$ 36,168	\$ 36,168	\$ 36,168		
	Res. Employment/business development									
	Security Training Program	1408	lump sum	\$ 37,147	\$ 37,147	\$ 37,147	\$ 37,147	\$ 37,147		
	Janitorial Training Program	1408	lump sum	\$ 140,433	\$ 148,176	\$ 157,091	\$ 161,548	\$ 161,548		
	Resident Training Employment costs	1408	lump sum	\$ 450	\$ 450	\$ 450	\$ 450	\$ 450		
	Youth Employment Programs	1408	0	\$ -	\$ -	\$ -	\$ -	\$ -		See add. 701 CFP \$
HA-Wide Activity	Non Technical Salaries	1410	lump sum	\$ 56,845	\$ 56,845	\$ 56,845	\$ 56,845	\$ 56,845		
	Technical Salaries	1410	lump sum	\$ 317,829	\$ 317,829	\$ 317,829	\$ 317,829	\$ 317,829		
	Employee benefits	1410	lump sum	\$ 104,168	\$ 104,168	\$ 104,168	\$ 104,168	\$ 104,168		
	Advertising Bids	1410	lump sum	\$ 13,951	\$ 14,569	\$ 15,105	\$ 15,249	\$ 15,249		
	Legal	1410	lump sum	\$ 5,127	\$ 7,904	\$ 9,612	\$ 9,612	\$ 9,612		
	Comp. Grant Program audit costs	1411	lump sum	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500		
	Eng. Fees for emergency generators	1430	0	\$ -	\$ -	\$ -	\$ -	\$ -		Deferred to future CFP
	Smoke detector upgrade to code	1460	200 DU	\$ 45,208	\$ 37,952	\$ 18,976	\$ 18,976	\$ 18,976		
	DU handicapped mod. Per res. Request	1460	27 DU	\$ 20,678	\$ 20,528	\$ 20,528	\$ 20,528	\$ 20,528		
	Manager's discretionary paint fund	1406	40 DU	\$ 37,720	\$ 45,256	\$ 46,097	\$ 46,097	\$ 46,097		
	Misc. elevator improvements	1470	lump sum	\$ 25,486	\$ 25,781	\$ 25,781	\$ 25,781	\$ 23,081		
480 Cedar	Eng. fees for 480 Cedar parking slab replace	1430	0	\$ -	\$ -	\$ -	\$ -	\$ -		Building Sold
	Ramp slab replacement, 6th level	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -		Building Sold
	Seal ramp slab @ 5th level	1470	0	\$ -	\$ -	\$ -	\$ -	\$ -		Building Sold

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Grant Number MN46P00150100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
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	
McDonough MN 1-1	Sep 30, 2002		Jun 30, 2001	Sep 30, 2004		Dec 31, 2001	
Roosevelt MN 1-2	Sep 30, 2002		Sep 30, 2000	Sep 30, 2004			
Mt. Airy MN 1-3	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		Mar 30, 2002	
Central Hi-Rise & Duplexes MN 1-5	Sep 30, 2002		Dec 30, 2000	Sep 30, 2004		Mar 30, 2001	
Valley Hi-Rise MN 1-6	Sep 30, 2002		Mar 30, 2001	Sep 30, 2004		Sep 30, 2001	
Neill Hi-Rise MN 1-7	Sep 30, 2002		Sep 30, 2000	Sep 30, 2004		Dec 30, 2000	
First addition to Mt. Airy MN 1-8b	Sep 30, 2002		Jun 30, 2000	Sep 30, 2004		Jun 30, 2001	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Grant Number MN46P00150100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
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	
Dunedin Hi-Rise MN 1-9	Sep 30, 2002		Mar 30, 2001	Sep 30, 2004		Jun 30, 2001	
Cleveland Hi-Rise MN 1-11	Sep 30, 2002	NA		Sep 30, 2004	NA		Work deferred to future year
Iowa Hi-Rise MN 1-13	Sep 30, 2002		Mar 30, 2001	Sep 30, 2004		Sep 30, 2001	
Wilson Hi-Rise MN 1-14	Sep 30, 2002	NA		Sep 30, 2004	NA		Work deferred to future year
Front Hi-Rise MN 1-15	Sep 30, 2002		Dec 30, 2001	Sep 30, 2004			
Ravoux Hi-Rise MN 1-16	Sep 30, 2002		Dec 30, 2000	Sep 30, 2004		Mar 30, 2001	
Wabasha Hi-Rise MN 1-17	Sep 30, 2002	NA		Sep 30, 2004	NA		Work deferred to future year
Montreal HR MN 1-18	Sep 30, 2002	NA		Sep 30, 2004	NA		Work deferred to future year
Exchange Hi-Rise MN 1-19	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004			

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Grant Number MN46P00150100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
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	
Scat MN 1-20	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		Sep 30, 2001	
Scat MN 1-23	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		Sep 30, 2001	
Edgerton Hi-Rise MN 1-24	Sep 30, 2002		Dec 30, 2000	Sep 30, 2004		3/30/2001	
Hamline Hi-Rise MN 1-26	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004			
Seal Hi-Rise MN 1-27	Sep 30, 2002		Dec 31, 2000	Sep 30, 2004		Jun 30, 2001	
Scattered Site MN 1-29	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		Sep 30, 2001	
Scattered Site MN 1-30	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		Sep 30, 2001	
Scattered Site MN 1-31	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		9/30/2001	
Scattered Site MN 1-32	Sep 30, 2002		Sep 30, 2001	Sep 30, 2004		9/30/2001	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150100	Federal FY of Grant: 2000
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 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	\$ 18,946		\$ 18,946	\$ 18,946
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 18,946			
22	Amount of line 21 Related to LBP Activities	\$ -			
23	Amount of line 21 Related to Section 504 compliance	\$ -			
24	Amount of line 21 Related to Security – Soft Costs	\$ -			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 03)

Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		12/19/01 Rev. #1 with	Revision #2	Revision #3	Obligated	Expended
		With An. Report	3/24/2002	9/25/2002	As of 9/30/02	As of 9/30/02
1	Total non-CFP Funds					
2	1406 Operations	\$ 60,000	\$ 60,000	\$ 76,828	\$ 77,748	\$ 69,774
3	1408 Management Improvements	\$ 624,640	\$ 618,620	\$ 509,020	\$ 477,128	\$ 461,355
4	1410 Administration	\$ 634,180	\$ 634,180	\$ 567,217	\$ 566,421	\$ 566,421
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 561,500	\$ 737,589	\$ 790,655	\$ 779,994	\$ 662,235
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 149,770	\$ 177,689	\$ 136,689	\$ 120,127	\$ 103,437
10	1460 Dwelling Structures	\$ 7,480,800	\$ 7,274,206	\$ 7,539,526	\$ 7,198,550	\$ 5,101,775
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 23,350	\$ 30,491	\$ 30,859	\$ 31,414	\$ 31,414
12	1470 Nondwelling Structures	\$ -	\$ 1,510	\$ 1,510	\$ 1,510	\$ 1,510
13	1475 Nondwelling Equipment	\$ 123,787	\$ 123,742	\$ 121,519	\$ 109,130	\$ 62,326
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 115,796	\$ 115,796	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,776,323	\$ 9,776,323	\$ 9,776,323	\$ 9,364,522	\$ 7,062,747
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,000,000	\$ 500,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 300,000	\$ 178,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 18,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 650,000	\$ 325,000

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

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor Grant No:					2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised (with Annual Report)	Revision #2 3/24/02	Revision #3 9/25/02	Total Actual Cost		Status of Work
								Funds Obligated 9/30/02	Funds Expended 9/30/02	
McDonough	A/E fees for modernization	1430	580 DU	\$ 450,000	\$ 576,269	\$ 588,234	\$ 588,234	\$ 562,400	Awarded, in progress	
MN 1-1	Sidewalk replacement	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Will use oper. Fund \$	
	Modernization Prototypes (8)	1460	16 DU	\$ 360,000	\$ 360,000	\$ 380,739	\$ 387,957	\$ 198,599	Awarded, in progress	
	Roof replacements	1460	3 bldgs	\$ 20,000	\$ 20,000	\$ 20,000	\$ 1,000	\$ -		
	Clean furnace ductwork (1-4 & 1-8)	1460	135 DU	\$ 40,000	\$ 40,000	\$ 14,263	\$ 14,263	\$ 14,263	Work complete	
	Replace rusty refrigerators	1465	25	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,555	\$ 10,555		
Roosevelt	A/E fees modernization	1430	lump sum	\$ 5,000	\$ 5,000	\$ 7,321	\$ 6,222	\$ 2,980	Awarded, in progress	
MN 1-2	Modernization Phase IV	1460	66 DU	\$ 4,490,500	\$ 4,490,500	\$ 4,674,268	\$ 4,699,037	\$ 3,753,074	Awarded, in progress	
Mt. Airy	Paint exterior handrails/fences @ family area	1450	lump sum	\$ 35,000	\$ 35,000	\$ 35,000	\$ 18,438	\$ 3,477		
MN 1-3	Repair cap blocks, retng walls, trash encl. @ family	1450	lump sum	\$ 71,000	\$ 70,634	\$ 70,634	\$ 70,634	\$ 70,555	Work complete	
	Replace HR picnic tables and laundry room fans	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Work item deleted	
	Replace HR DU smoke detectors	1460	158 DU	\$ 35,000	\$ 35,000	\$ 23,440	\$ 23,440	\$ -	Awarded in progress	
	Tie elevators/fire pump into emerg. Generator	1460	lump sum	\$ 55,000	\$ 55,000	\$ 55,000	\$ 599	\$ 599		
First addition to McDonough	Replace one playground	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Deferred to future mod.	
MN 1-4										
Central Hi-Rise & Duplexes	A/E fees for exterior mod. of duplexes	1430	42 DU	\$ 40,000	\$ 40,000	\$ 52,753	\$ 57,561	\$ 28,705	Awarded, in progress	
	Engineering fees for fire alarm, sprinkler work	1430	lump sum	\$ 38,000	\$ 38,000	\$ 48,408	\$ 48,408	\$ 20,178	Awarded, in progress	
MN 1-5	Replace family area sidewalks	1450	0	\$ -	\$ -	\$ -	\$ -	\$ -	Will use oper. Fund \$	
	Hi-Rise Exterior Painting, balconies	1460	142 DU	\$ 35,000	\$ 35,000	\$ 84,524	\$ 84,524	\$ 544	Awarded, in progress	
	Replace family area appliances	1465	20 DU	\$ 13,350	\$ -	\$ -	\$ -	\$ -	Completed w/ oper. \$	
	Clean family unit furnace ductwork (incl 1-5 & 1-7)	1460				\$ 6,438	\$ 6,438	\$ 6,438	Work complete	
	Hi-Rise Exterior Envelope repairs, brick/caulk	1460	lump sum	\$ 48,000	\$ 48,000	\$ 64,098	\$ 51,598	\$ 4,878	Awarded, in progress	
	Tie elevators/fire pump into emerg. Generator	1460	lump sum	\$ -	\$ -	\$ -	\$ -	\$ -	Work deleted	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised (with Annual Report)	Revision #2 3/24/02	Revision #3 9/25/02	Funds Obligated 9/30/02	Funds Expended 9/30/02	Status of Work
Valley Hi-Rise MN 1-6	Repair plumbing supply line leaks	1460	0	\$0	\$0	\$0	\$0	\$0	\$0	Work item deleted
First addition to Mt. Airy MN 1-8b	Phase II family unit modernization	1460	42 DU	\$121,000	\$121,000	\$150,000	\$137,880	\$0		
Dunedin Hi-Rise MN 1-9	Upgrade hi-rise elevator fire service	1460	lump sum	\$15,000	\$15,000	\$0	\$0	\$0	\$0	Work item deleted
	Clean family unit furnace ductwork	1460				\$9,768	\$9,768	\$9,768	\$9,768	Work complete
Cleveland Hi-Rise MN 1-11	Recaulk window mullions	1460	45 DU	\$20,000	\$18,485	\$18,485	\$18,485	\$18,060	\$18,060	Work complete
Iowa Hi-Rise MN 1-13	Reconfigure building entry for HC access	1460	lump sum	\$0	\$0	\$0	\$0	\$0	\$0	Deferred to future year
Wilson Hi-Rise MN 1-14	Engineering fees for sprinkler, fire alarm	1430	0	\$0	\$0	\$0	\$0	\$0	\$0	Deferred to future year
	Phase II Window replacement	1460	1/3 of DU	\$52,800	\$52,800	\$52,800	\$0	\$0	\$0	
	Exterior building caulking/repairs	1460	lump sum	\$60,000	\$60,000	\$65,000	\$65,000	\$37,196	\$37,196	Awarded, in progress
	Tie elevators, fire pump into emerg. Generator	1460	lump sum	\$55,000	\$55,000	\$55,000	\$0	\$0	\$0	
Front Hi-Rise MN 1-15	Replace community room kitchen refrigerator	1475	1	\$3,787	\$3,742	\$3,742	\$0	\$0	\$0	Work complete
Ravoux Hi-Rise MN 1-16	Engineering fees for plumbing replacem.	1430	0	\$0	\$0	\$0	\$0	\$0	\$0	Use \$10k below
	Tie elevator, fire pump into emerg. Generator	1460	lump sum	\$55,000	\$55,000	\$9,429	\$10,429	\$0	\$0	Work complete
	Phased plumbing supply line replacement	1460	55 DU	\$150,000	\$150,000	\$10,000	\$0	\$0	\$0	Work deferred to future

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revision #2 3/24/02	Revision #3 9/25/02	Total Actual Cost		Status of Work
							Funds Obligated 9/30/02	Funds Expended 9/30/02	
				Revised (with Annual Report)					
Wabasha Hi-Rise MN 1-17	Masonry fence & patio repair	1450	lump sum	\$7,500	\$7,500	\$0	\$0	\$0	Work item deleted
Exchange Hi-Rise MN 1-19	Repair and stain privacy fences Improve building entry for HC access	1450 1460	lump sum lump sum	\$6,270 \$5,000	\$6,270 \$5,000	\$1,650 \$2,780	\$1,650 \$2,780	\$0 \$2,780	 Work complete
Edgerton Hi-Rise MN 1-24	New mortise locks on DU & non DU doors Replace fogged DU patio doors Replace DU bathroom light fixtures Tie elevator, fire pump into emerg. Generator Replace panic bars, w.s. on front and rear entry doors	1460 1460 1460 1460 1460	220 DU 50 DU 0 lump sum lump sum	\$70,000 \$25,000 \$0 \$55,000 \$20,000	\$70,000 \$25,000 \$0 \$55,000 \$0	\$65,097 \$25,000 \$0 \$35,132 \$0	\$65,097 \$0 \$0 \$40,370 \$0	\$61,705 \$0 \$0 \$2,370 \$0	Awarded, in progress Replace @ prep/rental Awarded, in progress Incl. W/lock work above
Hamline Hi-Rise MN 1-26	A & E fees for brick replacement Insulated DU window glass replacement Phase IV exterior brick repair/replacement Elevator Modernization	1430 1460 1460 1460	lump sum 35 DU Phase II lump sum	\$0 \$2,000 \$210,000 \$400,000	\$43,800 \$2,000 \$166,200 \$400,000	\$43,799 \$2,000 \$313,875 \$378,741	\$43,799 \$0 \$348,147 \$368,741	\$21,904 \$0 \$64,562 \$223,692	Awarded, in progress Awarded, in progress Awarded, in progress
Seal Hi-Rise MN 1-27	Replace DU insulated window glass Elevator modernization	1460 1470	45 DU ls	\$5,000 \$0	\$5,000 \$1,510	\$5,000 \$1,510	\$5,000 \$1,510	\$0 \$1,510	 Work complete
Scattered Site MN 1-29/37	Driveway Replacement Unit Modernization funds (includes appliances) Roof Replacement Siding Replacement Window Replacement Cabinet Replacement Wet Basements/Mold & Mildew Lead paint abatement/Interim Controls	1450 1460 1460 1460 1460 1460 1460	20 DU 30 DU 18 DU 4 DU 8 DU 15 DU 8 DU lump sum	\$30,000 \$314,500 \$90,000 \$32,000 \$120,000 \$80,000 \$30,000 \$50,000	\$30,000 \$29,541 \$90,000 \$32,000 \$71,235 \$0 \$0 \$50,000	\$1,121 \$30,708 \$0 \$21 \$147,647 \$0 \$0 \$33,026	\$1,121 \$30,708 \$0 \$2,716 \$147,647 \$0 \$0 \$33,026	\$1,121 \$30,708 \$0 \$21 \$0 \$0 \$0 \$33,026	Work complete See 2002 CFP \$

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant:		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
					Revised (with Annual Report)	Revision #2 3/24/02	Revision #3 9/25/02	Funds Obligated 9/30/02	
Scattered Sites	MN 1-20 Dwelling Unit Improvements	1460	ls	\$0	\$10,816	\$11,270	\$11,270	\$11,270	
	MN 1-20 DU Equipment	1465	ls	\$0	\$981	\$981	\$981	\$981	
	MN 1-22 Dwelling Unit Improvements	1460	ls	\$0	\$5,148	\$6,078	\$6,078	\$6,078	
	MN 1-22 DU Equipment	1465	ls	\$0	\$327	\$327	\$327	\$327	
	MN 1-23 Site Improvements	1450	ls	\$0	\$843	\$843	\$843	\$843	
	MN 1-23 Dwelling Unit Improvements	1460	ls	\$0	\$30,196	\$107,125	\$107,125	\$107,125	
	MN 1-23 DU Equipment	1465	ls	\$0	\$556	\$556	\$556	\$556	
	MN 1-29 Site Improvements	1450	ls	\$0	\$4,983	\$4,982	\$4,982	\$4,982	
	MN 1-29 Dwelling Unit Improvements	1460	ls	\$0	\$31,755	\$42,494	\$44,059	\$42,494	
	MN 1-29 DU Equipment	1465	ls	\$0	\$3,779	\$3,779	\$3,779	\$3,779	
	MN 1-30 Site Improvements	1450	ls	\$0	\$195	\$195	\$195	\$195	
	MN 1-30 Dwelling Unit Improvements	1460	ls	\$0	\$10,742	\$11,092	\$11,092	\$11,092	
	MN 1-30 DU Equipment	1465	ls	\$0	\$1,210	\$1,210	\$1,210	\$1,210	
	MN 1-31 Site Improvements	1450	ls	\$0	\$11,024	\$11,023	\$11,023	\$11,023	
	MN 1-31 Dwelling Unit Improvements	1460	ls	\$0	\$60,058	\$88,283	\$88,283	\$88,283	
	MN 1-31 DU Equipment	1465	ls	\$0	\$5,199	\$5,567	\$5,567	\$5,567	
	MN 1-32 Site Improvements	1450	ls	\$0	\$1,789	\$1,789	\$1,789	\$1,789	
	MN 1-32 Dwelling Unit Improvements	1460	ls	\$0	\$5,435	\$14,313	\$14,313	\$14,313	
	MN 1-32 DU Equipment	1465	ls	\$0	\$1,472	\$1,472	\$1,472	\$1,472	
	MN 1-33 Site Improvements	1450	ls	\$0	\$5,873	\$5,874	\$5,874	\$5,874	
	MN 1-33 Dwelling Unit Improvements	1460	ls	\$0	\$75,845	\$82,134	\$82,134	\$82,134	
	MN 1-33 DU Equipment	1465	ls	\$0	\$2,715	\$2,715	\$2,715	\$2,715	
	MN 1-34 Site Improvements	1450	ls	\$0	\$3,578	\$3,578	\$3,578	\$3,578	
	MN 1-34 Dwelling Unit Improvements	1460	ls	\$0	\$43,158	\$53,508	\$53,508	\$53,083	
	MN 1-34 DU Equipment	1465	ls	\$0	\$3,565	\$3,565	\$3,565	\$3,565	
	MN 1-35 Dwelling Unit Improvements	1460	ls	\$0	\$2,508	\$2,508	\$2,508	\$2,508	
	MN 1-35 DU Equipment	1465	ls	\$0	\$687	\$687	\$687	\$687	
	MN 1-37 Site Specific Modernization	1460	ls	\$0	\$26,784	\$26,784	\$26,784	\$26,784	

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

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No:					2001			
		Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Revised (with Annual Report)	Revision #2 3/24/02	Revision #3 9/25/02	Total Actual Cost		Status of Work
								Funds Obligated 9/30/02	Funds Expended 9/30/02	
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500		\$3,500	\$3,500	\$3,126	\$3,126	
	Eng. Fees tie elevators, fire pumps to EMG's	1430	4 bldgs	\$25,000		\$31,020	\$46,640	\$32,644	\$22,942	Work in progress
	Manager's Discretionary Paint Fund	1406	35 DU	\$60,000		\$60,000	\$76,828	\$77,748	\$69,774	Ordered as needed
	DU Handicapped mod per resident request	1460	lump sum	\$15,000		\$15,000	\$16,658	\$17,294	\$16,988	Ordered as needed
	Complete family smoke detector replacement	1460	125 DU	\$50,000		\$50,000	\$50,000	\$18,976	\$18,976	
	Replace corridor carpet in 2 hi-rises	1460	lump sum	\$200,000		\$200,000	\$200,000	\$69,790	\$67,678	
	Paint hi-rise hallways, doors & frames	1460	lump sum	\$95,000		\$95,000	\$95,000	\$90,686	\$90,686	
	Replace hi-rise community room furniture	1475	lump sum	\$60,000		\$60,000	\$60,000	\$51,353	\$7,544	
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$60,000		\$60,000	\$49,115	\$48,857	\$45,862	
	MIS software, hardware	1475	lump sum	\$0		\$0	\$8,662	\$8,920	\$8,920	
Management	Computer hardware and software	1408	lump sum	\$90,000		\$90,000	\$60,000	\$19,493	\$19,493	
Improvements	Resident Initiatives - salaries	1408	hourly	\$218,250		\$218,250	\$212,641	\$212,641	\$212,641	
	Resident Initiatives - benefits	1408	hourly	\$60,390		\$60,390	\$53,747	\$53,747	\$53,747	
	Resident Initiatives - staff training	1408	lump sum	\$2,500		\$2,500	\$0	\$0	\$0	
	Hi-Rise Resident Council Training	1408	lump sum	\$10,000		\$10,000	\$14,725	\$13,875	\$4,525	Work in progress
	Family Resident Council Training	1408	lump sum	\$5,000		\$5,000	\$0	\$0	\$0	
	Family Development Improvements	1408	lump sum	\$2,500		\$2,500	\$0	\$0	\$0	
	Resident Training and employment	1408	lump sum	\$4,000		\$4,000	\$1,582	\$1,582	\$1,582	
	Resident Training in crime prevention	1408	lump sum	\$1,000		\$1,000	\$0	\$0	\$0	
	Hi-Rise Studies Project	1408	lump sum	\$45,000		\$45,000	\$45,000	\$44,348	\$40,925	Work in progress
	Interpreter fees	1408	lump sum	\$3,000		\$3,000	\$3,098	\$3,098	\$98	
Management	Security Training Program	1408	hourly	\$36,000		\$29,980	\$30,125	\$30,125	\$30,125	Work in progress
Improvements	Janitorial Training Program	1408	4 bldgs.	\$147,000		\$147,000	\$88,102	\$98,219	\$98,219	
	Resident Training/employment costs	1408	0	\$0				\$0	\$0	Work item deleted
	Youth Employment Program	1408	0	\$0				\$0	\$0	Work item deleted
Administrative	Non Tech Salaries	1410	hourly	\$56,180		\$56,180	\$74,382	\$74,381	\$74,381	
Costs	Tech Salaries	1410	hourly	\$420,000		\$420,000	\$355,719	\$355,719	\$355,719	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor No:				Federal FY of Grant: 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	
McDonough MN 1-1	Jun 30, 2003			Jun 30, 2005			
Roosevelt MN 1-2	Jun 30, 2003		Sep 30, 2001	Jun 30, 2005			
Mt. Airy MN 1-3	Jun 30, 2003			Jun 30, 2005			
First addition to McDonough MN 1-4	Jun 30, 2003	NA		Jun 30, 2005	NA		Work deferred to future year
Central Hi-Rise & Duplexes MN 1-5	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005			
Valley Hi-Rise MN 1-6	Jun 30, 2003	NA		Jun 30, 2005	NA		Work completed w/ other \$
First addition to Mt. Airy MN 1-8b	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005			

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

PHA Name:		Grant Type and Number					Federal FY of Grant:
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor No:					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	
Dunedin Hi-Rise MN 1-9	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Sep 30, 2002	
Cleveland Hi-Rise MN 1-11	Jun 30, 2003		12/31/2001	Jun 30, 2005			
Iowa Hi-Rise MN 1-13	Jun 30, 2003	NA		Jun 30, 2005	NA		Work deferred to future year
Wilson Hi-Rise MN 1-14	Jun 30, 2003			Jun 30, 2005			
Front Hi-Rise MN 1-15	Jun 30, 2003		12/31/2001	Jun 30, 2005		3/31/2002	
Ravoux Hi-Rise MN 1-16	Jun 30, 2003			Jun 30, 2005			
Wabasha Hi-Rise MN 1-17	Jun 30, 2003	NA		Jun 30, 2005			
Exchange Hi-Rise MN 1-19	Jun 30, 2003		Jun 30, 2002	Jun 30, 2005			
Edgerton Hi-Rise MN 1-24	Jun 30, 2003			Jun 30, 2005			

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150101	Federal FY of Grant: 2001
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 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	\$ 19,340		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 19,340			
22	Amount of line 21 Related to LBP Activities	\$ -			
23	Amount of line 21 Related to Section 504 compliance	\$ -			
24	Amount of line 21 Related to Security – Soft Costs	\$ -			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 9/25/2002	Obligated 9/30/2002	Expended 9/30/2002
1	Total non-CFP Funds				
2	1406 Operations	\$ 75,000	\$ 75,000	\$ 4,096	\$ -
3	1408 Management Improvements	\$ 581,140	\$ 581,140	\$ 278,690	\$ 21,517
4	1410 Administration	\$ 634,180	\$ 634,180	\$ 614,180	\$ 52,574
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 286,500	\$ 145,875	\$ 44,375	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 193,500	\$ 170,000	\$ 29,475	\$ -
10	1460 Dwelling Structures	\$ 7,065,868	\$ 7,305,423	\$ 4,678,627	\$ 795
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 259,193	\$ 179,193	\$ 133,156	\$ -
13	1475 Nondwelling Equipment	\$ 70,000	\$ 70,000	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collaterization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 137,635	\$ 142,205	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,305,516	\$ 9,305,516	\$ 5,785,099	\$ 74,886
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ -
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ -
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 26,000	
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	

Annual Statement/Performance and Evaluation Report

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

Part II:

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Federal FY of Grant:		Status of Work
				Original	Revised 9/25/02	Obligated 9/30/02	Expended 9/30/02	
McDonough	A/E fees for modernization	1430	580 DU	\$175,000	\$44,375	\$44,375	\$0	See 00 & 01 CFP funding
MN 1-1	A/E fees for Comm Ctr Roof Replace	1430	lump sum	\$10,000	\$0	\$0	\$0	Deferred to future years
	Modernization Prototypes (16)	1460	16 DU	\$700,000	\$0	\$0	\$0	See 01 CFP funds of prototypes
	Community Ctr Roof Replace	1470	lump sum	\$80,000	\$0	\$0	\$0	Deferred to future years
	1-1 Modernization Phase I, Part I (48 DU)	1460	48 DU	\$2,649,488	\$3,038,000	\$3,038,000	\$0	Phase I, Part I funding
	1-1 Modernization Phase I, Part I contingency @ 3%	1502	48 DU	\$79,485	\$91,140	\$0	\$0	
	1-1 Modern. Phase I, Part I misc. costs @ 3%	1460	48 DU	\$79,380	\$91,140	\$0	\$0	
	1-1 Modernization Phase I, Part 2 partial funding	1460		\$0	\$455,455	\$455,455	\$0	Part of Phase I, Part 2 funding
	Roof Replacements (reroof 10 Bldgs before mod)	1460	3 bldgs	\$20,000	\$20,000	\$0	\$0	
	Seal Coat Parking lots	1450	3 lots	\$10,000	\$10,000	\$0	\$0	
	Replace Bryant Furnaces	1460	185 DU	\$285,000	\$285,000	\$0	\$0	
Mt. Airy	Repair cap blocks, retng walls, trash enclo. @ family	1450	lump sum	\$50,000	\$50,000	\$0	\$0	
MN 1-3								
First addition to McDonough	1-4 site & exterior modernization	1460	42 DU	\$210,000	\$806,332	\$806,332	\$0	Part I \$, See 03 CFP for Part II
MN 1-4	1-4 modernization contingency @ 3%	1502	42 DU	\$13,683	\$24,190	\$0	\$0	Part I \$, See 03 CFP for Part II
	Repair Windows that won't lock	1460	42 DU	\$2,188	\$2,188	\$0	\$0	
Central Hi-Rise & Duplexes	Install sprinklers, replace fire alarm system	1460	142 DU	\$500,000	\$500,000	\$0	\$0	
	Contingency for fire alarm, sprinkler @ 2.5%	1502	142 DU	\$11,875	\$11,875	\$0	\$0	
MN 1-5	Additional exterior building repairs	1460	lump sum	\$20,000	\$0	\$0	\$0	Deferred to future
	Family Duplex exterior modernization	1460	42 DU	\$200,000	\$200,000	\$0	\$0	
Neill Hi-Rise	Paint or cover exterior trim @ duplexes	1460	16 DU	\$35,000	\$35,000	\$0	\$0	
MN 1-7								
2nd addition to McDonough	Repair windows that won't lock	1460	54 DU	\$2,183	\$2,183	\$0	\$0	
MN 1-8A	1-8A site & exterior modernization	1460	54 DU	\$270,000	\$0	\$0	\$0	See 03 CFP funding
	1-8A modernization contingency @ 3%	1502	54 DU	\$17,592	\$0	\$0	\$0	See 03 CFP funding

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number							
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Obligated 9/30/02	Expended 9/30/02	Status of Work	
				Original	Revised 9/25/02				
Dunedin Hi-Rise MN 1-9	Exterior envelope caulking and repair Replace bad sidewalks	1460 1450	lump sum lump sum	\$20,000 \$15,000	\$20,000 \$15,000	\$0 \$0	\$0 \$0		
2nd addition to Mt Airy MN 1-10	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU	\$15,000	\$15,000	\$0	\$0		
Cleveland Hi-Rise MN 1-11	Recaulk window mullions	1460	60 DU	\$20,000	\$20,000	\$0	\$0		
Iowa Hi-Rise MN 1-13	Replace DU sinks, faucets & counters Reconfigure building entry for HC access	1460 1450	144 DU lump sum	\$95,000 \$20,000	\$95,000 \$0	\$0 \$0	\$0 \$0	Deferred to future years	
Wilson Hi-Rise MN 1-14	Engineering fees for sprinkler, fire alarm Phase III Window replacement Replace patio slab above boiler room Exterior emerg. Repair/prototype repair Hire Roof consultant	1430 1460 1450 1460 1430	187 DU 60 DU lump sum lump sum lump sum	\$38,000 \$55,000 \$5,000 \$20,000 \$20,000	\$38,000 \$55,000 \$5,000 \$0 \$20,000	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	Deferred to future years Use \$ for Front roof replace	
Ravoux Hi-Rise MN 1-16	Redash (change color) of ext. stucco panels Stairwell leak corrections Phased plumbing supply line replacement	1450 1450 1460	lump sum lump sum 60 DU	\$50,000 \$10,000 \$0	\$50,000 \$10,000 \$0	\$0 \$0 \$0	\$0 \$0 \$0	Deferred to future year	
Montreal Hi-Rise MN 1-18	Replace DU entry locks Exterior bldg repair consultant Exterior bldg repairs/prototype repairs	1460 1430 1460	187 DU lump sum lump sum	\$45,000 \$40,000 \$20,000	\$45,000 \$40,000 \$0	\$0 \$0 \$0	\$0 \$0 \$0	Deferred to future years	
Exchange Hi-Rise MN 1-19	Install auto opener on door to patio	1450	1	\$3,500	\$0	\$0	\$0	Work completed w other \$	

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number						
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102						
		Replacement Housing Factor Grant No:						
Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No	Quantity	Total Estimated Cost		Obligated 9/30/02	Expended 9/30/02	Status of Work
				Original	Revised 9/25/02			
Hamline Hi-Rise	Insulated DU window glass replacement	1460	35 DU	\$2,000	\$2,000	\$2,000	\$0	
MN 1-26	Phase IV exterior brick repair/replacement	1460	lump sum	\$550,000	\$367,496	\$259,972	\$0	See additional 01 CFP funding
Seal Hi-Rise	Replace DU insulated window glass	1460	45 DU	\$3,000	\$3,000	\$0	\$0	
MN 1-27	Post tension end repairs	1460	lump sum	\$40,000	\$40,000	\$3,600	\$0	
Scattered Site	Driveway Replacement	1450	30 DU	\$30,000	\$30,000	\$23,025	\$0	
MN 1-29/37	Unit Modernization funds (includes appliances)	1460	15 DU	\$300,000	\$300,000	\$37,843	\$0	
	General Mod	1460	12 DU	\$109,449	\$109,449	\$0	\$0	
	Roof Replacement	1460	20 DU	\$90,000	\$90,000	\$4,984	\$0	
	Siding Replacement	1460	4 DU	\$32,000	\$32,000	\$11,200	\$0	
	Window Replacement	1460	18 DU	\$120,000	\$120,000	\$0	\$0	
	Cabinet Replacement	1460	25 DU	\$80,000	\$80,000	\$3,472	\$0	
	Wet Basements/Mold & Mildew	1460	20 DU	\$63,000	\$63,000	\$8,762	\$362	
	Lead paint abatement/Interim Controls	1460	lump sum	\$50,000	\$50,000	\$2,390	\$0	
	Replace Schlage locks w/ best	1460	350 DU	\$48,180	\$48,180	\$0	\$0	
	MN 1-23 DU Improvement Costs	1460	LS	\$0	\$0	\$500	\$0	
	MN 1-30 Site Improvement Costs	1450	LS	\$0	\$0	\$5,750	\$0	
	MN 1-30 DU Improvement Costs	1460	LS	\$0	\$0	\$11,597	\$0	
	MN 1-31 Site Improvement Costs	1450	LS	\$0	\$0	\$600	\$0	
	MN 1-31 DU Improvement Costs	1460	LS	\$0	\$0	\$2,025	\$0	
	MN 1-33 Site Improvement Costs	1450	LS	\$0	\$0	\$100	\$0	
	MN 1-33 DU Improvement Costs	1460	LS	\$0	\$0	\$20,857	\$0	
	MN 1-37 DU Improvement Costs	1460	LS	\$0	\$0	\$5,000	\$0	
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$0	\$0	\$0	\$0	Other \$ will be used.
Admin. Building	Administrative Office Building @ 11 W. 11th Street							
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,500	\$0	\$0	
	Manager's Discretionary Paint Fund	1406	50 DU	\$75,000	\$75,000	\$4,096	\$0	
	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$15,000	\$4,638	\$433	
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000	\$200,000	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 9/30/02 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	\$ 21,123		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 21,123		\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report (Per 7/26/02 Staff Budget Meeting & McDonough Award)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 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				
2	1406 Operations	\$ 506,140			
3	1408 Management Improvements	\$ 70,000			
4	1410 Administration	\$ 731,340			
5	1411 Audit	\$ 2,500			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 163,500			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 128,500			
10	1460 Dwelling Structures	\$ 7,619,142			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -			
12	1470 Nondwelling Structures	\$ 1,000			
13	1475 Nondwelling Equipment	\$ 70,000			
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -			
18	1499 Development Activities	\$ -			
19	1501 Collaterization or Debt Service	\$ -			
20	1502 Contingency	\$ 13,394			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,305,516			
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000			
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000			

**Annual Statement/Performance and Evaluation Report (Per 7/26/02 Staff Budget Meeting & McDonough Award)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original 5 year plan budget	10/01/02 staff budget revision	Funds Obligated	Funds Expended
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$100,000	\$100,000		
	1-1 Modern. contract #1, Part II (74 DU)	1460	74 DU	\$3,902,850	\$4,035,545		
	1-1 Modern. Part II, contingency @ 3%	1460	74 DU	\$117,086	\$134,730		
	1-1 Modern. PII, misc. costs @ 3% (moves, LBP abate)	1460	74 DU	\$117,086	\$134,730		
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs	\$20,000	\$15,000		
Mt. Airy MN 1-3	Repair cap blocks, retng walls, trash encl. @ family	1450	lump sum	\$150,000	\$0		
First addition to McDonough MN 1-4	1-4 site & exterior modernization	1460	0 DU	\$220,500	\$0		
	1-4 modernization contingency @ 3%	1460	0 DU	\$6,615	\$0		
Central Hi-Rise & Duplexes MN 1-5	Family Duplex exterior modernization	1460	12 DU	\$232,381	\$300,000		
Valley Hi-Rise MN 1-6	Paint Balcony Railings, repair balconies, etc .	1460	LS	\$30,000	\$30,000		
2nd addition to McDonough MN 1-8A	1-8A site & exterior modernization	1460	54 DU	\$283,500	\$497,464		
	1-8A modernization contingency @ 3%	1460	54 DU	\$8,505	\$14,923		
Dunedin Hi-Rise MN 1-9	Engineering fees for sprinklers, fire alarm	1430	lump sum	\$40,000	\$40,000		
	Replace bad sidewalks	1450	lump sum	\$15,000	\$0		
Mt. Airy 2nd Ad. MN 1-10	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU	\$15,000	\$0		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:				0	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original 5 year plan budget	10/01/02 staff budget revision	Funds Obligated	Funds Expended
Wilson Hi-Rise MN 1-14	Install sprinklers, replace fire alarm	1460	187 DU	\$500,000	\$500,000		
	Sprinkler, fire alarm contingency @ 2.5%	1460	60 DU	\$12,500	\$12,500		
	Replace patio slab above boiler room	1460	lump sum	\$50,000	\$0		
	Exterior building concrete restoration & repair	1460	lump sum	\$200,000	\$0		
	Replace DU kitchen and bath faucets	1460	lump sum	\$35,000	\$0		
	Replace DU windows	1460	lump sum	\$0	\$50,000		
	Replace roof	1460	lump sum	\$175,000	\$0		
Front Hi-Rise MN 1-15	Replace Roof and repair parapet walls	1460	lump sum	\$0	\$215,000		
Ravoux Hi-Rise MN 1-16	Phased plumbing supply line replacement	1460	lump sum	\$250,000	\$0		
Wabasha Hi-Rise	Elevator modernization consultant	1430	lump sum	\$30,000	\$0		
	Courtyard Improvements	1450	lump sum	\$0	\$100,000		
	Elevator Modernization	1460	lump sum	0	\$300,000		
Montreal Hi-Rise MN 1-18	Exterior building envelope repairs	1460	lump sum	\$200,000	\$0		
	Replace DU water supply lines	1460	lump sum	\$75,000	\$0		
Exchange Hi-Rise MN 1-19	Remodel Res. Ser. Office to Accom. Staff	1460	1	\$10,000	\$0		
Hamline Hi-Rise MN 1-26	Replace DU closet doors	1460	35 DU	\$20,000	\$0		
	Replace first floor mail area ceiling lights	1460	lump sum	\$5,000	\$0		
Seal Hi-Rise MN 1-27	Engineering fees for elevator modernization	1430	45 DU	\$35,000	\$20,000		
	Caulk building exterior	1460	lump sum	\$60,000	\$0		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 0	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original 5 year plan budget	10/01/02 staff budget revision	Funds Obligated	Funds Expended
Scattered Site MN 1-29/37	Additional modernization funds (includes appliances)	1460	30 DU	\$300,000	\$285,000		
	General Modernization	1460	15 DU	\$80,000	\$76,000		
	Driveway Replacement	1450	12 DU	\$30,000	\$28,500		
	Roof Replacement	1460	20 DU	\$90,000	\$85,500		
	Siding Replacement	1460	4 DU	\$32,000	\$30,400		
	Window Replacement	1460	18 DU	\$120,000	\$114,000		
	Cabinet Replacement	1460	25 DU	\$80,000	\$76,000		
	Wet Basements/Mold & Mildew	1460	20 DU	\$63,000	\$59,850		
	Lead paint abatement/Interim Controls	1460	lump sum	\$50,000	\$47,500		
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$100,000	\$1,000		
Admin. Building	Administrative Office Building @ 11 W. 11th Street						
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,500		
	Manager's Discretionary Paint Fund	1406	50 DU	\$60,000	\$60,000		
	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$15,000		
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$0	\$30,000		
	Moisture control and correction	1460	lump sum	\$0	\$10,000		
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000	\$200,000		
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000	\$100,000		
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000	\$60,000		
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$250,000	\$250,000		
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$10,000	\$10,000		

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 0		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original 5 year plan budget	10/01/02 staff budget revision	Funds Obligated	Funds Expended	
Management	Computer hardware and software	1408	lump sum	\$81,480	\$70,000			
Improvements	Resident Initiatives - salaries	1406	hourly	\$218,250	\$218,250			
	Resident Initiatives - benefits	1406	hourly	\$60,390	\$60,390			
	Resident Initiatives - staff training	1406	lump sum	\$2,500	\$2,500			
	Hi-Rise Resident Council Training	1406	lump sum	\$7,000	\$1,000			
	Family Resident Council Training	1406	lump sum	\$3,500	\$1,000			
	Family Development Improvements	1408	lump sum	\$2,500	\$0			
	Resident Training and employment	1406	as req.	\$7,500	\$0			
	Resident Training in crime prevention	1406	lump sum	\$1,000	\$0			
	Interpreter fees	1406	hourly	\$3,000	\$3,000			
	Security Training Program	1406	lump sum	\$36,000	\$0			
	Janitorial Training Program	1406	lump sum	\$147,000	\$100,000			
	Youth Employment Program	1406	lump sum	\$5,000	\$5,000			
	Resident Training and employment costs	1406	lump sum	\$5,000	\$5,000			
	ACOP funding to replace portion of PHDEP grant	1406			\$0	\$50,000		
	Administrative	Non Tech Salaries	1410	hourly	\$56,180	\$130,340		
	Costs	Tech Salaries	1410	hourly	\$420,000	\$420,000		
		Employee benefits	1410	hourly	\$138,000	\$161,000		
Legal fees		1410	lump sum	\$2,000	\$2,000			
Advertising Bids		1410	lump sum	\$18,000	\$18,000			
Audit costs		1411	lump sum	\$2,500	\$2,500			
Contingency		1502	lump sum	\$0	\$13,394			
	FFY 2003 Total CFP			\$9,776,323	\$9,305,516			
	FFY 2003 Estimated Funding Amount			\$9,305,516	\$9,305,516			
				-\$470,807	\$0			

Federal FY of Grant:

2003

Status of Work

See Add. 02 \$

See \$455,455 in 02 CFP budget

Use 2002 \$ for repairs

wait till 2004 for retaining wall

See 02 CFP funding for MN 1-4

See 02 CFP funding for MN 1-4

Marshall/Victoria Site

Use routine \$ or defer work

See 2002 CFP \$

Federal FY of Grant:
2003

Status of Work
See 2002 CFP repair funds
Deferred to future years
Deferred to future years
Cont. phased window replacem.
Repair now, defer replacement
Investigate W/ 2001 CFP \$
With Construction of new CAO
With Construction of new CAO
Defer to future years
Defer to future years
Defer to future years
Defer to future years
Defer to future years
Defer to future years

Federal FY of Grant:
2003

Status of Work

Reduced each scat site line
by 5%

Federal FY of Grant:
2003

Status of Work

Includes AST & Asst. Mgr.

Includes AST & Asst. Mgr.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150103	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

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				
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	\$ 21,000		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 21,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT D to Saint Paul PHA Agency Plan for FY2004

VOLUNTEER COMMUNITY SERVICE SUMMARY “GIVING BACK TO YOUR COMMUNITY”

Beginning April 1, 2001 the PHA launched the “Giving Back to Your Community” Service Project, to implement a new HUD regulation (Congress suspended the requirement during the PHA FY03). In order to be eligible for continued occupancy, many adult public housing residents now have to either contribute **eight hours per month** of volunteer community service, or participate in an economic self-sufficiency program (including educational programs).¹

- This requirement applies to residents who are 18-61 years old and not working.
- Adults who are participating in MFIP are exempt from this requirement.
- Adults who are caring for a disabled family member are also exempt.
- An adult who has a disability which prevents him or her from doing volunteer work is exempt from the requirement.
- PHA staff estimate that 600-700 current residents may be required to participate in volunteer community service or economic self-sufficiency programs, to continue living in public housing.

Starting in December 2000, PHA staff sent packets of information to each resident household with upcoming “ACO” interviews². The packet includes a notice explaining the volunteer community service requirement and listing the exemptions. The notice also explains that non-exempt adult residents will have to comply with this requirement to be eligible to live in public housing.

Starting with January 2001 ACO interviews, PHA staff have been helping residents complete an exemption questionnaire for each adult member of the household to determine who is exempt from the volunteer community service requirement. Each non-exempt adult receives a “Giving Back to Your Community” packet that includes lists of volunteer opportunities and resources, and timesheets to record hours of service.

At their ACO interview the following year and thereafter, each non-exempt resident will have to show timesheets (signed by a volunteer supervisor) to prove that they completed their eight hours of monthly community service or economic self-sufficiency activities (96 hours cumulative) during the year.

The PHA gives residents a list of volunteer agencies with a wide range of volunteer opportunities that reflect interests of residents at both hi-rises and family developments. Residents also perform volunteer work through their PHA Resident Councils.

For more information about the “Giving Back to Your Community” program, residents should contact their Housing Manager. Others may contact Ms. Bobbi Levitan, Assistant to the Resident Services Director, 651-298-5270.

¹ Congress created this requirement in the 1998 Public Housing Reform Act.

² The “Application for Continued Occupancy” is each household’s annual eligibility review and lease renewal. January ACO interviews were for households with April 1, 2001 lease renewals.

ATTACHMENT E to Saint Paul PHA Agency Plan for FY2004

PROGRESS MEETING THE 5-YEAR PLAN MISSION AND GOALS

As this Agency Plan for PHA Fiscal Year 2004 was being drafted, the PHA was making good progress toward achieving its mission and goals for the current year.

- The PHA was designated a “High Performer” agency by HUD, recognizing its successful operation of the public housing program during the previous fiscal year (based on the PHAS – Public Housing Assessment System). Some highlights:
 - Occupancy rates regularly exceed 99%.
 - Rents are collected on time.
 - Maintenance work orders are completed quickly.
 - Residents report being satisfied with PHA programs and services.
 - Safety and security programs benefit residents, staff and the community.
 - All funds are managed correctly; the PHA’s latest financial audit showed “zero findings” (that is, no reported findings of non-compliance with statutes, rules and government accounting standards).
- The PHA expects to be designated a “High Performer” agency by HUD, recognizing its successful operation of the Section 8 Housing Choice Voucher Program (based on SEMAP – Section 8 Management Assessment Program FY03 submission).
- The PHA’s modernization projects are on time and within budget, making needed improvements and upgrades to PHA properties.
- The PHA continues its successful HOME homeownership program that provides homebuyer education and entry cost assistance to public housing residents and Section 8 participants who are then able to buy their own homes on the private market.
- The PHA’s welfare-to-work strategies and programs are ongoing. At Mt. Airy Homes where the *Jobs-Plus* demonstration program provides intensive training and support to job-seekers, more than one-half of all households now have one or more employed members.
- Although HUD has no funds for adding more public housing units, the PHA has helped spur the development of new affordable housing by offering some Section 8 subsidies for use as “project-based assistance” (PBA). The Board has approved 12 projects (313 units) for rehab, new construction and rental assistance for existing developments. The PHA plans to expand the PBA program if awarded new Section 8 Vouchers for this purpose.

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The following resident leaders were designated by the PHA Board of Commissioners on July 28, 1999 as the PHA's Resident Advisory Board (RAB):

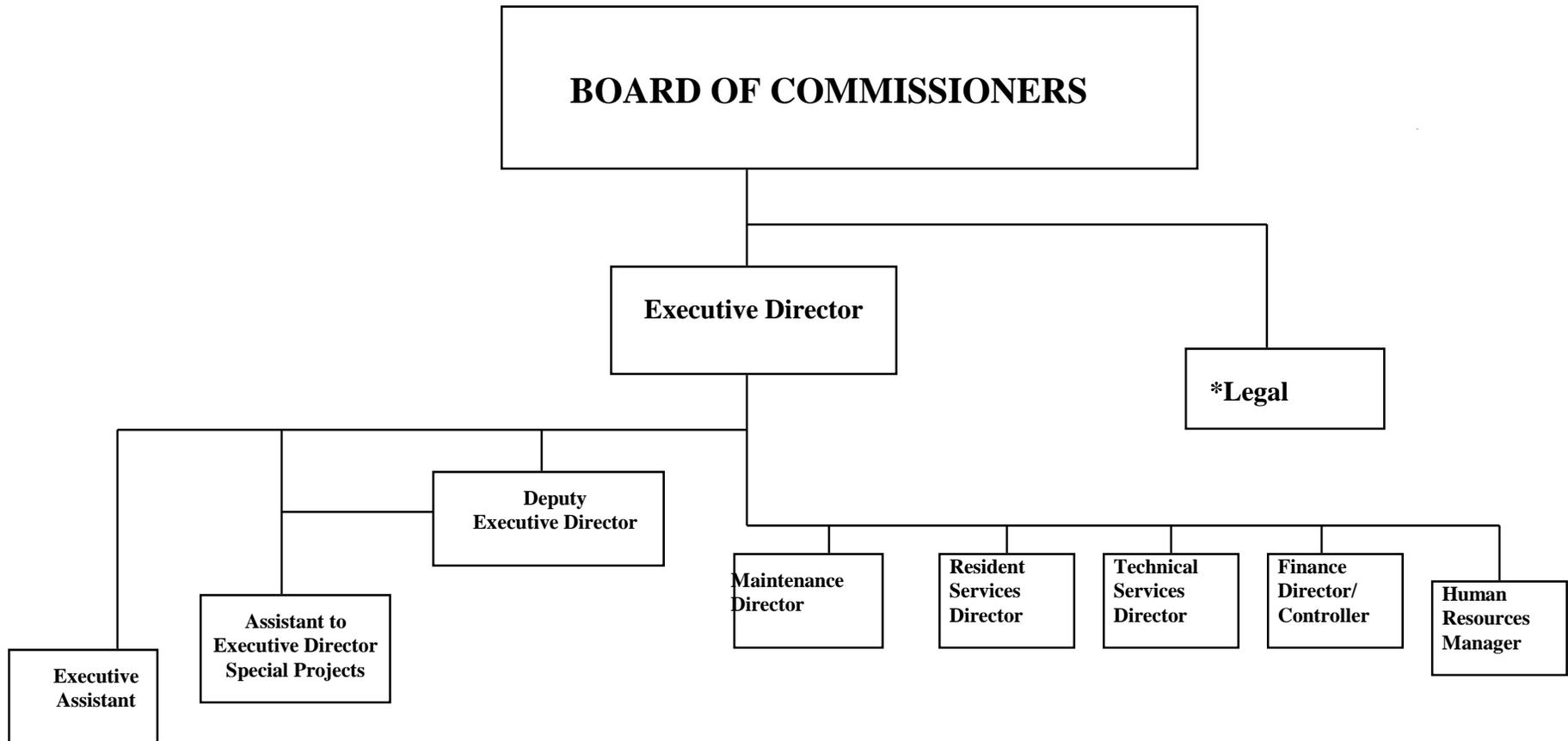
- All members of the Hi-Rise Presidents Council (16 members, comprised of the president of each hi-rise).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- The two PHA Commissioners who are residents of public housing (currently Shirley Kane and Stephanie Slaton).
- Section 8 representatives who volunteered for the RAB in response to mailings (the PHA selected 20 of the 90 participants who volunteered).
- Other public housing resident leaders (not Presidents Council or CWRC members) have participated actively in the RAB meetings.
- Representatives of Southern Minnesota Regional Legal Services, Inc. (SMRLS) have also attended most RAB meetings.

The Resident Advisory Board membership has fluctuated due to changes in officers, residents moving out of public housing or leaving the Section 8 program, etc.

PHA staff have regularly mailed all RAB meeting agendas, materials and summaries of meetings to all of the RAB members listed above. Mailings have also been sent to SMRLS and the Community Stabilization Project, who asked to be kept informed of the Agency Plan development.

ATTACHMENT G to
Saint Paul PHA Agency
Plan

Public Housing Agency of the City of St. Paul Organization Chart



*Services purchased from the City of Saint Paul

Board Approved September 16, 1998

\$ASQMN0012003200303270847-07

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Public Housing Agency of the City of St. Paul		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007
	Annual Statement			
MN 1-1 McDonough		\$ 4,125,776	\$ 4,685,082	\$ 4,076,960
MN 1-3 Mt. Airy		\$ 150,000	\$ 30,000	\$ 30,000
MN 1-5 Central Hi-Rise		\$ 450,000	\$ 200,000	\$ 250,000
MN 1-6 Valley Hi-Rise		\$ 30,000	\$ 20,000	\$ 230,000
MN 1-7 Neill Hi-Rise		\$ 91,000	\$ 45,000	\$ -
MN 1-8A McDonough, 2nd Ed		\$ -	\$ -	\$ -
MN 1-9 Dunedin Hi-Rise		\$ 549,500	\$ 15,000	\$ 60,000
MN 1-10 Mt. Airy, 2nd Ed		\$ 15,000	\$ -	\$ -
MN 1-11 Cleveland Hi-Rise		\$ -	\$ 200,000	\$ -
MN 1-13 Iowa Hi-Rise		\$ 65,000	\$ 512,500	\$ 180,000
CFP Funds Listed for 5- year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Public Housing Agency of the City of St. Paul		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007
	Annual Statement			
MN 1-14 Wilson Hi-Rise		\$ 285,000	\$ -	\$ 60,000
MN 1-15 Front Hi-Rise		\$ -	\$ -	\$ 125,000
MN 1-16 Ravoux Hi-Rise		\$ 119,193	\$ 250,000	\$ 300,000
MN 1-17 Wabasha Hi-Rise		\$ 100,000	\$ 155,570	\$ -
MN 1-18 Montreal Hi-Rise		\$ 40,000	\$ -	\$ 450,000
MN 1-19 Exchange Hi-Rise		\$ -	\$ -	\$ -
MN 1-24 Edgerton Hi-Rise		\$ -	\$ 82,500	\$ -
MN 1-26 Hamline Hi-Rise		\$ 55,000	\$ 240,000	\$ 500,000
MN 1-27 Seal Hi-Rise		\$ 370,000	\$ -	\$ 155,000
MN 1-29/37 Scattered Site		\$ 845,000	\$ 845,000	\$ 845,000
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds				

Work Statement for Year 5	
FFY Grant: 2007	
PHA FY: 2008	
\$	5,573,215
\$	-
\$	-
\$	-
\$	-
\$	-
\$	15,000
\$	-
\$	-
\$	-
Cont. Next Page	

Work Statement for Year 5	
FFY Grant: 2007	
PHA FY: 2008	
\$	-
\$	-
\$	600,000
\$	-
\$	200,000
\$	-
\$	-
\$	-
\$	845,000
Cont. Next Page	

MN #	Work Item	2	3	4	5
		2,004	2,005	2,006	2,007
1	AE fees	\$60,000	\$36,625		
1	Contract #2	\$3,750,732	\$4,385,337	\$3,828,850	\$5,257,750
	Calc. 02 award w/10% esc.	\$8,136,069	\$8,136,069	\$9,644,047	\$9,086,600
1	Contract #2 contingency	\$112,522	\$131,560	\$124,055	\$157,733
1	Contract #2 misc. costs	\$112,522	\$131,560	\$124,055	\$157,733
1	AE fees gym roof	\$10,000			
1	Gym roof	\$80,000			
3	Cap blocks/retng walls	\$150,000	\$30,000	\$30,000	
5	HR patio doors	\$250,000			
5	Central Duplex Exteriors	\$200,000	\$200,000	\$200,000	
5	Replace HR DU lights			\$50,000	
5	HR DU modernization			\$171,254	
6	DU closet doors	\$30,000			
6	Improve parking lot lights		\$20,000		
6	DU kitchen sinks			\$75,000	
6	Improve stairwell lights			\$10,000	
6	Remodel RS office			\$10,000	
6	Replace corridor handrails			\$60,000	
6	Complete hallway rad. Cover			\$75,000	
7	Replace family playground	\$35,000			
7	Replace family cabinets	\$56,000			
7	Repair HR window tracks		\$45,000		
9	Install sprinklers	\$500,000			
9	Sprinkler contingency	\$12,500			
9	Family bathroom floors	\$22,000			
9	Family sidewalks	\$15,000	\$15,000	\$15,000	\$15,000
9	Replace roof fans			\$45,000	
9	Replace roof				
10	DU mod, gfi's etc	\$15,000			
11	Replace roof		\$200,000		
13	HC bldg entry	\$20,000			
13	Eng. Fees for sprinklers	\$45,000			
13	Install sprinklers		\$500,000		
13	Sprinkler contingency		\$12,500		
13	Replace Roof			\$180,000	
14	Patio slab above blr room	\$50,000			
14	DU kitchen & bath faucets	\$35,000			
14	Replace roof	\$200,000			
14	Replace fuel oil tank			\$60,000	
15	Paint DU closet doors			\$25,000	
15	Repair cracks in DU walls			\$25,000	
15	Replace fuel oil tank			\$60,000	
15	Replace DU bedroom lights			\$15,000	
16	Plumbing line replacement	\$119,193	\$250,000	\$250,000	\$100,000
16	Eng. Fees for sprinklers			\$50,000	
16	Install sprinklers				\$500,000

17 Replace roof	\$100,000			
17 DU modernization		\$155,570		
17 Eng. Fees for sprinklers				\$0
18 Exterior bldg repairs	\$0	\$0	\$200,000	\$100,000
18 Water supply line replace	\$0	\$0	\$250,000	\$100,000
18 Replace smokes w/ strobes	\$40,000			
24 Replace DU screen doors		\$55,000		
24 Replace stairwell exit doors		\$27,500		
26 DU closet doors	\$20,000			
26 DU grease shields	\$25,000			
26 Improve kitchen lighting	\$10,000			
26 Eng. Fees for sprinklers		\$40,000		
26 Replace roof		\$200,000		
26 Install sprinklers			\$500,000	
27 Elevator mod	\$350,000			
27 Caulk building exterior	\$20,000			
27 Replace fuel oil tank			\$60,000	
27 Exterior bldg repairs			\$45,000	
27 Expand parking lot			\$50,000	

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2005				Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2005	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	
McDonough	McDonough Modernization A/E fees	\$ 60,000	Iowa Hi-Rise	Reconfigure building entry for HC access	
MN 1-1	McDon. 1-1 mod. contract #2 (116 DU)	\$ 3,750,732	MN 1-13	Eng. Fees for sprinklers, fire alarm work	
	McDonough 1-1 mod. cont. @3%	\$ 112,522			
	McDonough 1-1 mod. misc. @3%	\$ 112,522			
	A/E fees for Community Center Roof Replacement	\$ 10,000			
	Community Center Roof Replacement	\$ 80,000	Wilson Hi-Rise	Replace patio slab above boiler room	
			MN 1-14	DU kitchen and bath faucet replacement	
	Subtotal	\$ 4,125,776		Replace Roof	
Mt. Airy	Repair cap blocks, retng walls, trash encl. @ family	\$ 150,000	Subtotal		
MN 1-3					
			Ravoux Hi-Rise	Phased plumbing supply line replacement	
Central Hi-Rise	Replace patio doors that fog, sills that leak	\$ 250,000	MN 1-16		
MN 1-5	Family Unit Exterior Modernization	\$ 200,000			
			Wabasha Hi-Rise	Replace roof (old EPDM)	
	Subtotal	\$ 450,000	MN 1-17		
Valley Hi-Rise	Replace DU closet doors (not recently repl).	\$ 30,000	Montreal Hi-Rise	Exterior building envelope repairs (see FFY2006)	
MN 1-6			MN 1-18	Replace DU water supply lines (see FFY2006)	
				Replace DU smoke detectors with strobes	
Neill Hi-Rise	Remove or renovate large playground @ duplex	\$ 35,000			
MN 1-7	Replace family unit kitchen cabinets	\$ 56,000	Subtotal		
	Subtotal	\$ 91,000	Hamline Hi-Rise	Replace DU closet doors	
			MN 1-26	Install grease shields at stoves	
Dunedin Hi-Rise	Install fire sprinklers, replace fire alarm @ hi-rise	\$ 500,000		Improve kitchen lighting	
MN 1-9	Sprinkler, fire alarm contingency	\$ 12,500			
	Replace family unit bathroom floors	\$ 22,000	Subtotal		
	Replace bad sidewalks	\$ 15,000			
	Subtotal	\$ 549,500			
Mt. Airy 2nd Add.	DU modernization, smokes, GFIs, kitchen cabs	\$ 15,000			
MN 1-10					
Total CFP Estimated Cost		\$ Cont. Next Col.			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__3__ FFY Grant: 2005 PHA FY: 2006			Activities for Year :__3__ FFY Grant: 2005 PHA FY: 2006	
See	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
Annual Statement	McDonough	McDonough Modernization A/E fees	\$ 36,625	Montreal Hi-Rise	Exterior building envelope repairs (see FFY2006)
	MN 1-1	McDon. 1-1 mod. contract #2 (116 DU)	\$ 4,385,337	MN 1-18	Replace DU water supply lines (see FFY2006)
		McDonough 1-1 mod. cont. @3%	\$ 131,560		
		McDonough 1-1 mod. misc. @3%	\$ 131,560	Subtotal	
	Subtotal		\$ 4,685,082		
	Mt. Airy	Repair cap blocks, retng walls, trash encl. @ family	\$ 30,000		
	MN 1-3			Edgerton Hi-Rise	Replace DU patio screen doors
				MN 1-24	Replace stairwell exit doors with metal
	Central Duplexes	Exterior DU Modernization	\$ 200,000		
	MN 1-5			Subtotal	
	Valley Hi-Rise	Improve parking lot lighting	\$ 20,000	Hamline Hi-Rise	Eng. Fees for sprinkler, fire alarm work
	MN 1-6			MN 1-26	Replace roof
	Neill Hi-Rise	Repair broken hi-rise DU window tracks	\$ 45,000	Subtotal	
	MN 1-7			Scattered Site	Additional Modernization funds (incl. applicances)
	Dunedin Hi-Rise	Replace bad sidewalks	\$ 15,000	MN 1-29/37	General Modernization
	MN 1-9				Driveway Replacement
					Roof Replacement
	Cleveland Hi-Rise	Replace roof (old EPDM)	\$ 200,000		Siding Replacement
	MN 1-11				Window Replacement
					Cabinet Replacement
	Iowa Hi-Rise	Install fire sprinklers, replace fire alarm system	\$ 500,000		Wet Basements/Mold & Mildew
	MN 1-13	Fire sprinkler contingency @ 2.5%	\$ 12,500		Lead paint abatement/Interim Controls
	Subtotal		\$ 512,500	Subtotal	
	Ravoux Hi-Rise	Phased plumbing supply line replacement	\$ 250,000		
	MN 1-16				
	Wabasha Hi-Rise	DU modernization, light fixtures, etc	\$ 155,570		
Total CFP Estimated Cost			Cont. Next Col.		

Estimated Cost	
\$	20,000
\$	45,000
\$	65,000
\$	50,000
\$	35,000
\$	200,000
\$	285,000
\$	119,193
\$	100,000
\$	-
\$	-
\$	40,000
\$	40,000
\$	20,000
\$	25,000
\$	10,000
\$	55,000
\$	Cont. Next Page

PART 1: SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

The PHA **Resident Advisory Board** (RAB) met July 30, August 13 and 27, and September 10 and 24, and November 26, 2002 to discuss the Agency Plan requirements and drafts. The RAB did not submit written comments on the draft plan, but staff recorded and responded to RAB members' oral comments during the meetings (meeting summaries are available upon request).

The following comments were received during the public hearing on November 19, 2002:

1. The PHA's pet policies are not understood well enough by some PHA staff and residents. PHA should check its pet policy against the current federal requirements.

PHA Response: PHA staff believe that the pet policy complies with current federal requirements; however, staff will review the pet policy with the PHA's legal counsel. Staff will also review current procedures for informing applicant and residents about the pet policy, and review staff training procedures.

2. Resident PHA Commissioners. State law which created the Saint Paul PHA specified that one Commissioner should be a resident of PHA "elderly housing" and one a resident of "family housing". Who represents residents who are neither elderly nor members of families?

PHA Response: When the law was enacted in 1977, "elderly housing" referred to the PHA hi-rises. The PHA interprets the law as requiring one resident Commissioner to live in a PHA hi-rise and the other to live in other PHA housing (family development or scattered site).

3. Designated Elderly Housing. The draft Agency Plan contains inconsistent language about Designated Elderly Housing.

PHA Response: Staff will clean up the inconsistencies in the final draft of the Plan. When the drafted was started in July 2002 the PHA had two designated elderly buildings and was considering adding one or two more. However, HUD refused to extend the designation for one building (Edgerton Hi-Rise). When the results of the latest hi-rise resident survey are released by the Wilder Research Center, PHA staff and residents will have new information about resident interest in additional designated housing.

4. The Section 8 waiting list was recently closed to new applicants. What notice was given before it was closed?

PHA Response: The PHA gave advance notice by publishing notices in the Pioneer Press and several community and minority newspapers. The PHA also mailed out notices to numerous community and social service organizations.

5. Requirements for property owners to participate in Section 8. One commenter said some landlords think they have to rent all of their units to Section 8 participants if they accept one Section 8 voucher. Another commenter said staff at another metro area housing agency said it was “too difficult” for a new landlord to participate in Section 8.

PHA Response: Staff explained the current requirements for landlord participation in Section 8. Several significant requirements have changed in the last few years, so some property owners may still be rejecting the program based on out-of-date information. The PHA periodically holds landlord workshops to explain the program. The PHA will also furnish a “landlord packet” of information upon request.

6. Section 8 Homeownership Program – Is the PHA still considering whether to implement this program?

PHA Response: Based on discussions at a Board-staff strategic planning retreat in August 2002, the PHA Board of Commissioners has decided that the Agency should pursue other initiatives in the next one to three years (e.g., expand the use of project-based Section 8 assistance, consider participating in “preservation of affordable housing” activities). Therefore the PHA will not actively pursue the Section 8 homeownership option for the next one to three years.

7. George Stone from the Corporation for Supportive Housing (CSH) read a statement thanking the PHA for its “assertiveness in developing quality housing options for low income persons.”

PHA Response: The PHA is fortunate to have CSH and other partners to work with, to accomplish our respective missions.

8. One commenter commended the PHA for its support of the “Kids Voting” initiative in the recent election. The PHA should continue to do so.

PHA Response: Many PHA staff and residents volunteered to make this worthwhile project a success.

9. A commenter complimented the ACOP community-policing program and the Officer in Residence (OIR) program. She recommended that the PHA clarify what its expectations are for OIR participants, and also that OIR participants receive community-policing training like ACOP officers.

PHA Response: PHA staff’s understanding is that all Saint Paul Police Department officers receive some training in community policing theory and practices. Staff

from the PHA and SPPD discuss their expectations with each new officer who commits to live in a PHA units under the OIR program.

Five-Year Capital Fund Public Comments:

No specific input regarding the Capital Fund Program was received from the Resident Advisory Board during the meetings with staff leading up to the 11/19/02 Public Hearing. No comments regarding the Capital Fund Program Annual Report, 2003 Application or 5 Year Action Plan were received at the November 19, 2003 Agency Plan Public Hearing after staff made their presentation.

Resident Council Meetings:

Resident Comments and PHA Response to resident questions when Draft #1 of the proposed 2003 Capital Fund Program budget was presented and discussed at the listed development specific Resident Council Meetings are as follows:

Family Sites:

1. McDonough Family Homes Resident Council

PHA staff met with the McDonough Resident Council on September 10, 2002. No specific input concerning the proposed 03 CFP draft budget was received. The group did however talk about the upcoming bid opening (9/12/02) for the McDonough Homes Modernization and the 9/25/02 award. The McDonough Homes MN 1-1 and MN 1-4/8A modernization is being partially funded with 02 CFP funds. Funding is included in the 03 CFP draft application for the second part of the contracts that were awarded 9/25/02. The award of these modernization contracts is the culmination of many meetings with the McDonough Resident community and the McDonough Modernization Resident Focus group. McDonough Resident Council Representatives and McDonough residents were urged to review the Final Draft PHA CFP 03 Application and Five Year Action Plan and to attend the November 19, 2002 PHA Agency Plan Public Hearing at 4:30 pm at the 554 West Central Avenue Hi-Rise.

2. Roosevelt Family Homes Resident Council

Meeting held 8/26/02

Resident Comments:

- a. They would like the doorbells on the A buildings to be in proper continuous working condition – new if possible.
PHA response: PHA Maintenance reports that they have found a fix for the door entry systems and that it is being implemented as problems come up.
- b. They would like to have the wet basement issue resolved. Staff did say that we are doing an investigation now with American Testing.

PHA Response: The PHA has hired a testing agency to do some borings to determine why water is still infiltrating basements. The recently completed modernization work included many types of work designed to resolve the wet basement problems. Those work items included collecting roof downspouts and putting the water directly into the storm sewers, installing additional catch basins, and grading/landscaping revisions. The PHA will share the results of the additional testing by American Engineering Testing when the results are received.

- c. They had many issues regarding the play lots: (These comments were prompted by PHA staff request for input regarding planned playground revisions beyond those included in the modernization).
- 1). They do not like sand in the play lots, instead they want wood or other surface that won't mess-up their homes and grounds.
PHA response: The PHA tried to install the rubber surfacing wherever possible in the playgrounds at Roosevelt but the cost of the concrete base and rubber surfacing has been prohibitively high to do them all. Staff has learned through experience that wood chips are not a good long-term solution.
 - 2). They want swings and lots of them. They said that the kids love swings but they are not there in these small lots.
PHA response: There are new codes that dictate how much space must be covered with material that will cushion a fall if a child falls off a piece of play equipment – the fall zones for swings are huge and can't be incorporated with other play equipment in a typical playground setup. Staff is working to try to provide some stand along swing sets.
 - 3). They want larger play lots. They said that the ones they have are too small.
PHA Response: The size of the playgrounds was reduced to limit the hangouts for teens. The effort was to provide playgrounds for toddlers and other young children without creating areas that would become problematic for security.
 - 4). They would also like to have some shade-like structures over some of the play lots because the equipment becomes very hot and the kids get burnt.
PHA Response: The PHA's modernization budget had to stretch a long way during the modernization and the provision of shade structures was not a high priority. The PHA has however planted lots of new trees while retaining most of the existing trees. The PHA also adjusts playground layouts during design to limit the solar orientation of slides and other surfaces that can become hot.

3. Mt. Airy Family Resident Council

No Meeting was held for staff to attend.

No comments were received.

4. Dunedin Family Resident Council

Meeting held 9/17/02

Resident Comments:

1. No comments except work order issues were received.

Hi-Rises**1. Mt. Airy Hi-Rise Resident Council**

Meeting held 9/12/02

Resident Comments:

- a. No resident comments were received. The residents did comment that the building looks great and they complemented the PHA on all the great work that has been done for them.

2. Central Hi-Rise Resident Council

Meeting held 9/12/02

Resident Comments:

- a. Replace the doors for the pantry closets. Apparently these are flimsy plastic and hard to keep clean, which was affirmed by the Building Manager.
PHA Response: The PHA will do some additional investigation of the apartment closet doors.
- b. A suggestion was made to install exhaust fans in the kitchens. With further clarification it appeared that these was a maintenance issue with cleaning of the vent grille, which the Building Manager clarified, was the resident responsibility to clean.
PHA Response: PHA Maintenance will address.
- c. Was an inquiry about replacing carpet. Believe that the Building Manager responded that carpet replacement is considered on re-rental only.
PHA Response: Replacement of apartment carpeting is at the discretion of the Building Manager.
- d. A suggestion was made to install additional washing machines. Building Manager suggested that the present laundry probably would not accommodate any additional washers. Indicated this would be brought up to a Technical Services staff member for response.
PHA Response: PHA Technical Services staff will be asked to look into this issue.
- e. A suggestion was made to upgrade the elevators because they are broken down frequently. Another resident mentioned that the elevator doors close too fast.
PHA Response: PHA staff responded that the elevators are of the current technology and that there are no intentions for upgrades at this time. They informed the resident we would have the elevator service company check the elevators the next day to verify proper operation.

- f. Various questions were asked about the brick cleaning just completed. One resident asked about possible damage to planting soil in his flower box. Also some questions about the exterior painting to be done next week.
PHA Response: PHA staff answered the resident's questions about the upcoming and recently completed work.

3. Valley (261 E. University) Hi-Rise Resident Council

Meeting held 9/4/01

Resident Comments:

- a. Do something about poor lighting in the stairwells.
PHA Response: Staff will investigate the stairwell lighting and will include necessary work in upcoming budgets. This work has been discussed before but has not been added to the budgets because it was not as high a priority as other needed work.
- b. Install a new drinking fountain in the community room (water is not cold, tastes awful).
PHA Response: Staff will take a look at the drinking fountain and find out what an upgrade to one with a cooler would cost.
- c. Install park benches @ south entryway by garden.
PHA Response: This issue will be referred to the Technical Services staff person who works with the line item in the Capital Fund budget for hi-rise furniture improvements. He will work with staff and residents to discuss how this fits in with the priority of other requested work.
- d. 8th floor corridor walls have "black stuff" – needs painting.
PHA Response: This issue will be referred to the Technical Services staff person who works with the line item in the Capital Fund budget for hi-rise corridor painting and to PHA Maintenance staff. If Maintenance does not address the issue the TS staff person will work with staff and residents to discuss how this fits in with the priority of other requested work.
- e. Since the community room is receiving new furniture, the room should be painted with a brighter color.
PHA Response: Please see the response to item d above.
- f. Trash chute area @ 8th floor has deep scratches.
PHA Response: Please see the response to item d above. This TS staff person also handles the hi-rise corridor flooring line item in the Capital Fund Budget.
- g. Handicapped railings are loose on 4th and 11th floors (check all).
PHA Response: This issue should be called into PHA Maintenance staff for repair.

4. Neill (325 Laurel) Hi-Rise Resident Council

Meeting held 9/12/02

Resident Comments:

- a. One resident requested a space within the building for smoking.

PHA Response: The PHA, in consultation with the Resident Councils, decided to make all interior public spaces in all the hi-rises smoke free. Residents are free to smoke in their apartments or outside if they wish.

- b. The corridor carpet on the fourth floor is worn.
PHA Response: This item will be discussed with PHA staff to determine the scope of needed work.
- c. The parking lot striping needs to be redone.
PHA Response: This item will be discussed with PHA staff to determine the scope of needed work.
- d. Clean the apartment radiator covers and radiator fins.
PHA Response: The PHA is investigating to see if an economical method can be found to clean the apartment radiator covers and fins.

5. Dunedin Hi-Rise Resident Council

Meeting held 9/9/02

Resident Comments:

- a. Need additional parking spaces.
PHA Response: PHA Technical Services staff will investigate options for expanding the parking.
- b. Install a new sidewalk at the rear of the building to connect with the sidewalk at the family units.
PHA Response: PHA Technical Services staff will investigate options for this sidewalk extension. There are however, many competing work items for the limited amount of funding that may be of higher priority.
- c. A curbcut at the south end of the north/south sidewalk in front of the building (near the top of the driveway leading to the basement).
PHA Response: PHA Technical Services staff will investigate options for completing this work.
- d. Check toilet shut-off valves in each apartment to make sure that they will operate in the event of a flood.
PHA Response: PHA Preventive Maintenance staff go to each of the apartments once a year to make sure everything is in good operational condition. The Caretaker is also in the apartments on a regular basis. They will be made aware of this concern.

6. Cleveland Hi-Rise Resident Council

Meeting held 9/17/02

Resident Comments:

- a. Install carpet in the corridors.
PHA Response: The PHA has had problems with carpeting in other hi-rise corridors and is moving back to vinyl tile as the standard. Vinyl tile is much tougher and takes the day-to-day abuse without damage much better than carpet.
- b. Paint the corridors and the DU doors

PHA Response: This item will be turned over to the Technical Services staff person who administers the Capital Fund line item for the painting of hi-rise corridors. He will work with residents and staff to see how the painting of the Cleveland corridors compares with the priorities of other buildings.

- c. Provide additional parking

PHA Response: A few more spots were added during the recently completed modernization of the building. The addition of more spots would be very difficult, expensive and would compromise the site.

- d. Provide additional storage (lockers) for each apartment.

PHA Response: There is no room in the building for the provision of this kind of storage space.

- e. Install ceramic tile in the first floor bathrooms.

PHA Response: Staff will talk with the Caretaker and others to determine if the new vinyl tile in the bathrooms needs to be replaced.

7. Iowa Hi-Rise Resident Council

Meeting held 9/16/02

Resident Comments:

- a. Residents would like cameras in the elevators and the recreation meeting room.

PHA Response: The addition of cameras is expensive and technologically challenging. Technical Services staff will discuss this with other PHA staff and the residents.

- b. Residents would like new floor tile in the apartments.

PHA Response: The condition of the floor tile is reviewed by PHA staff during the preparation for re-rental process and damaged tile is replaced.

- c. Residents would like the 02 CFP work to replace kitchen sinks and counters expanded to include replacing the cabinets. Residents would like double bowl kitchen sinks with sprayers and better kitchen lighting.

PHA Response: The possibility of including the replacement of the kitchen cabinets will be studied by Technical Services staff and then discussed with other PHA staff and residents. This may mean completing the work in several phases over several years.

8. Wilson Hi-Rise Resident Council

Meeting held 9/17/02

Resident Comments:

- a. One resident requested that the community room be livened up to entice more people to use the room.

PHA Response: PHA staff will evaluate whether the community room is in need of new paint or other improvements.

- b. Residents would like a secure computer room.

PHA Response: PHA staff will investigate if there are any options for this.

9. Front Hi-Rise Resident Council

Meeting held 9/4/02

Resident Comments:

- a. Residents would like the parking lot entry fixed – the bus has been dragging there ever since the City resurfaced the road this summer.

PHA Response: PHA staff will investigate this and see whether something can be done.

10. Ravoux Hi-Rise Resident Council

Meeting held 9/11/02

Resident Comments:

- a. Install 2 additional white benches by the back door so people can sit down while they are exercising their dogs.

PHA Response: This request will be forwarded to the Technical Services staff person who administers the hi-rise furniture Capital Fund line item. He will see how the priority of this request compares with other needed work.

- b. Talk to the City to see if they can even out the sidewalks around the site – they are so uneven at places that a handicapped resident can't get here wheelchair over them without tipping over.

PHA Response: PHA staff will try to contact the City.

- c. Install pictures and awards on wall in the community room.

PHA Response: Building Manager told them PHA Maintenance would take care of this.

11. Wabasha Hi-Rise Resident Council

Meeting held 9/9/02

Resident Comments:

- a. One resident questioned why they should believe that another elevator would be added to the building after nothing has happened after 20 years of requests.

PHA Response: There are many requests from residents and PHA staff for the limited Capital Fund Program resources. All requests are evaluated and prioritized and sometimes work has to be deferred. The addition of a new elevator has however been added to the scope of work for the new PHA office building that will be built adjacent to the hi-rise. The PHA is hopeful that the bids for the new building will come in low enough to allow this elevator to be constructed. It may however, have to be deferred again if the bids come in too high. PHA staff will communicate with residents of the Wabasha Hi-Rise and keep them informed as these kinds of issues are being discussed. More will be known when the bids for the new office building are opened on January 7, 2003.

- b. Several residents stated that they would like to have access to the proposed green space at the northwest corner of the site. They are concerned about how they can get there when the new building is built.

PHA Response: PHA staff will discuss this issue and other issues concerning the new office building with residents in greater depth.

- c. The residents would like to have a larger patio.

PHA Response: The new parking ramp associated with the new PHA office building will define the westerly edge of the hi-rise patio. Work to improve the patio is included in the bid documents for the new building. The actual size of the improved patio will be approximately the same as it is now.

- d. The residents would like to have some parking or access to some parking.
PHA Response: The parking for the new office building will be used by those in the new office building. The space requirements and cost to provide parking for Wabasha hi-rise residents would have been excessive. All Wabasha Hi-Rise residents were aware that there was no on-site parking when they signed their leases.

12. Montreal Hi-Rise Resident Council

Meeting held 9/5/02

Resident Comments:

- a. There was some discussion about plumbing waste line problems.
PHA Response: PHA Maintenance and Technical Services staff will review this issue in greater detail.
- b. There was some discussion about mice in the community room.
PHA Response: This issue has been turned over to Technical Services staff for further investigation. Residents should always call in a work order for pest control when they have insect or rodent problems.

13. Exchange Hi-Rise Resident Council

Meeting held 9/9/02

Resident Comments:

- a. Residents would like better lights in the apartment bedrooms and living rooms. They said they were promised this a couple of years ago.
PHA Response: PHA staff did purchase new light fixtures for the apartments that were to be installed by Maintenance staff upon preparation for re-rental. Staff will investigate and let the residents know the status of this work.
- b. Residents would like more comfortable benches in the patio area.
PHA Response: This request will be turned over to the Technical Services staff who handles the Capital Fund line item for hi-rise furniture. He will review the priority of this request versus other requests and let the residents know what will happen.

14. Edgerton Hi-Rise Resident Council

Meeting held 9/11/02

Resident Comments:

- a. Residents requested apartment cabinet re-facing.
PHA Response: This work item will be discussed with PHA Maintenance staff. During the planning for the modernization it was decided that cabinet problems would be handled by Maintenance on an as needed or as requested basis. Alternate plans and budgeting will be discussed if it can't be handled by Maintenance.

- b. Residents requested closet door hardware replacement.
PHA Response: This work item will be discussed with PHA Maintenance staff. During the planning for the modernization it was decided that closet door hardware problems would be handled by Maintenance on an as needed or as requested basis. Alternate plans and budgeting will be discussed if it can't be handled by Maintenance.
- c. Residents requested bathroom light fixture replacement.
PHA Response: This work item will be discussed with PHA Maintenance staff. During the planning for the modernization it was decided that bathroom light fixture problems would be handled by Maintenance on an as needed or as requested basis. Alternate plans and budgeting will be discussed if it can't be handled by Maintenance.

15. Hamline Hi-Rise Resident Council

Meeting held 9/3/02

Resident Comments:

- a. What is the status and plans for work to replace the clouded apartment window-panes?
PHA Response: The residents were told that a Technical Services staff person was working on this and that work to replace a portion of the clouded windows would be proceeding soon. The Technical Services staff person has been asked to give a report on the remaining work so decisions can be made about funding the completion of the work.

16. Seal Hi-Rise Resident Council

Meeting held 9/10/02

No resident comments were received.

PET OWNERSHIP IN PUBLIC HOUSING

The PHA has a policy on pet ownership in public housing that takes into account the different types of housing the PHA provides. This is a summary of the policy.

- ALL HOUSING SITES:
 - a. Small caged birds (maximum 3), small caged mammals (maximum 3), turtles and aquarium fish are permitted.
 - b. “Wild, undomesticated, vicious, destructive or uncontrollable animals of any type” are not permitted to be kept as pets. Animals such as, but not limited to, reptiles (*except turtles*), pigeons, ferrets, chickens, and rabbits are not permitted. Animals trained to fight each other are not permitted.
 - c. Service animals (for example, a “seeing eye dog”) are permitted.
- HI-RISE HOUSING for Elderly, Disabled and Single residents
 - One cat or dog is permitted, subject to reasonable requirements stated in the policy (registration, inoculation, spay/neuter, pet deposit, etc.).
- FAMILY HOUSING
 - a. Townhouse Developments (McDonough, Roosevelt, Mt. Airy Homes and Dunedin Terrace). Dogs and cats are not permitted in the family developments, due to high density, noise issues, and health issues.
 - b. Duplex Scattered Site Housing (Central Duplexes and West Side Duplexes). One cat is permitted, subject to requirements stated in the policy (registration, spay/neuter, pet deposit, etc.).
 - c. Other Scattered Site Housing. One cat or dog is permitted, subject to requirements stated in the policy (registration, spay/neuter, pet deposit, etc.).

Resident Membership of the PHA Governing Board

The PHA's Board of Commissioners always has two public housing residents among its seven members. (This is a requirement of the authorizing state statute, Chapter 228 of 1977 Session Laws.) Like other Commissioners, they are appointed by the Mayor of Saint Paul and the appointments are ratified by the City Council. The statute provides that, "The mayor shall consider a list of names submitted by the senior executive board [now called the Presidents Council] in appointing a commissioner to represent elderly housing tenants and shall consider a list of names submitted by the city-wide resident council in appointing a commissioner to represent family housing tenants."

The current resident Commissioners are

- Shirley Kane, resident of Neill Hi-Rise (2-year term), representing elderly housing (hi-rise) residents; and
- Stephanie Slaton, resident of McDonough Homes (completing a 3-year term), representing family housing residents.

Section 8 Project-Based Assistance

The PHA's Board of Commissioners has approved a Project-Based Assistance (PBA) program, using up to 544 units of the PHA's existing 3,839 units of tenant-based Section 8 assistance.

"Project-basing" program attaches the rent subsidy to a specific development or certain apartments in a development. If the tenant moves out, the subsidy stays with the apartment. However, the PHA will issue the tenant a voucher to use elsewhere.

The goals of the PHA's PBA program are consistent with and will further the goals of the PHA's Agency Plan. The goals include contributing to the upgrading and long-term viability of the city's housing stock; increasing the supply of affordable housing; integrating housing and supportive services; and promoting the coordination and leveraging of resources. The supply of units available for tenant-based assistance is very limited and project-basing some assistance in Saint Paul is needed to assure the availability of units for a period of years.

In addition to the proposal review criteria below, the PHA will seek to achieve a balance in the geographic distribution of projects; between larger and smaller projects; and between mixed income/general occupancy and supportive housing projects, when making project awards.

Proposal Review Criteria (100 Points Total):

1. Prior experience of the applicant in developing and managing similar residential housing, and demonstrated ability and capacity of the applicant to proceed expeditiously with the proposal. 25 Points.
2. Documented need for the proposed type of residential housing in the proposed geographic area. Projects that serve families with children (specifically 2+ bedroom units) will receive highest priority in this category. 25 Points.
3. Extent to which the project contributes to the geographic distribution of affordable housing throughout the city of Saint Paul, promotes deconcentration of poverty, and furthers fair housing objectives. 20 Points.

4. Extent to which the project identifies and integrates tenant support and self-sufficiency services (i.e., education, job training, employment, day care); or special accessibility for physically handicapped; or amenities or services for elderly, handicapped, or special need tenants. 10 Points.
5. Relationship of the proposed development to public facilities, sources of employment and services, including public transportation, health, education, and recreational facilities. 5 Points.
6. Extent of community and constituency support for the proposed type of housing. 5 Points.
7. Extent to which the proposed project has been developed as a result of a cooperative agreement or arrangement among public, semi-public or non-profit agencies or organizations. 5 Points.
8. Extent to which Women, Minority and Disabled-Owned Business Enterprises are represented in the development, ownership, administrative and/or management process. 5 Points.

The PHA has not identified specific census tracts where PBA should be located, to allow it to respond to future development opportunities and allow a reasonable choice of buildings or projects to be provided PBA when the PHA solicits applications.

The PHA has participated in five cycles of the Minnesota Housing Finance Agency's "SuperRFP process" (the Minnesota Housing Finance Agency's semi-annual consolidated Request for Proposals), which publicly announces development and rental subsidy opportunities to the widest possible audience. The PHA has also done supplemental advertising for that process.

Staff intends to seek further Board guidance in advance of each future SuperRFP round, after examining the overall utilization rate and PBA implementation progress.

Officer In Residence Program

HUD and the PHA's Board of Commissioners have approved the plan for the **Officer In Residence Program** that currently allows one Saint Paul Police Department officer to live in each of the PHA's hi-rise apartment buildings, and at one of the PHA's family housing developments. The hi-rises listed below currently have an Officer in Residence. One officer lives at the Dunedin Terrace family development.

Each Officer in Residence makes a one year commitment to the program initially, schedules office hours for resident contact, attends resident council meetings and get-togethers when possible, and provides information and assistance to staff and residents related to illegal activity in and around the development. The officer also parks a police squad car in an assigned space in front of the building during off-duty hours. In exchange for making these commitments, the Officers in Residence do not pay rent to the PHA. Each officer signs a special lease with the PHA (copies are available).

The PHA staff and Commissioners believe that this arrangement is needed to improve security for residents and staff, complementing the successful ACOP community policing program.

Under the Public Housing Reform Act of 1998 (QHWRA), the PHA receives operating subsidy for all dwelling units rented to law enforcement officers. During the Plan Year, the PHA may seek HUD approval to designate up to two units for officers at Edgerton Hi-Rise.

ATTACHMENT M to Saint Paul PHA Agency Plan for FY2004

Saint Paul Police Officers Reside at the following PHA Hi-Rises (as of Sept. 2002):

Mt. Airy	Dunedin	Front	
554 W. Central	Cleveland	Ravoux	Hamline
Valley (261 University)	Wilson	Iowa	Seal

(Required Statement)

**VOLUNTARY CONVERSION
of Public Housing to Tenant-Based Assistance
(No conversions are planned.)**

On the September 26, 2001 PHA's Board of Commissioners approved the attached resolution which states that none of the PHA's public housing developments are suitable for conversion to tenant-based (Section 8) rental assistance.

As staff stated in the September 26, 2001 report to the Board

The Public Housing Reform Act of 1998 (QHWRA) required certain distressed public housing developments to be converted to tenant-based assistance (mandatory conversion). The Act (Sec. 533) also authorized PHA's to voluntarily convert other developments based on criteria listed below. HUD requires each PHA to certify to HUD by October 1, 2001 that it has conducted an initial conversion assessment of each development. The PHA is not required to complete the assessment for the Hamline or Edgerton Hi-Rises because they are designated for occupancy by the elderly and/or persons with disabilities.

Conversion of a public housing development is appropriate only if the PHA concludes that it would:

- (1) Not be more expensive than continuing to operate the development (or portion of it) as public housing;
- (2) Principally benefit the residents of the public housing development to be converted and the community; and
- (3) Not adversely affect the availability of affordable housing in the community.

Staff believes that none of the PHA's developments are appropriate for conversion because any such conversions would adversely affect the availability of affordable housing in St. Paul.

This Initial Assessment will be included in the PHA's 2002 Agency Plan.

ATTACHMENT N to Saint Paul PHA Agency Plan for FY2004

Voluntary Conversion of Developments from Public Housing Stock

Required Initial Assessment

As required by 24 CFR 972

Resolution No 01-9/26-2

PHA Board approved on 9/26/2001

From: The Public Housing Agency of the City of Saint Paul, Minnesota

1. How many of the PHA's developments are subject to the Required Initial Assessments? 32
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions? 2 - (Hamline and Edgerton Hi-Rises are designated elderly housing).
3. How many assessments were conducted for the PHA's covered developments? 1
4. Identify PHA developments that may be appropriate for conversion? None.

MN #	DU #	Development Name	1. Conversion would adversely affect the availability of affordable housing in the community?	2. Conversion would be more expensive than continuing to operate the development (or a portion of it) as public housing?	3. Conversion would principally benefit residents of the public housing development to be converted and the community?
1	484	McDonough Homes	Yes	*	*
2	314	Roosevelt Homes	Yes	*	*
3	425	Mt. Airy Hi-Rise & Family Homes	Yes	*	*
4	42	1st Add. McDonough Homes	Yes	*	*
5	184	Central Hi-Rise & Duplexes	Yes	*	*
6	158	Valley Hi-Rise	Yes	*	*
7	118	Neill Hi-Rise & West Side Duplexes	Yes	*	*
8a	54	2nd Add. McDonough Homes	Yes	*	*
8b	22	1st Add. Mt. Airy Homes	Yes	*	*
9	230	Dunedin Hi-Rise & Family Homes	Yes	*	*
10	32	2nd Add. Mt. Airy Homes	Yes	*	*
11	144	Cleveland Hi-Rise	Yes	*	*
13	148	Iowa Hi-Rise	Yes	*	*
14	187	Wilson Hi-Rise	Yes	*	*
15	151	Front Hi-Rise	Yes	*	*
16	220	Ravoux Hi-Rise	Yes	*	*
17	71	Wabasha Hi-Rise	Yes	*	*
18	185	Montreal Hi-Rise	Yes	*	*
19	194	Exchange Hi-Rise	Yes	*	*
20	18	Scattered Site Homes	Yes	*	*
22	16	Scattered Site Duplexes & Fourplexes	Yes	*	*
23	26	Scattered Site Homes	Yes	*	*

ATTACHMENT N to Saint Paul PHA Agency Plan for FY2004

24	220	Edgerton Hi-Rise	Yes	*	*
26	186	Hamline Hi-Rise	NA - Designated elderly housing		
27	144	Seal Hi-Rise	Yes	*	*
29	67	Scattered Site Homes	Yes	*	*
30	25	Scattered Site Homes	Yes	*	*
31	75	Scattered Site Homes	Yes	*	*
32	26	Scattered Site Homes	Yes	*	*
33	45	Scattered Site Homes	Yes	*	*
34	50	Scattered Site Homes	Yes	*	*
35	16	Scattered Site Homes	Yes	*	*
37	25	Scattered Site Homes	Yes	*	*
38	2	Homeward Homes	Yes	*	*
39	1	3rd Add. To Mt. Airy Homes	Yes	*	*

*** = Answers to these questions are not required because the conversion of the development would adversely affect the availability of affordable housing in St. Paul**