



## **MPHA AGENCY PLAN**

5 Year Plan for Federal Fiscal Years 2001-2005  
(PHA Fiscal Years 2002-2006)

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

- ◆ Approved by the MPHA Resident Advisory Board on June 24, 2003.
- ◆ Approved by the MPHA Tenant Advisory Committee and the MPHA Board of Commissioners on June 25, 2003.

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

## PHA Plan Agency Identification

**PHA Name:** Minneapolis Public Housing Authority

**PHA Number:** MN002

**PHA Fiscal Year Beginning:** 10/2003

### 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 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

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

**B. Goals**

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

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

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

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

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)
    - *VOA Senior Resources (Social Workers provided for highrise buildings)*
    - Family Self Sufficiency Program, Assisted Living Programs, Moving Home (Moving to Work Section 8 Homeownership Demonstration Program), Section 3 Employment and Contracting Program.*

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

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

**Other PHA Goals and Objectives: (list below)**

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

**Annual PHA Plan**  
**PHA Fiscal Year 2003**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**Attachment mn002a04**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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### Attachments

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

#### Required Attachments:

- L Admissions Policy for Deconcentration
- M FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- H Membership of the Resident Advisory Board(s)
- K Brief statement of progress in meeting the Five-Year Plan Mission and Goals.
- Resident Membership of the PHA Governing Board.
- C Definition of Substantial Deviation and Significant Amendment or Modification.

#### Optional Attachments:

- PHA Management Organizational Chart
- M FY 2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- I Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - N Capital Fund Program Performance & Evaluation Report
  - B Reasonable Accommodation Policy

- D Voluntary Conversion Required Initial Assessment
- E Section 8 Project Based Vouchers Statement
- F Section 8 Homeownership Capacity Statement
- G MPHA Homeownership Programs
- J Comments & Responses

**Supporting Documents Available for Review**

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	agency	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	24,953	5	5	2	4	4	4
Income >30% but <=50% of AMI	15,131	5	5	2	4	4	4
Income >50% but <80% of AMI	17,126	4	5	2	3	3	3
Elderly	10,637	4	4	1	3	1	1
Families with Disabilities* Includes single, non-elderly and	28,894	4	4	2	5	1	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
special needs households							
Small Families (2-4)	13,786	4	3	3	2	4	4
Large Families (5+)	3,893	4	5	5	3	5	4
White	*N/A	5	5	2	3	3	3
Black	6,809	5	5	2	3	3	3
Hispanic	689	5	5	2	3	4	4
Native American	*N/A	5	5	2	3	3	4
Asian	*N/A	5	5	2	3	4	4

\* Not listed in 2000 CHAS.

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000& Draft 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
\* *Wait List*

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

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

Housing Needs of Families on the Waiting List	
Waiting list type: (select one)	
<input type="checkbox"/>	Section 8 tenant-based assistance
<input checked="" 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:	

<b>Housing Needs of Families on the Waiting List</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	8,932		1,002
Extremely low income <=30% AMI	7,503	84%	
Very low income (>30% but <=50% AMI)	1,250	14%	
Low income (>50% but <80% AMI)	179	1.3%	
Families with children	3,921	26%	
Elderly families	235	3%	
Families with Disabilities	365	8%	
White	1118	13%	
Black	7,140	80%	
Native American	298	3%	
Asian	376	4%	
Hispanic	188	2%	
Non-Hispanic	8744	98%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5,086	75%	
2 BR	1,800	13%	
3 BR	1,467	8%	
4 BR	455	3%	
5 BR	124	1%	
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Open for 0-1 bedroom highrise units for near elderly, elderly and disabled only. Closed for 2-6 bedroom units.)</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 12 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	976	100%	200
Extremely low income <=30% AMI	789	81%	
Very low income (>30% but <=50% AMI)	54	6%	
Low income (>50% but <80% AMI)	52	5%	
Over 80% AMI	81	8%	
Families with children	260	21%	
Elderly families	12	1%	
Families with Disabilities	207	21%	
White	216	22%	
Black	699	72%	
Native American	39	4%	
Asian	23	2%	
Hispanic	27	3%	
Non-Hispanic	949	97%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

### Housing Needs of Families on the Waiting List

5+ BR

Is the waiting list closed (select one)?  No  Yes If yes:

How long has it been closed (# of months)? 1 Month

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

- ◆ *Public Housing Transfers*
- ◆ *Opt-Outs*
- ◆ *Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household*
- ◆ *Mainstream Disabled*
- ◆ *Project Based Program Completion transfers*
- ◆ *Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family*
- ◆ *Waiting List families in concentrated areas moving to non-concentrated areas will receive opportunities for a Hollman Voucher.*

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

## Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

#### (2) Reasons for Selecting Strategies

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

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

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FFY2003)</b>		
a) Public Housing Operating Fund	\$13,829,604	
b) Public Housing Capital Fund	\$13,463,131	
c) HOPE VI Revitalization	\$14,193,604	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$47,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$120,579.75	
h) Community Development Block Grant	\$411,000	General Rehabilitation Resident Participation
i) HOME		
Other Federal Grants (list below)		
Section 8 Mod/Rehab	\$1,500,000	S8 Project Based Asst.
<b>2. Prior Year Federal Grants (unobligated funds only) (list below) FFY2002 &amp; Prior</b>		
Public Housing Drug Elimination		
Development/Moving to Work S8 MTW	\$15,000,000	Public Housing Capital Improvements
Capital Fund FFY2002	\$4,500,000	Public Housing Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$13,117,345	Public Housing Operations
<b>4. Other income (list below)</b>		
Sales Service/Rooftop Leases	\$325,000	Public Housing Operations
Interest	\$150,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total Resources</b>	\$123,610,263.75	

### **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: (within an average of 6 months depending on availability)
- Other:

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

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

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

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

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

##### **(2) Waiting List Organization**

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

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

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

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

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

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

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

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

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

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability  
 Veterans and veterans’ families  
 Residents who live and/or work in the jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Elderly or disabled*
  - Near elderly*

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

#### 5 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
1515 Park	182		
1707 – 3 <sup>rd</sup> Avenue	199		
809 Spring Street	32		

3116 Oliver	31		
315 Lowry Ave N	193		
3755 Snelling	28		
3205 37 <sup>th</sup> St E	28		

**\*\*NOTE:** While projects 2, 25, 40, 47, 48, 58, 81, and 82 have incomes above or below 85% to 115% because they are scattered site units, by nature they are deconcentrated and will not be included in the Plan.

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)  
*Current and past rental history if available.*

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

*By US Mail as indicated in the public notice for opening the waiting list.*

**(3) Search Time**

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

If yes, state circumstances below:

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

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

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

- ◆ *Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.*
- ◆ *Single parent head of household enrolled full-time in an accredited educational institution and referred by a service provider who provides affordable housing with services.*
- ◆ *Individuals and families whose head of household has recently been released from a correctional facility (excluding criminal sexual offenders) or is currently working with the courts through an alternative to sentencing programs and who are referred by a service provider who provides services to enhance the ability of the individual and family to be a productive member of society.*

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

10 *Lease in place*

10 *Waiting List families in concentrated areas moving to non-concentrated areas will receive opportunities for a Hollman Voucher.*

10 *Mainstream disabled Hollman Program.*

- 10 Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.
- 10 Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.
- 10 Single parent head of household enrolled full-time in an accredited educational institution and referred by a service provider who provides affordable housing with services.
- 10 Individuals and families whose head of household has recently been released from a correctional facility (excluding criminal sexual offenders) or is currently working with the courts through an alternative to sentencing programs and who are referred by a service provider who provides services to enhance the ability of the individual and family to be a productive member of society.

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices - *English, Somali, Hmong, Laotian and Spanish*
- Other (list below)

*To reach persons who don't read, the Agency utilizes broadcast media, including Talking Book Radio and Public Service Announcements. For Hollman vouchers specific mailings to eligible Hollman class members.*

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

3. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:  
*20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth*

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:  
*20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth*

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below) *When source of income changes*

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

**(2) Flat Rents**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

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

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

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

## **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.
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

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

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

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 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 (state name) mn002m03

-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 mn002i01

-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: *Bryants Replacement*
2. Development (project) number: *No yet determined.*
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?  
If yes, list developments or activities below:  
*MPHA may partner with developers in a mixed finance deal to replace Hollman units. MPHA will list such projects when they are determined.*

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
*Numerous scattered site replacement activities related to the Hollman Consent decree and the replacement of other scattered site units that have recently been disposed. In addition, MPHA plans to convert unused storage space in some of its highrises to operational public housing units. These activities will increase MPHA's public housing inventory by 3-8 units.*

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Site
1b. Development (project) number:	MN02-039
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>01/10/03</u>
5. Number of units affected:	4
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/10/03 b. Projected end date of activity: 31/03/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Site
1b. Development (project) number:	MN02-013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(01/03/04)</u>
5. Number of units affected:	5
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: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Site
1b. Development (project) number:	MN02-058
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/10/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Site 1b. Development (project) number: MN02-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Site 1b. Development (project) number: MN02-044
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/10/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Site
1b. Development (project) number:	MN02-043
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/10/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Site
1b. Development (project) number:	MN02-047
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/10/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 30/10/03 b. Projected end date of activity: 30/06/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Scattered Site	
1b. Development (project) number: MN02-038	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(30/10/03)</u>	
5. Number of units affected: 7	
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: 30/10/03 b. Projected end date of activity: 30/06/04	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Spring Manor Highrise	
1b. Development (project) number: MN02-033	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(01/01/04)</u>	
5. Number of units affected: 0 Land Only	
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: 30/06/04 b. Projected end date of activity: 30/09/04	

**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.

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Riverside
1b. Development (project) number:	MN002-17
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	150
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Holland Highrise
1b. Development (project) number:	MN002-32
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	171
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Lyndale Manor
1b. Development (project) number:	MN002-25
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	286
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	The Atrium
1b. Development (project) number:	MN002-42
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(11/08/94)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	297
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

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

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

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

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

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 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.)

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

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (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 entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

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		

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

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 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)

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

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

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

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

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

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

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

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment mn002i01
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below) *The Resident Advisory Board (RAB) met regularly with MPHA staff and served as a conduit for input from the various resident organizations and individual residents. The Plan that was presented to the*

*MPHA Board for approval was developed with full RAB participation, therefore, there were no changes made as a result of RAB comments.*

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

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

**3. Description of Resident Election Process**

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

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

**b. Eligible candidates: (select one)**

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

**c. Eligible voters: (select all that apply)**

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: City of Minneapolis

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

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

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

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

#### **D. Other Information Required by HUD**

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

## **Attachments**

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

mn002a04 Executive Summary  
mn002b04 Reasonable Accommodation Policy  
mn002c04 Definition of Substantial Deviation  
mn002d04 Voluntary Conversion Require Initial Assessment  
mn002e04 Section 8 Project Based Vouchers Statement  
mn002f04 Section 8 Homeownership Capacity Statement  
mn002g04 MPHA Homeownership Programs  
mn002h04 Announcement of Membership of the Resident Advisory Board  
mn002i04 Resident Advisory Board Comments and Responses  
mn002j04 Comments and Responses  
mn002k04 MPHA's Progress in Meeting Its 5 Year Plan Goals  
mn002l04 Admissions Policy for Deconcentration  
mn002m04 FY2003 Capital Fund Annual Statement & 5 Year Action Plan  
mn002n04 Capital Fund Performance & Evaluation Report YR03

## **EXECUTIVE SUMMARY**

Below you will find a summary of the significant issues addressed in MPHA's FY2004 (Federal FY2003) Agency Plan. The Agency Plan consists of a HUD designed template that identifies local housing needs, financial information, MPHA public housing and Section 8 policies on eligibility, admissions, rent determinations and various management and operational practices of MPHA.

Also included as part of the MPHA Fiscal Year 2004 (Federal FY2003) Agency Plan are: Resident Advisory Board (RAB) priorities, Revisions to MPHA's Statement of Policies, the Fiscal Year 2003 Capital Fund Program Annual Statement and Capital Fund 5 Year Action Plan; the Capital Fund Performance and Evaluation Report, MPHA Reasonable Accommodation Policy, Section 8 Project Voucher Statement and Revision to Section 8 Administrative Plan; MPHA Definition of Substantial Deviation, Voluntary Conversion Required Initial Assessment, Home Ownership Capacity Statement, MPHA Home Ownership Programs Description, Progress Report on meeting the 5 Year Mission and Goals identified in the Agency Plan Template; list of Resident Advisory Board Members; and comments from the Resident Advisory Board, resident organizations, individual residents, and community constituencies with MPHA responses.

### **◆ Resident Advisory Board (RAB) Priorities**

The Resident Advisory Board met and identified priorities that were utilized in developing the Agency Plan. The RAB priorities included the need for MPHA to: continue its focus on developing and supporting affordable housing; allocate its limited resources on property management, core agency functions, security and customer service; utilize residents through employment, contracting and the self help program; develop strategic partnerships; increase fundraising; and continue its longstanding practice of resident involvement in agency activities.

### **◆ The HUD Template**

- ***5-Year Plan***

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

Added a list of current MPHA programs that promote self sufficiency: Partnership with Volunteers of America, MPHAs's Family Self-Sufficiency, Assisted Living and Homeownership Programs, MPHA Project Based vouchers with services and MPHA's Section 3 Employment and Contracting efforts.

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

Included specific circumstances that allow families on to the MPHA Section 8 Waiting List even if the list is generally closed:

Public housing transfers, Opt-Outs, It's All About the Kids program, Mainstream Disabled program, Hollman vouchers, Project Based program and homeless families with head of household recovering from addiction.

- **Statement of Financial Resources:**

This section indicates the significant changes in MPHA's overall funding:

- Reduction in operating fund
- Significant increase in property insurance premiums
- Successful Hope VI grant
- Loss of Drug Elimination funds
- Loss of Capital Funds
- Increase in Section 8 funding

- **Deconcentration & Income Mixing**

Updated specific developments where there are income deviations above or below 85 - 115% of all average incomes.

- **HOPE VI**

MPHA successfully competed for a HOPE VI grant and received \$14.1 million to replace the Bryant highrises. Completed HUD template provisions regarding HOPE VI.

- **Capital Fund Public Housing Development and Replacement Activities**

MPHA plans to convert unused non-dwelling space in some of its highrises to operational public housing units. This will increase MPHA's public housing inventory by 2 to 4 units.

- **Community Service & Self-Sufficiency Program**

MPHA is not required to report on this section as we are a high performer, but residents need to know that the Community Service requirements of prior years may be reinstated.

- **Required Attachments**

There are NO recommended changes to the following attachments:

- Reasonable Accommodation Policy
- Definition of Substantial Deviation
- Voluntary Conversion Initial Assessment
- Section 8 Project Based Vouchers
- Section 8 Homeownership Capacity Statement
- MPHA Homeownership Program

- **Progress in Meeting 5 Year Plan Goals - MPHA Update**

I. Expand the supply of assisted housing:

1. MPHA successfully secured a HOPE VI Grant to develop a 100 unit Senior Development
2. MPHA has successfully assisted 11 families in purchasing homes under its Moving to Work Section 8 Homeownership Program.
3. MPHA has successfully assisted over 130 families to purchase homes through its HOME Program.
4. MPHA's non-profit affiliate, Community Housing Resources, Inc. has

purchased its first property and made it affordable by leasing to Section 8 participants.

5. MPHA has completed 505 of the 770 replacement housing units required by the Hollman Consent Decree.
6. MPHA's collaborative with Minneapolis Public Schools creating the "It's All About the Kids" program has successfully housed 40 families and increased the available vouchers from 75 to 150.
7. Replaced 11 Smith Circle units demolished as part of Heritage Park Development

II. Improve the Quality of Assisted Housing:

1. MPHA continues to be a high performer under the Public Housing Assessment System (PHAS).
2. Through mixed financed agreements and negotiations with developers and community partners, MPHA has made significant progress. 387 public housing units in suburban communities
3. MPHA supports 5 Assisted Living programs through partnerships with community providers.
4. Awarded 171 Project Based vouchers creating new affordable living opportunities, many including supportive services.

III. Increase Assisted Housing Choices:

1. MPHA contracted with Person to Person, Inc. to assist up to 650 families to utilize Hollman Vouchers.
2. MPHA is at or near 100% utilization of its Section 8 Housing Choice Voucher program (its current award of 400 additional vouchers needs to be fully implemented to achieve 100% utilization).
3. MPHA has assisted 13 families through its security deposit loan program.

IV. Promote self-sufficiency and asset development of assisted households.

1. Expanded MPHA's Step Up Apprenticeship program to include all Section 3 Eligible Residents.
2. MPHA has worked with its community partners to secure employment for some 54 Section 3 eligible residents through the Heritage Park Development.
3. MPHA's Section 3 contracting activities resulted in \$2,274,222 contracted with Section 3 businesses in the last year (this meets the Federal Section 3 guideline of 10% contracting for construction related activities)
4. MPHA operates a Summer Youth Employment Program working with an estimated 20-24 youth.
5. MPHA's Self-Help Program involved creating work related activities for some 236 MPHA residents.

V. Ensure equal opportunity and affirmatively further fair housing objectives.

1. MPHA hired a third attorney in the Legal Department to assist in all matters and to foster compliance with applicable law and regulation.
2. MPHA's Project Basing activities has accounted for housing with services for families with disabilities including chemical and mental health related issues.
3. MPHA has developed some 387 suburban public housing units as part of

its efforts to deconcentrate race and poverty.

## ◆ **MPHA Statement of Policies**

Under MPHA's Statement of Policies the following changes are proposed:

### I. Part I – Definitions

Annual Income:

a. Changes were made to what is and is not income to bring our definition in line with Federal regulations.

b. Ceiling Rent: Maximum rent amount:

Made changes to the definition of ceiling rent to allow for family income fluctuations and adjustments as they occur.

Drug Related Criminal Activity as:

The illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance, regardless of arrest or conviction as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

### II. Part IV – Preferences

a. Clarified preference will be given for living, working or being hired to work in Minneapolis.

b. If MPHA determines that an applicant does not qualify for a preference claimed, MPHA will give the applicant notice of that determination and the reasons for the determination.

### III. Part VII - Rent Computation & Security Deposit

a. Added language to require tenants to comply with the terms of the deposit payment agreement or the lease may be terminated.

### IV. Part IX - Tenant Transfer

a. Rearranged this part and made it clear that a tenant must be lease compliant to be approved for a tenant requested transfer.

### V. Part X – Leasing

a. Language was added to this section regarding addition of adults to the lease. The requirement will be that a resident must have been lease compliant for one year and clarified that they must also have lived in MPHA housing for one year.

### VI. Part XI -Re-examination of Tenant Eligibility & Rent Adjustments

a. Clarified the language for Retro Rents:

The MPHA may enter into a Formal Repayment Plan or terminate the lease for failure to report income, and collect the retroactive rent due to the agency. The misrepresentation of income may be cause for the termination of the lease.

### VII. Part XI -Re-examination of Tenant Eligibility & Rent Adjustments

- a. Changed language to state that "if it is found that a tenant has misrepresented to management the facts upon which their rent is based, so that the rent being charged is less than should have been charged, retroactive rent will be assessed as of the date of the increase should have been effective, and MPHA will propose lease termination.
- b. Tenants are to be notified in writing of any change in rent or payments resulting from an income review in the manner called for in the lease. If there is a tenant caused delay in increasing the rent, the tenant will be required to pay the retro rent effective the 1<sup>st</sup> day of the second month following the increase..

VIII. Part XIII - Tenant Grievance Procedures

- a. Language added to clarify that if a Hearing Panel member or a Hearing Officer knows or has information about the subject of the hearing he/she must excuse themselves from the hearing and the hearing will either continue with two Officers or be rescheduled.

IX. Part XV - Parking Policy

- a. Language was added that conforms to the lease that states that a resident may not make repairs or do maintenance to a vehicle, including changing the oil or replacing mechanical parts in MPHA parking lots

X. Appendix C - Sales & Service Charge Schedule

- a. Sales and service charges were increased or added as follows:
  1. Replacement of plastic air conditioner cover = \$40.00
  2. Littering or not properly disposing of trash = \$25.00 minimum
  3. Reconnecting disabled smoke detector = \$20.00
  4. Lock out - during work day = \$5.00
  5. Removal of volunteer growth (Scattered Site) = \$25.00 minimum
  6. Minimum charge for staff to clean stove burners= \$25.00 minimum
  7. Painting of smoke damaged units including cigarette smoke = \$100.00 minimum
  8. MPHA Stationary Engineer = \$21.90/hour
  9. MPHA Plumber = \$35.00/hour
  10. MPHA Electrician = \$40.00/hour

XI. Appendix D - Pet Policy

- a. Changed the language regarding Pet Inoculation and Identification, to state that dogs must be re-inoculated for rabies according to veterinarians recommendations or city code.

◆ **Section 8 Administrative Plan**

Under MPHA's Section 8 Administrative Plan the following changes are proposed:

- I. 5.1 - Waiting List Admissions and Special Admissions

- a. Added new allocation of 400 designated vouchers for non-elderly disabled Individuals and families for a total of 492.
- II. 5.3 - Section 8 Voucher Preference – B
- a. Increased preference limit from 75 to 150 for families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.
  - b. Added a preference of up to 15 vouchers for single parent family households enrolled full time in an educational institution and referred by a service provider
  - c. Added a preference of up to 50 vouchers for individual and families whose head of household must have recently been released from a correctional facility, excluding criminal sexual offenders) or be currently working with the courts through an alternative to sentencing program
- III. 6.0 - Assignment of Bedroom Sizes (Subsidy Standards)
- a. Tightened policy due to increased HAP costs and availability of subsidy dollars. This is consistent with our commitment to serve as many families as we can with limited funding.
 

4 Bedroom	5 Bedroom
Minimum 6	Minimum 8
Maximum 8	Maximum 10
- IV. 11.5 - Assistance and Rent Formulas - B Minimum Rent
- a. Revised minimum rent language to make it more applicable to Section 8 program operations.
- V. Appendix A – Special Administrative Policies: Hollman Housing Choice Vouchers:
- a. Added an appendix identifying MPHA’s policies and procedures for utilization of Hollman Vouchers. These policies and procedures have been operational since the Hollman settlement, but were not included when the MPHA Section 8 Administrative Plan was earlier revised.
- VI. Appendix B - Special Administrative Policies: Moving to Work Section 8 Homeownership Demonstrations
- a. Added an appendix addressing MPHA policies and procedures for participation in MPHA’s Moving to Work (MTW) Homeownership Demonstration Program. These policies and procedures have been utilized as part of the MTW Grant implementation, but have not been included in the Section Administrative Plan.

◆ **2003 Capital Fund Program**

The Capital Fund component of the Agency Plan consists of the Annual Performance and Evaluation Report and the HUD FY 2003 Capital Fund Program Application.

**2003 Performance & Evaluation Report**

The Annual Performance & Evaluation (P & E) Report is a summary of capital funded programs for the period ending March 31<sup>st</sup> of each year. The current P & E is for the period starting April 1, 2002 and

ending March 31, 2003. There are two major components to this report: a summary review of Capital Funding of Management and Physical Improvement activities for the past year; and a summary spreadsheet of the status of obligations and expenditures of MPHA's Capital Funding.

## Background

*HUD introduced the Capital Fund Program in 1992 as the Comprehensive Grant Program. It was designed to provide housing authorities across the country with consistent funding to plan and implement major capital improvement projects, as well as improvements to management processes and systems.*

Since its introduction in 1992 and as of March 31, 2003, MPHA has been awarded \$164 million and expended \$145.3 million in Capital and Management Improvements. Pending continued funding from HUD, MPHA will continue its concerted efforts towards the preservation of its precious and much needed affordable housing stock.

## **Resident Partnership**

The success of the Capital Fund Program could not have been accomplished without a constructive relationship with the residents. We have worked very hard at achieving and maintaining a positive and beneficial partnership with residents and resident organizations.

The Modernization Committees that are formed at each development are a critical component of the capital improvement process at all MPHA properties. Residents meet with the property manager, capital improvements project manager, and develop a team to refine plans for the building, inspect the work in process and accept the completed product. This successful partnership approach is always being refined and it will be continued because it works so well.

*Another important part of the process has been the City-Wide Capital Fund Committee, which includes representatives from both family and highrise housing; Mayor R.T. Rybak's Office, the City Council, Hennepin County, MPHA staff, and the City Planning Department. The City-Wide Committee, chaired by Executive Director Cora McCorvey, is a vital advisory resource to MPHA in developing its annual application to HUD for its Capital Fund allocation. In 2002/2003, the Capital Fund Committee met several times to develop the Capital Fund FY 2003 application and Five-Year Implementation Plan.*

## Physical Improvements

Examples of work completed for the period of April 2002 – March 2003:

- Partial (30+/- units) apartment kitchen rehab at 800 North 5<sup>th</sup> Avenue: \$113,500
- Bathroom/shower rehab at 2419/33 South 5<sup>th</sup> Avenue: \$113,000
- Tuckpointing/façade repairs at 1707 South 3<sup>rd</sup> Avenue: \$1,100,000
- Shelf angle repairs at 630 South Cedar Avenue: \$600,000
- Assisted living project at 1815 NE Central Avenue (updated courtyard, new commercial kitchen, new HCPD accessible public restrooms): \$710,000
- Mechanical room addition & emergency generator installation at 1314 North 44<sup>th</sup> Avenue: \$560,000
- Creation of north highrise management offices at 315 North Lowry Avenue: \$335,000
- LBP abatement and rehab including new windows, roofs, furnaces, etc. at scattered sites: \$400,000

Total grant received to date: \$164,084,299

Total grant obligated to date: \$152,883,080

**Total grant expended to date: \$145,291,478**

## FY 2003 Capital Fund Program Application

Total Application Amount: \$13,463,131

### **Components Include:**

CFP Transfer to Operations: \$2,500,000

Management Improvements: \$1,312,723

#### *Examples:*

- MIS Software, Training, and Consulting
- Physical Plant Operations Upgrades
- Security Contingency
- Self-Help Program

Physical Improvements: \$9,650,408

#### *Examples:*

- Area-Wide Building Systems: fire panel replacement, security equipment, emergency generators
- Glendale Rowhouses: parking lot upgrades, partial galvanized water line replacement
- 1710 North Plymouth Avenue: tuckpointing/façade repairs, roof replacement, mechanical and plumbing system upgrades, elevator upgrades, patio and common area furniture
- 1314 North 44<sup>th</sup> Avenue: apartment window replacement, blinds and AC installation, electrical system upgrades
- Cedars Community: apartment and bathroom rehab (1 building), plumbing, mechanical, and electrical upgrades, elevator upgrades
- Horn Towers: apartment bathroom rehab, mechanical and plumbing upgrades, HCPD accessible entry doors

### ◆ **Resident Advisory Board / Comments on Agency Plan**

The Agency Plan includes a listing of the Resident Advisory Board (RAB) members and their comments as well as comments and responses from other resident organizations, individual residents and representatives of various community organizations.

### ◆ **Certifications**

The final requirement for the Agency Plan is that MPHA provide a number of Certifications including the Resolution Approving MPHA's Agency Plan adopted by the MPHA Board.

## **REASONABLE ACCOMMODATION POLICY**

### **1.0 Purpose**

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

### **2.0 Mission Statement**

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

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

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

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

### 3.0 **Definitions**

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

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

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

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

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

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

### 3.2 **Major Life Activity**

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

### 3.3 **Mental and Physical Impairments**

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

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

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

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

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

### **3.5 Essential Eligibility Requirements**

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

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

### **3.6 Reasonable Accommodation**

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

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

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

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

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

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

### **3.7 Exclusions**

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

### **3.8 Undue Hardship**

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

### **4.0 Communication**

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

### **5.0 Application Process**

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

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

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

## 6.0 **Physical Accessibility**

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

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

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

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

## 7.0 **Barrier Free Units**

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

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

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

#### **8.0 Accessible Units For Hearing and Sight Impaired**

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

#### **9.0 Barrier Free Common Areas and Non Dwelling Areas**

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

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

#### **10.0 Transfer To A Barrier Free Unit**

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

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

#### **11.0 Disability Applicants On The Waiting List**

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

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

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

## 12.0 **Section 8**

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

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

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

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

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

An exception to MPHA's rules, procedures and policies does not require a lowering or a waiver of the essential requirements of a lease or program. If a tenant refuses services or

another reasonable accommodation, and violating conduct continues, MPHA may take the same action as it would with a person without a disability.

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

#### **14.0 Grievances**

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

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

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

#### **15.0 Amendment**

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

**Definition Of Substantial Deviation**  
**and**  
**Significant Amendment or Modification**

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

A significant amendment or modification to an MPHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of MPHA's Agency Plan or other policy.

## **Voluntary Conversion Required Initial Assessment**

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

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

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

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

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

## **Section 8 Project-Based Vouchers**

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

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

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

## **Section 8 Home Ownership Capacity Statement**

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

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

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

## **MPHA Home Ownership Programs**

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

### **HOME:**

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

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

### **Moving Home:**

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

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

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

**Announcement of Membership of the Resident Advisory Board  
FY2003 MPHA AGENCY PLAN**

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Cindy Carter (Section 8 - TAC)

Joann Chillers (South H/R - TAC)

Shirley Davis (Family - TAC)

Irene Griffin (Scattered Site - TAC)

Deb Jackson (Family - Capital Fund Committee)

Josephine Johnson (North H/R - MHRC)

Kevin Kissell (Section 8) - RAB Chair

Mary Koerner (Scattered Site)

Fred Marcus (South H/R - MHRC)

Margaret Morgan (South H/R - Capital Fund Committee)

Doug Schelske (North H/R - TAC)

Greg White (North H/R - MHRC)

George Gammans (South H/R - Alternate)

**Resident Advisory Board**  
**Final Comments On MPHA's Agency Plan**

**June 24, 2003**

- C The Resident Advisory Board has gone well. The format for letting the community in. The process has improved. Mr. Boyd worked hard. All have worked hard.
- C This was my first time as a member of the Resident Advisory Board. I would like to come back next year.
- C My compliments to the Resident Advisory Board. I am pleased to hear different points of view. It was a lot more work this year with the budget cuts. There was more resident input.
- C There was great strain due to budget cuts. The process was difficult. The capacity of the RAB members to feel what is possible and pursue it is remarkable.
- C I felt I was heard even if I have a different opinion. It was a great process.
- R MPHA is appreciative of the positive feedback from RAB regarding our Agency Plan process. While staff have played a vital role in the development of the Agency Plan, it is the input of residents, the diverse points of view and the willingness of RAB members to work hard and provide direction to our planning process that makes the Agency Plan a success.*
- C I'm sorry we didn't have continual participation from Section 8 and Scattered Site. MPHA needs to make further efforts to get participation from them.
- R MPHA will work with the Section 8 Department and the new Scattered Site Resident Council to enhance participation by Section 8 participants and Scattered Site residents in next year's Agency Plan.*

C Is MPHA considering speeding up the application process?

*R The pace of the application process is largely dependent upon the speed at which other parties provide the required verifications. When the verifications are received timely, the processing of an application is completed efficiently. If there is a delay in getting information to MPHA, the process can be delayed.*

C If someone is added to your lease and not working will your rent go down?

*R Generally, the rent would not change with the addition of "someone who is not working" unless the person is a dependant and thus there would be a \$480 annual allowance which reduces the rent by \$12.00 per month.*

C Is the lease parking lot requirements for repairing cars the same as the Statement of Policies?

*R The lease currently states "The repair or maintenance of vehicles on the premises is prohibited. A Tenant may fix a flat tire, replace a windshield or jump start a vehicle on the premises. The Statement of Policies (SOP) now reads "The tenant may be allowed at Management's discretion, to make limited repairs to the tenant's registered car. Such repairs will not involve the removal of fluids or the major mechanical parts, and must be in accordance with city codes and ordinances. The lease will be updated in the future.*

## **MPHA Agency Plan Comments & MPHA Reponses**

### **BUDGET QUESTIONS**

- C. What happens if MPHA does not get the funding needed next year? Will there be more drastic cuts?
- R. MPHA will take all steps possible to ensure that its properties are well maintained and the needs of the residents are addressed within the context of the available funding.
- C. We are supposed to have a dramatic increase in utility costs for heating this year. How will this increase impact the budget?
- R. Over a two year cycle, HUD reimburses MPHA for the actual cost of utilities. If there is a substantial increase in cost MPHA will be provided additional dollars. If utility costs decrease, the funding from HUD will reflect that decrease and less money will be provided to MPHA.

### **SECURITY**

- C. Due to the loss of funding, there will possibly be a loss of security. Will MPHA continue or increase funding to Project Lookout?
- R. MPHA supports Project Lookout and will work with the Minneapolis Highrise Representative Council to develop strategies for supporting Project Lookout into the future.
- C. DO NOT cut security guard hours.
- R. Unfortunately, security guard hours will be reduced as a result of the loss of funding.
- C. Partner with CCP/SAFE rather than Project Lookout.
- R. MPHA will continue to partner with both CCP/SAFE and Project Lookout as part of our strategy for meeting security needs.

- C. If security is cut drastically, how are you going to provide security for the highrises? It is important that the residents feel safe.
- R. MPHA has a security program in place that involves police, security guards, Project Lookout and related technology that is directed at providing for the security of MPHA residents and properties.
- C. What will MPHA's weapon's policy be with the new Conceal & Carry Law?
- R. MPHA is exploring its options regarding the new gun law. At this time MPHA is considering the banning of weapons in common areas and on administrative premises.
- C. People who are trespassed from buildings should be offered the option of a hearing.
- R. People who are trespassed are not MPHA residents and thus do not have the opportunity for a hearing. They have whatever legal recourse is available to them, although the Supreme Court just upheld the right of PHAs to trespass people.
- C. The residents' organizations have agreed to work with legislators to ban weapons from the highrises.
- R. MPHA has banned weapons in common areas as well as our administrative offices and is conducting an analysis of the new Conceal and Carry Law. We welcome efforts of residents to work with the legislature to keep MPHA residents and properties safe

### **PROPERTY MANAGEMENT**

- C. There is no management presence in my building.
- R. MPHA's primary responsibility is to provide adequate oversight of the property we own and manage. MPHA believes that a level of management presence in a building is one important aspect of good effective property management. Coverage is provided based on the size of the building and the level of activity in the building. Property Management staff are required to post office hours in each building. If residents need to reach management outside of office hours, the telephone numbers where management and staff can be reached are also posted.
- C. Eliminate assistant property managers and management aide positions.

- R. MPHA must weigh all critical factors when considering how to provide for the overall operations of public housing. The Executive Director must have full discretion to make changes necessary to keep MPHA fiscally solvent and responsive to agency needs. Cuts or elimination of staff positions will be made accordingly.
- C. Set standards - citywide - not property manager's view of standards according to the lease.
- R. MPHA has overall standards for addressing its relationship with residents through the lease, the Statement of Policies and its operating procedures. We are continually striving to improve in these areas and have a commitment of working with residents to enhance our overall operations.
- C. There should be more notice before entering apartments.
- R. The minimum 48-hour notice called for in the Statement of Policies and the lease is sufficient notice before entering residents' units. In addition, MPHA posts notices when there are scheduled times for entering units such as yearly inspections.
- C. I am a smoker and live at Horn Towers. I have painted my walls, but have not been able to paint the ceiling. Will I be charged for this if I need someone to paint it for me?
- R. MPHA believes that a reasonable standard should be applied when addressing repairs/making improvements to a residence. The time between the last painting and the actual amount of work and resources required beyond the ordinary will be utilized in making a determination whether or not the resident is to be charged.

## **SECTION 8**

- C. What can you do if you do not have \$50 to pay minimum rent?
- R. If you cannot afford to pay the \$50 minimum rent, you can request a hardship by contacting the Section 8 Department.
- C. I thought that the "All About the Kids Program" was turned over to Lutheran Social Service. Is the program still available?
- R. The "All About the Kids Program" is still available and the number of vouchers for this program has increased from 75 to 150. This program is operated in

partnership with Lutheran Social Services, the MCDA and the Minneapolis Public Schools.

- C. I am now in a 5 bedroom home and my landlord will not renew the lease. If I can find a 2 and 3 bedroom unit in close proximity can I use my voucher for two units instead of one 5 bedroom unit?
- R. Unfortunately not. This would require the use of two vouchers instead of one.
- C. I live in a large house with no air conditioning and no garage. What can I do if I want to move?
- R. In order to move you must give notice to your landlord and, in addition, you should contact the Section 8 Department to coordinate the move from your current residence to the new residence.
- C. CHARP found the Section 8 Administrative Plan to be thorough, well organized, and well written. The Section on Complaints/Informal Reviews, etc. (Section 16) was easy to follow and was well thought thorough.
- R. MPHA is proud of the changes we have made to improve our Section 8 Department and the delivery of services. Our Section 8 Administrative Plan was developed to help achieve this goal.

### **TEMPLATE**

- C. Page 10/Strategies - Strategy 1 "Maintain or Increase Section 8 Lease Up Rates by effectively screening Section 8 applicants to increase owner acceptance of the program." Why is this unchecked this year?
- R. The Section 8 Program role in screening applicants is primarily to screen for eligibility related issues and it is the responsibility of the owner to determine tenant suitability for a particular unit.
- C. Page 16 - 3A, Why is only one unit offered to family while three or more units are offered to highrise applicants? Applicants should not be put at the bottom of the list if they refuse, they should go back to being next on the list. At least offer two before they go back to the bottom of the list.
- R. Family units are a scarce resource where there could be months in between a vacancy offered to a particular family based on bedroom size and other suitability requirements for that family. A family can request a second opportunity if a "hardship" can be demonstrated. However, MPHA will not, as a matter of general policy, allow more than one offer for family units.

- C. Page 22/Admissions Preferences: There should be a preference for Section 8 disabled as there is for public housing.
- R. MPHA has 490 specific vouchers set aside for households where there is a disability. A specific preference for a disability is not necessary for households where a disability exists.
- C. Page 27/Payment Standards: Voucher payment standards did not exceed 110%. Why?
- R. This change is responsive to direction that MPHA has received in consultation with HUD.
- C. Waiting List Data (pg.8)  
The Plan does not allow for a preference for disabled applicants. CHARP disagrees with MPHA statement that a preference is unnecessary for Section 8 applicants. Of the recent 490 mainstream vouchers to MPHA, some are for public housing applicants. Several thousand people who called in to apply for those vouchers and after they are assigned, thousands of people with disabilities will remain on the waiting list. It seems that the need for this preference has been demonstrated and it seems inconsistent for MPHA to apply for HUD vouchers for disabled and at the same time deny an admissions preference for the disabled.
- R. Experience demonstrates that disabled applicants for the Section 8 program have sufficient opportunities to successfully secure a Section 8 voucher with the current preferences. In addition, MPHA has 490 vouchers that are available to disabled applicants. We will monitor the needs of those on the Section 8 waiting list and if deemed necessary will reconsider this matter next year.

## **DIVERSITY**

- C. No equality in housing or relocating residents. The vast majority of the population in my building is Somali.
- R. All MPHA residents are housed based upon where the vacancy occurs and where the next applicant for public housing is on the waiting list. All applicants may accept or reject a vacant unit. The composition of a particular highrise is not determined by MPHA, but through objective standards and location on the waiting list.
- C. Diversity sensitivity is important to me. Who will provide diversity training and how do you define diversity training?

- R. MPHA has a long history of promoting diversity in its staff, contracting and resident activities. In 2001, MPHA conducted a diversity needs assessment which included the following definitions: Diversity, "the quality, state, fact or instance of being different, varied or dissimilar." Diversity Initiatives, "a process for achieving change and diversity related behaviors that ultimately supports an organization's business results." MPHA has conducted diversity training for both staff and residents. The training has been provided by outside consultants and/or the Minneapolis Highrise Representative Council (MHRC). Plans for future diversity training have not been finalized, but are expected to include MHRC.

### **HOMEOWNERSHIP**

- C. How does one participate in MPHA's Homeownership Program?
- R. MPHA has two Homeownership Programs. Home Ownership Made Easy (HOME) and Moving Home, a Moving to Work Section 8 Homeownership Demonstration Program. To participate in either of these programs, public housing residents and Section 8 participants should contact Jan Hughes, Public Housing Manager, at (612) 342-1229.
- C. How much money can a participant receive toward the purchase of a home?
- R. MPHA, through its various partnerships, can assist families with limited down payment assistance and/or rehabilitation assistance. To determine the amount of assistance available, those interested should contact Jan Hughes at the number identified above.
- C. Can you use the Homeownership Program to build a home?
- R. Yes. The HOME Program and the Moving Home Program allow for the building of a home as well as purchasing an existing home.
- C. If you are building or buying a home, is it possible to get a grant instead of a loan?
- R. The assistance available through MPHA's Homeownership Programs can entail both grants and loans, however, grant funds are very limited and do not replace the need of the family to bring some of their own funds into the transaction.

### **SELF HELP & SECTION 3**

- C. There are numerous resources available and we need to increase the employ of residents and resident businesses through Section 3. Do more in-house rather than outsourcing. Increase the use of Self-Help.
- R. MPHA makes extensive use of its Self Help Program and has doubled resources committed to that program over the past several years. We are exceeding Federal Section 3 targets in both hiring and contracting and are looking for opportunities to do more. MPHA has a full time employee dedicated to promoting compliance with Section 3 regulations and encouraging resident participation in the opportunities afforded them through Section 3.

### **TRANSLATION SERVICES**

- C. There are no services available for the blind. None of the notices we receive, rent statements, etc. are in Braille. This is discrimination and ineffective service to the blind population.
- R. We have contracts with translation services, have made readers available to residents with visual impairments and are exploring the use of technologies.

### **CAPITAL IMPROVEMENTS**

- C. 315 Lowry - When will the community room be finished? Will we still be getting new furniture for the room?
- R. Late July or early August 2003. Furniture for the community room has been ordered.
- C. 315 Lowry - Shower work is not yet completed. When will it be completed? Several Projects have been started, but not yet completed.
- R. (See below)
- C. 315 Lowry - When you start a project, why don't you finish it before going on to another project or another building? Our showers are not done as of today. Our community room was taken for offices and the small part that was given to us has maintenance supplies in it. We were promised new furniture and still have not received it.
- R. With the anticipation of a budget shortfall, MPHA initiated a hiring freeze. This required us to reassign staff to meet time sensitive project needs. MPHA looks forward to finishing the work at 315 Lowry by the end of the summer.

- C. If there is a shortfall in the operating budget and transfers are made from the Capital Fund, will it cause delays to projects that are scheduled?
- R. When MPHA transfers funds from the Capital Fund to the Operating budget, it will require a readjustment of capital work scheduled to be done with those funds. MPHA works with the City Wide Capital Fund Committee to make the necessary adjustments.
- C. 3755 Snelling - It was scheduled to be remodeled 3 years ago. Will it be another 3 years before remodeling will occur?
- R. Funding for 3755 Snelling is available in this year's budget. MPHA expects to initiate improvements as planned this year.
- C. 600 - 18<sup>th</sup> - We are scheduled for \$1.5 million dollars. Who will determine how this is spent? MPHA, residents or the MOD Committee?
- R. The expenditure of funds for 600 - 18<sup>th</sup>, as is the case with all capital improvement funding, will be determined by MPHA in conjunction with the City Wide Capital Fund Committee. Once that amount is determined, MPHA will work with the residents of 600 - 18<sup>th</sup>, appropriate staff and/or the MOD Committee for detailed allocation of the funds.
- C. 2728 E Franklin - When will the couch be replaced?
- R. By the end of the summer.
- C. MPHA should do a feasibility study to replace cable with satellite television.
- R. A feasibility study to replace cable with satellite TV is currently being conducted at the Cedars.

### **MAINTENANCE**

- C. Our maintenance person is wonderful and does everything possible to keep our grounds looking good, but I would prefer having a few weeds rather than using pesticides to kill them. I think the use of pesticides is dangerous to people, pets and birds.
- R. MPHA identifies and uses weed control products with an emphasis on low toxicity. We continue to seek options that are effective and safe for residents and the environment.

## **PARTNERSHIPS**

- C. Our neighborhood association approached my building's resident council. They have received a grant of approximately \$1 million and asked for input on how to spend it. We need to partner with the neighborhood associations.
- R. MPHA is supportive of strategies that seek to partner with neighborhood associations. We will follow up with residents and staff to encourage them to work with their neighborhood organizations on best uses for funding available to those organizations. Public housing residents are members of the public housing community and vital constituents in their neighborhoods. We encourage residents to make their voices heard in addressing the needs of their neighborhood.
- C. Partner with St. Paul and suburban housing authorities and neighborhood communities.
- R. MPHA already engages in numerous collaborations with over 30 Twin Cities jurisdictions and other public and private partners. We have worked successfully in replacing 387 public housing units in suburban communities, as well as other partnerships to address issues that impact public housing residents, Section 8 participants and low income members of our communities.
- C. Is MPHA trying to get other private funding? MPHA should focus on health issues and assisted living properties to request funding for better services.
- R. MPHA is continually working to secure other funding including, funding directed to provide health related and assisted living services to residents. In the last year, MPHA secured \$250,000 from the State of Minnesota in partnership with Volunteers of America to establish an assisted living program at 1815 Central.

## **GENERAL QUESTIONS**

- C. I am impressed by the priorities of the Resident Advisory Board (RAB). How much authority do they have with their recommendations? How much impact will these comments have with MPHA's Agency Plan?
- R. The Resident Advisory Board (RAB) is required by HUD and consistent with MPHA's approach of having resident involvement in the activities of the public housing authority. The MPHA Board makes final policy and considers recommendations of the Resident Advisory Board.
- C. Go back to black and white letterhead stationary rather than colored offset printing.

- R. Given the advances in technology, MPHA is able to secure its current stationary at costs that are comparable to the black and white stationary.
- C. I live at 800 - 5<sup>th</sup>. How can I apply for senior assisted living in Heritage Park?
- R. There are two priorities for housing opportunities at the senior assisted living facility to be developed in Heritage Park. The first priority is for former residents of the Bryants who qualify for admittance into senior housing and/or assisted living. The second priority is for former residents of the Glenwood Lyndale and Sumner Olson community who were displaced by the Hollman lawsuit and who qualify for admittance into senior housing and/or assisted living. At this time, MPHA is not taking applications for Heritage Commons at PondsEdge, the new assisted living facility.
- C. MPHA should set up an automatic debit from resident's checking or saving accounts to collect rent on a specific day of the month. There is no service charge for this at the bank. Also, create a system for paying rent with a debit or credit card over the phone or on the website for e-pay.
- R. MPHA is exploring the feasibility of this option and if appropriate will implement it.
- C. When MPHA develops non-concentrated housing in the suburbs, does MPHA continue to manage these properties?
- R. The suburban Metropolitan Housing Opportunities Program (MHOP) units are privately managed.
- C. To fill the 387 suburban units, do people come off the MPHA waiting lists, county lists, or other waiting lists?
- R. In order to encourage the development of the suburban units, a formula was established that allows 70% of the suburban vacancies to be filled from the MPHA list and 30% from the local jurisdiction's list.
- C. CHARP believes that MPHA's Agency Plan process should be a model for other housing agencies. The resident involvement and process where others can participate in the development of the Agency Plan is exemplary.
- R. MPHA has a tradition and expectation of resident and community involvement in all aspects of providing housing and services in our community.

## **STATEMENT OF POLICIES**

- C. Page 24: Request for Reasonable Accommodations  
Why is the right of an applicant to grieve an MPHA denial of a reasonable accommodation deleted?
- R. Applicants will be afforded a denial hearing, but not a separate, second hearing for a reasonable accommodation.
  
- C. Page 28: Preferences  
Why is the right of an applicant to meet with MPHA staff regarding an MPHA denial of a preference deleted?
- R. MPHA staff is not required to meet with an applicant with regard to the denial of a preference.
  
- C. The term "sexual preference" is out-dated and inaccurate. It implies that people choose their sexual orientation. It should be replaced with the more accurate and commonly accepted term "sexual orientation." Also "gender orientation" should be added to any anti-discrimination references.
- R. Sexual preference has now been changed to sexual orientation.
  
- C. Page 43: Leasing  
Why must a tenant live in a unit for a year before she can add someone to her/his lease? What if a person gets married or enters into a partnership with someone shortly after she/he moves in. Why should these individuals have to wait a year before they can live together?
- R. This has been an issue because our waiting list for "singles" (Non-disabled people under 50 years old) has been closed so people are using this to get around the waiting list by moving in then adding someone, then requesting to split the household or the head of household leaves.

We have modified the language as follows:

In order to request an adult be added to the lease, a tenant must have lived in MPHA housing for at least one year or have indicated on their application potential changes in household composition that are within occupancy standards. The tenant requesting an adult lease add-on must have been lease compliant for at least one year.

- C. SOP/Page 63: Parking Policy  
It states under VOTING PROCESS that "each resident council will vote on the type of parking the building will have" yet the point is made and reiterated that all votes are "subject to MPHA Property Manager's approval." Residents have a concern that there are no written criteria in the policy by which managers would deny a resident request. Residents also pointed to specific instances where managers have vetoed council votes on residents' parking lot choice without apparent just cause.
- R. Not being sure of the specifics of the vetoes, a property manager could veto a request for assigned parking where the resident council is not going to administer the assignment. Especially now with less property manager staff.
- C. SOP/Page 64 and 65: Registration of Vehicles  
Why must a resident, who has shown proof of insurance and a valid driver's license, also necessarily "own" the vehicle being registered? This could be a hardship for low-income individuals who may not be able to afford a car but may be loaned or given a car by a family member who may not want to transfer ownership of the vehicle. In market-rate rental housing it is unlikely that this requirement would be made of a tenant.
- R. This is to help with the issue of non-residents living in the building. We will use common sense, for example, if a tenant is willed a car and has not yet gotten the title.
- C. Although this matter is not addressed in the Statement of Policies, residents remain very concerned that their social security numbers are still on their rent statements. Even though they are now "embedded" in a series of numbers on the bottom of the statement it would be easy for someone involved in identity theft (a growing problem in this country) to discern the number. We understand that the City of Minneapolis generates the rent statements. Efforts should be made to work with the City to change their system so that social security numbers are absent from the rent statements.
- R. Thanks for the comment; tenant accounting staff will look into the issue with the software vendor and the City of Minneapolis Finance Department.
- C. Minimum Rent Hardship Exemption Policy (Pg. 57)  
CHARP recommends that motor vehicle be removed from the "non-essential" goods and services list in the hardship exemption denial section. A motor vehicle is as much of value as is a telephone for residents in accessing medical care, child-related care/services and employment.

- R. MPHA addressed this question in last year's Agency Plan and identified that we would not make a "blanket removal" of motor vehicles as non-essential goods or services. Our response reflected the Statement of Policies that say 'MPHA may deny.' "If a family demonstrates that the vehicle is essential to a specific need, e.g., job search/medical purpose, MPHA will allow the hardship exemption provided that all other criteria are met." HUD guidelines for determining income ask questions in relationship to motor vehicle ownership and operations making MPHA's inquiries about automobiles an appropriate consideration for determining hardship.
- C. CHARP recommends that MPHA clarify the appeal process for applicants who are denied a reasonable accommodation at the application stage.
- R. The purpose for this change is to avoid a duplicative process. If the denial of a Reasonable Accommodation is a factor in the denial of housing, then this matter can be addressed in the denial hearing.
- C. MPHA should provide an appeal procedure for denial of a preference in the application stage.
- R. The assignment of a preference is a matter of verification. MPHA will inform in writing the applicant when a preference is denied. If the applicant submits verification that the preference is appropriate, MPHA will reconsider its action.
- C. CHARP recommends a 5-year look back at criminal history at the time of application as proposed by the Legal Aid Society.
- R. As we responded to the letter from Legal Aid, in the near future MPHA will convene a staff committee to determine whether some crimes should have a "bright line" rule in which admission should be denied or should not be considered after a period of time. Following the work of the committee recommendations for policy change will be made including opportunities for resident review and comment.
- C. CHARP recommends a record of rent nonpayment may be considered at the time of application in relation to the applicant's ability to pay rent and other income considerations as proposed by the Legal Aid Society.
- R. As a result of these concerns raised during the Agency Plan process, MPHA will revise its Statement of Policies (Part II: D4) to include information that there is a "reasonable probability of favorable future financial prospects such as: . . . Evidence that the family can pay public housing rent."

- C. Recommend that MPHA adopt pre-filing mediation and institute a procedure to provide a ten-day notice of consideration to terminate a lease, as proposed by the Legal Aid Society.
- R. MPHA currently offers an informal settlement conference, a formal hearing and the opportunity to request a reasonable accommodation. In addition, in cases for non-payment of rent MPHA sends a letter reminding the tenant to pay the rent in 14 days. Only then, if the rent is not paid, does MPHA file an eviction action. MPHA will explore procedural processes that would enable the use of pre-filing mediation if it can be done in such a manner that it will not result in additional delays or increased cost.
- C. Legal Aid would suggest that MPHA add a section listing some of the circumstances that MPHA should consider in deciding on lease termination. This would make sure that all property managers would use these factors in their lease termination letters, informal conferences, and formal hearings so that tenants have a chance to respond to all the most important factors in the decision to terminate.
- R. The MPHA Statement of Policies (Part XII:Lease Terminations #3) provides a listing of circumstances which MPHA utilizes in determining lease termination; including serious or repeated interference with the rights of other tenants, serious or repeated damage to the premises, creation of physical or health hazards, serious or repeated violations of the lease, criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises, drug related criminal activity, etc. The conditions listed in this section provide understandable terms for the resident to know what behaviors may result in eviction and direction to property management in making decisions regarding enforcement of the lease.
- C. Legal Aid asks that MPHA create a pilot project to use pre-filing mediation in a certain number of its nonpayment cases and compare its results with cases not using pre-filing mediation.
- R. We believe it would be an administrative burden, time consuming and costly to use pre-filing mediation for non-payment of rent cases.
- C. MPHA's Hearing Panels should include one person each from three groups: MPHA staff, MPHA tenants of the same type of housing as the tenant, and volunteers from outside MPHA.
- R. Current MPHA hearing panels consists of two residents and one MPHA staff person unless the tenant requests a hearing officer only. As a decision regarding access to or termination from public housing is MPHA's sole

responsibility, before making a determination we need to further evaluate the role of outside party involvement.

- C. CHARP recommends that MPHA provide training for all persons who sit on hearing panels as proposed by the Legal Aid Society.
- C. Legal Aid proposes that to be on a hearing panel, you must attend a training conducted jointly by MPHA staff and the Legal Aid Society.
- R. Within the last two years, MPHA trained hearing officers and is committed to ongoing training. MPHA has in the past and will continue to train hearing officers. MPHA is currently exploring further training for the hearing officers.
- C. Legal Aid proposes that MPHA audiotape hearings so that MPHA can review the quality of its hearings and adjust its trainings and its policies as needed, or, if a hearing was fundamentally flawed, grant a new hearing. Also, we ask MPHA to establish an internal audit system in which trained observers watch a certain number of hearings per year and report back to MPHA on the fairness and procedural correctness of the hearings.
- R. MPHA had an outside consultant review its hearing processes with an overall favorable finding. MPHA does not agree to audio tape the hearings for lease terminations because the tenant is entitled to a de novo hearing in court, if the hearing panel upholds MPHA's decision to terminate the lease. As such the audio tape may not be used as evidence in court. MPHA is continually interested in ways to improve our processes. We will consider the suggestion of observers for some of our hearings through the staff committee being appointed to review procedures.
- C. Legal Aid welcomes MPHA's proposal to form a committee to look at admissions criteria, including criminal background. We feel such a committee should include community members and government staff with relevant expertise on admissions criteria, criminal behavior and the disparate impact admissions criteria may have on people protected by discrimination laws. We ask that MPHA include community members such as representatives from the Department of Corrections, who have a great deal of information about recidivism rates for different crimes, the African American Men's Project and the Legal Aid Society.
- R. MPHA's staff committee will call on outside parties to assist in our examination of MPHA's admissions criteria. At that time, invitations will be sent to interested parties to meet with the committee and provide ideas and suggestions.
- C. SOP Pg 64-66: This states that a resident's car must be operable at all times. There is no leeway to enable the resident to get the car fixed.

- R. Residents are allowed to change a flat tire, repair broken windows and have the vehicle jump started in the parking lot. Other repair activities may pose a threat to MPHA properties, a risk to other residents and raise liability concerns that make it in MPHA's best interest to limit repair activities.
- C. Residents should be able to fix their own car if they are able. Not all residents can afford to have their car fixed by someone else. A resident should be able to repair their car in the parking lot if they clean up. One suggestion would be to designate a space in the parking lot for repair.
- R. As noted above, more complicated repairs are not allowed as they may pose a threat to other residents or guests and/or damage the parking lot surface. Because of the high demand for parking spaces, MPHA cannot designate space for car repair. However, MPHA will allow limited repairs to automobiles at management's discretion. Such repairs shall not involve the use of fluids (oil, transmission, etc.).
- C. SOP/Section 7C: Warning notices for towing should be required with a two day notice. What if a resident is ill, has a flat tire or their car needs repair so the resident cannot move the car?
- R. MPHA follows the City declarations in regard to snow emergencies. During snow emergencies (3 inches or more), notice is posted in each building. Parking lots are plowed during the second 24 hours of the emergency. Residents receive at least a 24 hour notice. Residents with specific needs should contact their property manager. In all other instances, with the exception of no MPHA parking tag, notice is provided by property management of intention to tow. This applies also to contracted monitoring companies.
- C. SOP/Section 7F: Eliminate contracted monitoring company. Have a resident monitor and work with the manager and the resident.
- R. MPHA does not want to put a resident in the position of having another resident or guests angry because a car is towed.

## **Progress in Meeting 5 Year Plan Goals**

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

### **Expand the supply of assisted housing:**

- ◆ MPHA continues to work with the City of Minneapolis Community Development Agency (MCDA) to develop a Senior Rental Policy to provide affordable housing for low income seniors and is working with both the MCDA and Mayor's office to implement this policy.
- ◆ MPHA successfully secured a HOPE VI Grant to develop a 100 unit Senior Development with an Assisted Living component.
- ◆ MPHA has successfully assisted 11 families in purchasing homes under its Moving To Work Section 8 Home Ownership Demonstration program. This demonstration program will allow up to 50 families use their Section 8 Vouchers as part of their mortgage financing package.
- ◆ MPHA Board has approved the use of up to 20% of its Section 8 Vouchers for project basing. To date some 61 vouchers have been issued.
- ◆ MPHA's non-profit affiliate, Community Housing Resources, Inc. has purchased its first property and made it affordable by leasing to Section 8 participants.
- ◆ MPHA has completed 496 of the 770 replacement housing units required by the Hollman Consent Decree and has commitments for all 770 units.
- ◆ MPHA continues to work with the MCDA and Mayor's office to develop strategies that will better utilize existing resources for affordable housing. Strategies include: MPHA purchase of rental property and renting them to Hollman Section 8 Voucher holders, match MPHA's unused ACC authority to residential development projects in the city and have MPHA become a receiver agency in Tenants' Remedy Act (TRA) actions.
- ◆ MPHA's collaborative with Minneapolis Public Schools creating the "It's All About the Kids" program has successfully housed 38 families. 75 Housing Choice Vouchers have been made available to families connected with the Minneapolis Public Schools and seeking housing in neighborhoods where their children attend school. Counseling and other supportive services are part of this collaboration. To date 8 families have been housed and another 18 are in the process of being approved.

- ◆ Through MPHA's two Homeownership Programs 150 families have purchased homes freeing up the public housing units in which those families lived for use by other low income families.

### **Improve the quality of assisted housing:**

- ◆ MPHA continues to be a high performer under the Public Housing Assessment System (PHAS) and has made significant strides in its Section 8 management operations.
- ◆ MPHA continues to implement its Capital Improvements program with effective use of Capital Funds and through meaningful resident involvement in identifying priorities and allocation of agency capital resources. To date, more than \$133 million in capital improvements work has been completed at MPHA properties throughout the city.
- ◆ Through mixed financed agreements and negotiations with developers and community partners, MPHA has made significant progress in replacing public housing units in suburban communities. To date some 382 public housing units have been located in suburban communities.
- ◆ MPHA operates 5 Assisted Living programs in its public housing developments.
- ◆ MPHA has designated the Senior Staff Attorney to be dedicated mainly to the Section 8 Department to assist in all relevant Section 8 matters including the revision of policies, grievance hearings, compliance with applicable law and regulation and employment matters.

### **Increase Assisted Housing Choices:**

- ◆ MPHA contracted with Person to Person, Inc. to assist up to 650 families to utilize Hollman Vouchers to secure housing in non concentrated areas.
- ◆ MPHA has reached 100% utilization of its Section 8 Housing Choice Voucher program and has secured an additional 400 Section 8 Vouchers in order to provide more opportunity for low income families to secure affordable housing.
- ◆ MPHA has assisted 13 families through its security deposit loan program. This program provides loans for security deposits that enable families without other resources to meet the security deposits requirements of landlords who would otherwise not rent to these families.

### **Provide Improved Living Environment:**

- ◆ MPHA is enhancing the quality of its services through a comprehensive training and performance program at the agency's new training facility that includes housing industry satellite broadcasts. Last year staff participated in seminars for safety, supervisory skills, public housing manager certification, customer service, maintenance specialist certification and more.

- ◆ MPHA continues its partnership with the Minneapolis Police Department to provide a team of police officers that operates exclusively for Public Housing security purposes.
- ◆ MPHA continued in its partnership with the Minneapolis Highrise Representative Council (MHRC) to enhance Project Lookout, a resident security program in MPHA highrises.
- ◆ MPHA completed its relocation of staff from standalone facilities to its developments at 315 Lowry North highrise and in the Glendale community.

**Promote self-sufficiency and asset development of assisted households:**

- ◆ Expanded MPHA's Step Up program to include all Section 3 Eligible Residents
- ◆ Worked with Department of Public Works and Private Developer for Near Northside Heritage Park Development to implement Section 3 employment and business goals for this \$200 million development.
- ◆ Set aside \$10,000 in Capital Fund / Management Improvements for Section 3 Residents to acquire various supports (e.g tools, steel toed shoes, bus passes and other small items that are necessary for participation in Section 3 related activities.

**Ensure equal opportunity and affirmatively further fair housing objectives:**

- ◆ MPHA continues to adopt and enforce agency policies that foster equal opportunity and further fair housing objectives. Revised various policy mission statements to include language asserting that MPHA will not retaliate against those claiming discrimination.
- ◆ The Section 8 Briefing Packet includes the HUD booklet "Fair Housing, It's Your Right". This booklet identifies what housing is covered, what actions are prohibited, additional protections for individuals with a disability, and also identifies instructions including who to contact if an individual believes their rights have been violated. This information is also presented during the briefing, and MPHA staff are available to answer questions or to assist individuals to connect with the appropriate agencies to file a claim.
- ◆ MPHA hired a third attorney in the Legal Department to assist in all matters and to foster compliance with applicable law and regulation.

## **Admissions Policy for Deconcentration**

MPHA will strive to house higher income families in lower income communities and lower income families in higher income communities as required by 24 CFR 903. The buildings are exempt from the deconcentration plan:

- A. Buildings designated for seniors
- B. Units in mixed income developments

MPHA developments not exempted will be divided into three groups based on the average tenant income. The Established Income Range are those developments where the average tenant income is between 85% and 115% of the MPHA-wide average tenant income or below 30% of the area median. The top income group will be those developments where the average is above 115% of the MPHA area-wide average tenant income. And the bottom will be those developments where average tenant income of below 85% of the MPHA area-wide average tenant income. Where applicable in family units, the average tenant income will be measured based on bedroom size.

- A. Family Units:

If the first offer is based on the deconcentration policy and the unit is declined, the applicant will be offered a second unit when there is one available. If the approved applicant does not accept vacant unit offered, that applicant will be placed on the waiting list without any local preferences for a period of six months. If the initial offer is not based on the deconcentration policy and the applicant declines the unit, the applicant will be placed back on the waiting list without any local preferences for a period of six months. After six months the preferences will be reinstated.

If an applicant then refuses the next unit offered, they will be removed from the active applicant list. The applicant will then be required to reapply as a new applicant when the application process is open for family housing.

Applicants whose utility accounts are not current may not be offered a unit until such time as verification is provided that the utility accounts are current.

Applicants must have the ability to have utility accounts in their name (see Part II. 3.B.1.)The applicant must view the unit prior to acceptance.

B. Highrise Units:

Senior designated buildings, assisted living program buildings and units involved in other special programs within General Occupancy buildings including handicap accessible units, will be excluded from the deconcentration efforts. Units in the above mentioned programs will be offered based on vacate date and the applicants suitability for the program or unit, with the unit which has been vacant the longest offered first.

General Occupancy highrise units will be offered to approved general occupancy applicants in a manner that will promote MPHA's goal for deconcentration. Approved applicants with an income above the Established Income Range will be offered a unit in a development where the average income is below the Established Income Range and visa versa. If the approved applicant refuses the first offer, which is based on the deconcentration goals, they will be offered a unit based on the vacancy rate. General Occupancy highrises which contain vacancies will be divided into three approximately equal groupings (excluding buildings with no vacancies) on a monthly basis: 1) those containing the largest number of vacancies, 2) those containing medium number of vacancies and 3) those containing the fewest number of vacancies. The second offer will be in a building in the group with the highest vacancy rate. The third offer will be made from the group containing the medium number of vacancies and the final offer will be made from the group of buildings with the lowest vacancy rate.

General Occupancy applicants will be offered a maximum of four units at which time their name will be removed from the waiting list.

C. If any applicant presents evidence that the acceptance of the unit offered will result in hardship not related to considerations of race, religion, sex, or national origin, then refusal of the offer(s) will not be considered a refusal and the applicant will retain his or her place on the waiting list. A hardship must be requested in writing and directed to the Manager of Leasing and Occupancy. The following factors will be considered hardships:

- 1) The unit offered is not accessible to the applicant's employment or job training site.
- 2) The unit offered is not accessible to the site of day care or special education facility for the applicant's child(ren).
- 3) The unit offered is not accessible to the medical or other support service necessary to the applicant's ability to be lease compliant, where such support service is a) provided by a limited number of agencies, b) does not provide citywide transportation services and the applicant cannot use public transportation services.

- D. After seeing a unit the applicant must notify MPHA of the acceptance or rejection of the unit offered no later than the next working day after the applicant has had the opportunity to see the unit. If the applicant is unable to see the apartment within the prescribed time period, the Leasing & Occupancy Manager or Supervisor may grant additional time based upon reasonable cause. If the applicant does not notify MPHA of a decision to reject or to accept the apartment within the prescribed time period, the offer will be considered to have been rejected. In any event, no applicant will be offered more than four suitable vacancies (two in family, when the first is offered to satisfy the income deconcentration policy) before being placed on the bottom of the waiting list.

**CAPITAL FUND PROGRAM ANNUAL STATEMENT – FY2003**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> FY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	2,500,000			
3	1408 Management Improvements	1,312,723			
4	1410 Administration	825,000			
5	1411 Audit	15,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	675,139			
8	1440 Site Acquisition				
9	1450 Site Improvement	115,500			
10	1460 Dwelling Structures	5,062,422			
11	1465.1 Dwelling Equipment—Nonexpendable	200,650			
12	1470 Nondwelling Structures	137,000			
13	1475 Nondwelling Equipment	105,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities	5,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	10,958,434			
22	Amount of line 21 Related to LBP Activities	542,308			
23	Amount of line 21 Related to Section 504 compliance	150			
24	Amount of line 21 Related to Security – Soft Costs	300,000			
25	Amount of Line 21 Related to Security – Hard Costs	45,000			
26	Amount of line 21 Related to Energy Conservation Measures	1,621,286			

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HIGHRISE</b>								
MN 2-3	Fees and Costs	1430	1 building	49,064				
	architects and engineers							
	Building Envelope	1460	1 building	219,580				
	façade and roof repairs							
	Mechanical Systems	1460	1 building	45,000				
	HVAC improvements							
	Electrical Systems	1460	1 building	2,000				
	perimeter soffit lights							
	Non-Dwelling Equipment	1465	1 building	6,000				
	community room furniture							
MN 2-10	Fees and Costs	1430	1 building	27,279				
	architects and engineers							
	Site Work	1450	1 building	4,500				
	dumpster enclosure							
	Common Area Improvements	1460	1 building	15,000				
	VCT flooring replacement							
	Dwelling Unit Improvements	1460	1 building	7,500				
	door hardware and kick plates							
MN 2-10 (con't)	Building Envelope	1460	1 building	75,000				
	tuckpointing and caulking							
	Plumbing Systems	1460	1 building	1,000				
	Electrical Systems	1460	1 building	8,000				
	telephone entry system replacement							
	Elevators	1460	1 building	4,000				
	elevator upgrades							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Appliances	1465	1 building	30,000				
	range and refrigerator replacement							
	range exhaust hoods							
	Non-Dwelling Equipment	1465	1 building	6,550				
	benches and picnic tables							
MN 2-15.4	Fees and Costs	1430	1 building	45,837				
	architects and engineers							
	Common Area Improvements	1460	1 building	6,000				
	patch hallway walls							
	Community Room Improvements	1460	1 building	150				
	504 accessible door handle							
	Building Envelope	1460	1 building	108,500				
	tuckpointing and caulking							
	balcony floor refinishing							
MN 2-15.4 (con't)	Elevators	1460	1 building	140,000				
	elevator modernization							
MN 2-21.4	Fees and Costs	1430	1 building	23,400				
	architects and engineers							
	Common Area Improvements	1460	1 building	3,000				
	laundry room floor repairs							
	Dwelling Unit Improvements	1460	1 building	119,500				
	baseboard cleaning							
	shower replacement							
	medicine cabinets							
	door hardware and kick plates							
	Building Envelope	1460	1 building	1,500				

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	roof door replacement							
	Mechanical Systems	1460	1 building	6,000				
	HVAC improvements							
MN 2-21.5	Fees and Costs	1430	1 building	53,910				
	architects and engineers							
	Building Envelope	1460	1 building	128,000				
	window replacement and AC sleeves							
MN 2-21.5 (con't)	Mechanical Systems	1460	1 building	51,500				
	spare boiler installation							
	Elevators	1460	1 building	120,000				
	elevator modernization							
MN 2-23	Fees and Costs	1430	1 building	36,000				
	architects and engineers							
	Building Envelope	1460	1 building	200,000				
	tuckpointing							
MN 2-26	Fees and Costs	1430	1 building	68,534				
	architects and engineers							
	Building Envelope	1460	1 building	287,795				
	tuckpointing, window sill repairs							
	Mechanical Systems	1460	1 building	44,000				
	HVAC improvements							
	Plumbing Systems	1460	1 building	43,500				
	Electrical Systems	1460	1 building	950				
	additional exterior lighting							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevators	1460	1 building	4,500				
	elevator upgrades							
MN 2-30/6	Fees and Costs	1430	4 buildings	143,415				
	architects and engineers							
	Common Area Improvements	1460	3 buildings	57,600				
	handrails in hallways							
	Dwelling Unit Improvements	1460	1 building	399,704				
	apartment rehab – 620 Cedar							
	Mechanical Systems	1460	2 buildings	126,000				
	HVAC improvements							
	Plumbing Systems	1460	3 buildings	199,100				
	Electrical Systems	1460	3 buildings	104,000				
	GFI outlets in apts – 620 Cedar							
	boiler room rewiring							
	Elevators	1460	2 buildings	42,000				
	elevator upgrades							
	Appliances	1465	2 buildings	158,100				
	appliance replacement							
MN 2-37	Fees and Costs	1430	1 building	162,900				
	architects and engineers							
	Building Envelope	1460	1 building	900,000				
	window replacement and AC sleeves							
	Electrical Systems	1460	1 building	5,000				
<b>ROWHOUSE</b>								
MN 2-1	Fees and Costs	1430	28 buildings	32,760				
	architects and engineers							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Work	1450	28 buildings	100,000				
	parking lot upgrades							
	Dwelling Unit Improvements	1460	28 buildings	10,000				
	door bell installation							
	Plumbing Systems	1460	28 buildings	72,000				
	partial water line replacement							
	<b>SCATTERED SITES</b>							
MN 2-13	Dwelling Unit Improvements	1460	20 units	200,000				
	LBP abatement/rehab							
MN 2-38	Dwelling Unit Improvements	1460	10 units	100,000				
	LBP abatement/rehab							
MN 2-43	Dwelling Unit Improvements	1460	10 units	100,000				
	LBP abatement/rehab							
	<b>MGMT/MAINT FACILITIES</b>							
MN 2-93	Fees and Costs	1430	1 building	5,400				
	architects and engineers							
	Non-Dwelling Equipment	1475	1 building	30,000				
	office furniture							
MN 2-96	Fees and Costs	1430	1 building	26,640				
	architects and engineers							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Work	1450	1 building	11,000				
	parking lot upgrades							
	Non-Dwelling Structures/Bldg Envelope	1470	1 building	135,000				
	tuckpointing							
	Non-Dwelling Structures/Mech Systems	1470	1 building	2,000				
<b>AREA-WIDE</b>	Contribution to Operations	1406		2,500,000				
	Management Improvements	1408		1,312,723				
	MIS Software, Training, Consulting			250,000				
	Training			124,000				
	Marketing/Senior Designation			30,000				
	Communications			41,000				
	Physical Plant Operations Upgrades			250,000				
	Section 3			3,000				
	Security Contingency			300,000				
	VISTA Program			50,000				
	Self-Help Program			100,000				
	Resident Initiatives			91,095				
	Special Projects			73,628				
	Administration	1410		825,000				
	Audit	1411		15,000				
	Area-Wide Building Systems	1460		1,055,043				
	Resident Special Needs	1460		50,000				

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

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: MN46P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FY 2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	MIS Hardware	1475		75,000				
	Relocation Costs	1495		5,000				
	Development Activities	1499		5,000				

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

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program No: MN46P00250103 Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Physical Improv	18 mos			3 yrs			
All Management Improv	18 mos			3 yrs			
MN 2-3	09/04			11/05			
MN 2-10	06/04			04/05			
MN 2-15.4	08/04			10/05			
MN 2-21.4	04/04			04/05			
MN 2-21.5	07/04			09/05			
MN 2-23	11/04			12/05			
MN 2-26	02/05			08/06			
MN 2-30/6	03/05			09/06			
MN 2-37	01/05			07/06			
MN 2-1	05/04			05/05			
MN 2-13	03/05			09/06			
MN 2-38	03/05			09/06			
MN 2-43	03/05			09/06			
MN 2-93	04/04			04/05			
MN 2-96	10/04			10/05			
Mgmt Improvements							
MIS Sftwr, Trng, Cons	03/05			09/06			
Training	03/05			09/06			
Marketing/Sr Desig	03/05			09/06			
Communications	03/05			09/06			
PPO Upgrades	03/05			09/06			
Section 3	03/05			09/06			

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

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program No: MN46P00250103 Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2003</b>	
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	
Security Contingency	03/05			09/06			
VISTA Program	03/05			09/06			
Self-Help Program	03/05			09/06			
Resident Initiatives	03/05			09/06			
Special Projects	03/05			09/06			
Administration	03/05			09/06			
Audit	03/05			09/06			
AW Building Systems	03/05			09/06			
Resident Special Needs	03/05			09/06			
MIS Hardware	03/05			09/06			
Relocation Costs	03/05			09/06			
Development Activities	03/05			09/06			

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Minneapolis Public Housing</b>				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 3	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
MN 2-1		84,960	868,480	1,174,100	
MN 2-3		84,370			566,400
MN 2-8		1,557,600	389,400		165,200
MN 2-9			1,145,898		684,282
MN 2-10					231,280
MN 2-13		250,000	250,000	250,000	300,000
MN 2-14		381,765			138,060
MN 2-15.4		297,950			
MN 2-15.5		265,028			
MN 2-16				1,693,763	
MN 2-17		217,356			1,517,480
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b> <b>Part I: Summary</b>					
PHA Name <b>Minneapolis Public Housing</b>				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 3	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
MN 2-18.4			262,385		157,860
MN 2-18.5				630,928	
MN 2-19			427,328		
MN 2-20.4			90,270		298,304
MN 2-20.5					484,803
MN 2-21.4					257,240
MN 2-21.5			439,550		
MN 2-21.6					28,745
MN 2-22			362,902		118,000
MN 2-23				90,506	
MN 2-24			1,191,234		802,249
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Minneapolis Public Housing</b>				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 3	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
MN 2-25		1,560,639			602,036
MN 2-26					265,146
MN 2-30/6		912,883	979,258	444,645	
MN 2-31		1,778,260			447,633
MN 2-32			1,237,643		
MN 2-33				988,114	
MN 2-34				1,302,078	
MN 2-35				1,985,173	1,316,953
MN 2-36		234,726	406,510		
MN 2-37		493,358	234,820		
MN 2-38		150,000	150,000	150,000	200,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Minneapolis Public Housing</b>				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 3	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 6 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 7 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
MN 2-42		781,667	1,232,304	845,789	
MN 2-43		100,000	100,000	100,000	100,000
MN 2-93		25,960		23,600	508,698
MN 2-96		47,200			118,000
Management Imp		877,606	733,084	739,129	750,837
Administration		835,000	835,000	840,000	840,000
AW Bldg Systems		2,365,652	1,996,297	2,038,731	1,581,398
Resident Spec Needs		50,000	50,000	50,000	50,000
MIS Hardware		75,000	75,000	75,000	75,000
Relocation Costs		5,000	5,000	5,000	5,000
Audit		15,000	15,000	15,000	15,000
Trans to Operations		400,000			
Development Act		5,000	5,000	5,000	5,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 3	Activities for Year : <u>4</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>5</u> FFY Grant: 2005 PHA FY: 2005		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	MN 2-1	Plumbing upgrades	84,960	MN 2-1	Apartment upgrades	868,480
Annual	MN 2-3	Commons flooring	84,370		plumbing upgrades	
Statement		plumbing upgrades		MN 2-8	Mech/elec upgrades	389,400
	MN 2-8	Plumbing upgrades	1,557,600	MN 2-9	Commons, apt upgrades,	1,145,898
	MN 2-13	LBP abatement/rehab	250,000		mechanical, plumbing,	
	MN 2-14	Apartment upgrades	381,765		electrical upgrades,	
		mech/plumb upgrades			appliance replacement	
	MN 2-15.4	Apartment upgrades	297,950	MN 2-13	LBP abatement/rehab	250,000
		plumbing upgrades		MN 2-18.4	Commons, tuckpointing,	262,385
	MN 2-15.5	Site, commons work	265,028		mech, elevator upgrades	
		apartment upgrades		MN 2-19	Site, apartment upgrades	427,328
	MN 2-17	Commons, community	217,356		mech/plumb upgrades	
		room, plumb upgrades		MN 2-20.4	Masonry repairs	90,270
	MN 2-25	Commons, community	1,560,639	MN 2-21.5	Site, apartment upgrades	439,550
		room, apt upgrades,			tuckpointing, mech/	
		mechanical, plumbing,			plumb/elec upgrades,	
		electrical upgrades			elevator upgrades	
	MN 2-30/6	Apartment upgrades	912,883	MN 2-22	Apartment upgrades	362,902
	MN 2-31	Apartment upgrades	1,778,260		tuckpointing, elevator,	
	MN 2-36	Site work, tuckpointing,	234,726		mechanical upgrades	
		mech/plumb upgrades				
<b>Total CFP Estimated Cost</b>			\$			\$

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 3	Activities for Year : <u>4</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>5</u> FFY Grant: 2005 PHA FY: 2005		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	MN 2-37	Site work, tuckpointing,	493,358	MN 2-24	Apartment rehab	1,191,234
Annual		mechanical, plumbing,			plumb/elec upgrades	
Statement		electrical upgrades		MN 2-30/6	Apartment rehab	979,258
	MN 2-38	LBP abatement/rehab	150,000		appliances	
	MN 2-42	Commons, tuckpointing,	781,667	MN 2-32	Site, commons upgrades	1,237,643
		plumbing upgrades			community rm upgrades	
	MN 2-43	LBP abatement/rehab	100,000		apartment rehab, mech/	
	MN 2-93	Tuckpointing	25,960		plumb/elec upgrades	
	MN 2-96	Office upgrades	47,200	MN 2-36	Site, commons upgrades	406,510
	Transfer to Operations		400,000		community rm upgrades	
	Mgmt Improvements	MIS Sftwr, Trng, Cons	877,606		plumb/elec upgrades	
		Training		MN 2-37	Site, commons upgrades	234,820
		Marketing/Sr Desig			mech/elec upgrades	
		Communications		MN 2-38	LBP abatement/rehab	150,000
		PPO Upgrades		MN 2-42	Commons, comm rm	1,232,304
		Section 3			upgrades, apt rehab,	
		Security Contingency			mech/plumb upgrades	
		VISTA Program			elev upgrades, appl repl	
		Self-Help Program		MN 2-43	LBP abatement/rehab	100,000
		Resident Initiatives		Mgmt Improvements	MIS Sftwr, Trng, Cons	733,084
		Special Projects			Training	
		<b>Total CFP Estimated Cost</b>	\$			\$



<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 6 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 7 FFY Grant: 2007 PHA FY: 2007		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
MN 2-1	Site, mech upgrades	1,174,100	MN 2-3	Site, mech/plumb	566,400
	apartment rehab			upgrades	
MN 2-13	LBP abatement/rehab	250,000	MN 2-8	Commons, comm rm,	165,200
MN 2-16	Site, commons upgrades	1,693,763		façade upgrades	
	apt rehab, tuckpointing		MN 2-9	Commons upgrades	684,282
	mech/plumb/elec			tuckpointing, plumbing	
	upgrades, appliances		MN 2-10	Apartment upgrades	231,280
MN 2-18.5	Tuckpointing	630,928		mech/plumb upgrades	
MN 2-30/6	Tuckpointing	444,645	MN 2-13	LBP abatement/rehab	300,000
	mech/elec upgrades		MN 2-14	Site, comm rm furn	138,060
MN 2-33	Apartment upgrades	988,114		plumb/elec upgrades	
	mech/plumb/elec		MN 2-17	Site, apartment upgrades	1,517,480
	upgrades, roof repairs			mech/plumb upgrades	
MN 2-34	Site, apartment upgrades	1,302,078		elevator upgrades	
	mech/plumb/elec		MN 2-18.4	Apartment upgrades	157,860
	upgrades			plumb/elec upgrades	
MN 2-35	Site, commons upgrades	1,985,173	MN 2-20.4	Apt & plumb upgrades	298,304
	apartment upgrades		MN 2-20.5	Apartment rehab	484,803
	mech/plumb/elec/elev			plumb/elec upgrades	
	upgrades			elevator upgrades	
MN 2-38	LBP abatement/rehab	150,000			
<b>Total CFP Estimated Cost</b>		\$			\$

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 6 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 7 FFY Grant: 2007 PHA FY: 2007		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
MN 2-42	Apartment rehab	845,789	MN 2-21.4	Commons, comm rm	257,240
	plumb/elec upgrades			upgrades, plumb/elec/	
MN 2-43	LPB abatement/rehab	100,000		elevator upgrades	
MN 2-93	Mechanical upgrades	23,600	MN 2-21.6	Mech/elec upgrades	28,745
Mgmt Improvements	MIS Sftwr, Trng, Cons	739,129	MN 2-22	Plumbing upgrades	118,000
	Training		MN 2-24	Commons, apt rehab	802,249
	Marketing/Sr Desig			plumb/elec upgrades	
	Communications		MN 2-25	Site, plumb/elec/elev	602,036
	PPO Upgrades			upgrades	
	Section 3		MN 2-26	Commons, mech/plumb	265,146
	Security Contingency			upgrades	
	VISTA Program		MN 2-31	Commons, comm rm	447,633
	Self-Help Program			upgrades, roof repairs	
	Resident Initiatives			haz waste remediation	
	Special Projects		MN 2-35	Site, commons, apt	1,316,953
Project Administration		840,000		rehab, plumb upgrades	
AW Building Systems		2,038,731	MN 2-38	LBP abatement/rehab	200,000
Resident Special Needs		50,000	MN 2-43	LBP abatement/rehab	100,000
MIS Hardware		75,000	MN 2-93	Commons upgrades	508,698
Relocation Costs		5,000		maint facility expansion	
Audit		15,000			
<b>Total CFP Estimated Cost</b>					\$

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 6 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 7 FFY Grant: 2007 PHA FY: 2007		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Development Activities		5,000	MN 2-96	Site, commons, roof, elev upgrades, asbestos abatement	118,000
			Mgmt Improvements	MIS Sftwr, Trng, Cons Training	750,837
				Marketing/Sr Desig	
				Communications	
				PPO Upgrades	
				Section 3	
				Security Contingency	
				VISTA Program	
				Self-Help Program	
				Resident Initiatives	
				Special Projects	
			Project Administration		840,000
			AW Building Systems		1,581,398
			Resident Special Needs		50,000
			MIS Hardware		75,000
			Relocation Costs		5,000
			Audit		15,000
			Development Activities		5,000
<b>Total CFP Estimated Cost</b>		<b>\$ 13,458,556</b>			<b>\$ 12,642,605</b>

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: MN46P00250100			Federal FY of Grant: FFY 2000	
Replacement Housing Factor Grant No:						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	2,589,185	2,589,185	2,589,185	2,589,185	
3	1408 Management Improvements	2,277,313	2,293,884	2,293,884	2,224,717	
4	1410 Administration	943,276	1,316,960	1,316,960	1,316,960	
5	1411 Audit	5,499	5,499	5,499	5,499	
6	1415 liquidated Damages					
7	1430 Fees and Costs	1,457,913	1,299,098	1,299,098	1,299,098	
8	1440 Site Acquisition					
9	1450 Site Improvement	387,598	395,757	395,757	395,757	
10	1460 Dwelling Structures	6,119,640	5,903,993	5,903,993	5,903,993	
11	1465.1 Dwelling Equipment—Nonexpendable	149,472	149,472	149,472	149,472	
12	1470 Nondwelling Structures	162,429	141,901	141,901	141,901	
13	1475 Nondwelling Equipment	290,201	283,127	283,127	283,127	
14	1485 Demolition	71,484	71,484	71,484	71,484	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	5,829	9,479	9,479	9,479	
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	14,459,839	14,459,839	14,459,839	14,390,673	
21	Amount of line 20 Related to LBP Activities	420,000	420,000	420,000	420,000	
22	Amount of line 20 Related to Section 504 Compliance	275,000	275,000	275,000	275,000	
23	Amount of line 20 Related to Security	432,850	432,850	432,850	432,850	
24	Amount of line 20 Related to Energy Conservation Measures	1,800,000	1,800,000	1,800,000	1,800,000	

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HIGHRISE</b>								
MN 2-3 (800 5 <sup>th</sup> )	Consultant Fees specialty consultants	1430	1 building	406	406	406	406	100% complete Emergency egress plans
	Site Improvements walks, patios, landscaping fencing	1450	1 building	1,866	1,866	1,866	1,866	100% complete, resident garden area
	Common Area Improvements finishes (walls, floors, ceiling)	1460	1 building	177	177	177	177	portion of rehab, see CFP2001
MN 2-6 (620 Cedar, 1611, 1627 6 <sup>th</sup> )	Consulting Fees specialty consultants	1430	3 buildings	3,688	3,688	3,688	3,688	100% complete emergency egress plans
	Site Improvements walks, patios, landscaping, fencing	1450	3 buildings	597	597	597	597	100% complete, garden
	Common Area Improvements mgmt areas, misc. improvements finishes	1460	3 buildings	12,967	3,303	3,303	3,303	100% complete portion of comp. rehab, see CFP2001
	Dwelling Unit Improvements kitchen rehab	1460	1 unit	14,515	14,515	14,515	14,515	100% complete Mock unit
	Building Systems low voltage systems	1460	3 buildings	0	8,274	8,274	8,274	100% complete

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-8 (1225 8 <sup>th</sup> , 1212 9 <sup>th</sup> )	Consulting Fees	1430	2 buildings	29,590	29,590	29,590	29,590	100% complete
	specialty consultants							Haz. Mtrl, AW emergency egress plans
	Hazardous Waste Remediation	1460	2 buildings	1,764	1,764	1,764	1,764	100% complete
	asbestos, LBP, etc							
	Common Area Improvements	1460	2 buildings	19,972	19,972	19,972	19,972	100% complete
	mgmt areas, misc improvements							management offices
MN 2-9 (2019, 2121 16 <sup>th</sup> , 1700 E 22 <sup>nd</sup> )	Consulting Fees	1430	3 buildings	811	811	811	811	100% complete
	specialty consultants							AW emergency egress plans
	Hazardous Waste Remediation	1460	3 buildings	1,176	1,176	1,176	1,176	100% complete
	asbestos, LBP, etc							
	Building Envelope	1460	1 building	8,421	65,974	65,974	65,974	100% complete
	add vestibule to rear entrance							portion of mod rehab, see
	expansion							CFP2001

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-10 (311 University)	Consulting Fees architects and engineers specialty consultants	1430	1 building	3,961	3,961	3,961	3,961	100% complete
	Building Envelope masonry restoration	1460	1 building	2,862	2,862	2,862	2,862	100% complete, portion of mod
	Electrical Systems emergency generators	1460	1 building	0	6,569	6,569	6,569	100% complete
MN 2-14 (1415 E 22 <sup>nd</sup> )	Consulting Fees architects and engineers	1430	1 building	22,308	17,935	17,935	17,935	100% complete planning for comp rehab
	Site Improvements parking lot signs	1450	1 building	2,675	2,675	2,675	2,675	100% complete
	Dwelling Unit Improvements 504 conversions kitchen rehab bathroom rehab lighting	1460	129 units	220,405	226,456	226,456	226,456	100% complete

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-16 (1515 Park)	Consulting Fees architects and engineers	1430	1 building	15,502	14,583	14,583	14,583	consultant for comp rehab
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	1,030	1,030	1,030	1,030	100% complete
	Community Room expansion, new spaces	1460	1 building	414,303	348,257	348,257	348,257	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	15,422	15,416	15,416	15,416	furniture for comm room 100% complete
MN 2-17 (2728 Franklin)	Consulting Fees architects and engineers	1430	1 building	27,687	8,348	8,348	8,348	consultant for apt. rehab
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	2,280	2,280	2,280	2,280	100% complete
	Dwelling Unit Improvements kitchens bathrooms	1460	151 units	33,517	30,194	30,194	30,194	see Comp Grant Year VIII
	Electrical Systems low voltage systems	1460	1 building	67,648	67,648	67,648	67,648	100% complete. Antenna system upgrades
	Hazardous Waste Remediation asbestos, LBP, etc	1460	1 building	0	6,739	6,739	6,739	100% complete

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.5 (2533 1 <sup>st</sup> )	Consulting Fees specialty consultants	1430	1 building	5,618	3,933	3,933	3,933	100% complete elevator consultant
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	5,556	5,556	5,556	5,556	100% complete
	Elevators 504 and cab upgrades, equipment modernization	1460	1 building	299,546	274,768	274,768	274,768	100% complete
MN 2-19 (1920 4 <sup>th</sup> )	Consulting Fees architects and engineers	1430	1 building	37,044	13,735	13,735	13,735	100% complete
	Building Envelope masonry restoration	1460	1 building	337,388	203,295	203,295	203,295	100% complete
	Mechanical Systems HVAC improvements domestic water system	1460	1 building	14,035	14,035	14,035	14,035	100% complete
	Building Systems elevator upgrades	1460	1 building	6,630	6,630	6,630	6,630	100% complete

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Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-20.4 (2415 3 <sup>rd</sup> )	Consulting Fees	1430	1 building	2,414	2,414	2,414	2,414	100% complete
	specialty consultants							elevator consultant
	Dwelling Unit Improvements	1460	64 units	36,094	35,858	35,858	35,858	100% complete
	kitchen rehab							
	Mechanical Systems	1460	1 building	543	543	543	543	100% complete
	HVAC improvements							A/C cover replacement
	Building Systems	1460	1 building	7,750	2,750	2,750	2,750	100% complete. Portion of rehab
	elevator upgrades							see CFP2001
	Appliances	1465		10,837	10,837	10,837	10,837	100% complete
	stoves		64 stoves					
MN 2-21.4 (1206 2 <sup>nd</sup> )	Consultant Fees	1430	1 building	406	406	406	406	Complete, AW emergency
	specialty consultants							egress plans
	Dwelling Unit Improvements	1460	1 building	2,080	9,157	9,157	9,157	portion of rehab, see CFP2001
	kitchen rehab							

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-21.5 (1900 3 <sup>rd</sup> )	Building Envelope masonry restoration	1460	1 building	32,421	32,421	32,421	32,421	100% complete
MN 2-21.6 (809 Spring)	Building Envelope masonry restoration	1460	1 building	38,961	39,316	39,316	39,316	100% complete AW elevator upgrades
	Building Systems elevator upgrades	1460	1 building	500	250	250	250	100% complete
MN 2-23 (315 Lowry)	Consulting Fees architects and engineers specialty consultants	1430	1 building	70,522	70,522	70,522	70,522	100% complete Kitchen mod, masonry consultant AW emergency egress plans
	Site Improvements site lighting parking lot	1450	1 building	61,066	69,588	69,588	69,588	100% complete
	Dwelling Unit Rehab bathroom rehab	1460	193 units	347,051	344,918	344,918	344,918	100% complete
	Building Systems elevator upgrades	1460	1 building	6,877	6,877	6,877	6,877	100% complete AW elevator upgrades

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-24 (1707 3 <sup>rd</sup> )	Consulting Fees architects and engineers	1430	1 building	31,682	22,782	22,782	22,782	100% complete, consultant for major fascade repair, see RHF1998
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	587	587	587	587	100% complete
	Community Room Improvements finishes (floors, walls, ceiling)	1460	1 building	2,338	8,807	8,807	8,807	100% complete
	Appliances stoves	1465	199 units	27,370	27,370	27,370	27,370	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	3,938	3,698	3,698	3,698	furniture for comm room

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-25.4 (600 18 <sup>th</sup> )	Consulting Fees architects and engineers	1430	1 building	27,598	27,598	27,598	27,598	complete, masonry restoration consultant
	Site Work utility repairs/replacement walks, patios, landscaping, fencing	1450	1 building	11,200	0	0	0	
	Common Area Improvements mgmt areas, misc. improvements	1460	1 building	2,137	2,137	2,137	2,137	100% complete
	Community Room Improvements finishes (floors, walls, ceiling)	1460	1 building	0	0	0	0	
	Building Envelope masonry restoration	1460	1 building	222,016	196,181	196,181	196,181	100% complete
	Appliances stoves	1465	239 units	0	0	0	0	
	Nondwelling Equipment community room, commons	1475	1 building	3,347	3,322	3,322	3,322	100% complete

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-26 (1710 Plymouth)	Consulting Fees specialty consultants	1430	1 building	4,569	4,569	4,569	4,569	100% complete, windows, apt rehab consultant
	Elevators 504 and cab upgrades, equipment modernization	1460	1 building	198,745	194,802	194,802	194,802	100% complete
MN 2-30 (630 Cedar)	Consulting Fees façade and window repl architects, engineers and specialty consultants	1430	1 building	262,121	259,851	259,851	259,851	100% complete AW emergency egress plans
	Site Work parking lot repairs/replacement walks, patios, landscaping, fencing	1450	1 building	135,103	135,103	135,103	135,103	100% complete

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-30 (cont.) (630 Cedar)	Common Area Improvements mgmt areas, misc. improvements laundry, shop areas	1460	1 building	7,147	7,147	7,147	7,147	100% complete
	Dwelling Unit Improvements kitchen rehab bathroom rehab	1460	1 building	850,649	851,553	851,553	851,553	100% complete
	Building Envelope unit windows replacement, A/C sleeves, masonry restoration roof, parapet, soffit, fascia	1460	1 building	369,207	357,232	357,232	357,232	100% complete
	Mechanical Systems HVAC improvements domestic water system	1460	1 building	4,837	4,837	4,837	4,837	100% complete

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-31.4 (3121 Pillsbury)	Consulting Fees specialty consultants	1430	1 building	27,072	406	406	406	Complete, AW emergency egress plans, asbestos consultants
	Mechanical Systems HVAC improvements	1460	1 building	8,795	8,960	8,960	8,960	AW energy improvements 100% complete
MN 2-31.5 (115 31 <sup>st</sup> )	Consulting Fees specialty consultants	1430	1 building	29,076	3,330	3,330	3,330	complete, AW emergency egress plans, asbestos abatement
	Site Improvements walks, patios, landscaping, fencing, garden irrigation	1450	1 building	13,647	13,647	13,647	13,647	100% complete
MN 2-31.6 (3110 Blaisdell)	Consulting Fees specialty consultants	1430	1 building	27,072	406	406	406	complete AW emergency egress plans, asbestos abatement
MN 2-32 (1717 Washington)	Consulting Fees architects and engineers specialty consultants	1430	1 building	6,463	6,463	6,463	6,463	100% complete  AW emergency egress plans

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-32 (cont.) (1717 Washington)	Community Room Improvements finishes (walls, floors, ceiling)	1460	1 building	116,291	94,724	94,724	94,724	100% complete
	Building Systems elevator upgrades	1460	1 building	15,025	15,025	15,025	15,025	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	1,428	1,338	1,338	1,338	100% complete comm. room furniture
MN 2-33 (828 Spring)	Consulting Fees architects and engineers specialty consultants	1430	1 building	13,778	11,980	11,980	11,980	complete, masonry restoration, office rehab consultant AW emergency egress plans
	Building Envelope unit window repair masonry restoration	1460	1 building	45,196	41,559	41,559	41,559	100% complete see RHF98
	Appliances stoves	1465	2 stoves	723	723	723	723	100% complete
	Nondwelling Equipment community room, commons	1475	1 building	1,790	1,790	1,790	1,790	100% complete



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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-35 (cont.)	Building Envelope	1460	333 units	1,249,226	1,258,794	1,258,794	1,258,794	100% complete
1815 Central	unit window replacement							
	Mechanical Systems	1460	1 building	9,208	9,208	9,208	9,208	100% complete
	HVAC Improvements							
	domestic water systems							
	Elevators	1460	1 building	8,431	8,431	8,431	8,431	100% complete
	modernization							
	Appliances	1465		109,250	109,250	109,250	109,250	100% complete
	stoves		333 stoves					
	Nondwelling Equipment	1475	1 building	13,813	13,085	13,085	13,085	100% complete
	community room, commons							
MN 2-36 (2121 Minnehaha)	Consulting Fees	1430	1 building	7,471	7,093	7,093	7,093	100% complete, portion AW
	specialty consultants							emergency egress plans
	Elevators	1460	1 building	6,214	5,664	5,664	5,664	100% complete
	modernization							

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-37 (1314 44 <sup>th</sup> )	Consulting Fees architects and engineers	1430	1 building	9,614	9,233	9,233	9,233	100% complete
	Building Envelope masonry restoration	1460	1 building	9,761	9,709	9,709	9,709	100% complete
MN 2-42 (314 Hennepin)	Consulting Fees specialty consultants	1430	1 building	8,783	8,783	8,783	8,783	100% complete, portion AW emergency egress plans
	Building Envelope exterior lighting	1460	1 building	30,558	30,558	30,558	30,558	100% complete
	Building Systems elevator upgrades	1460	1 building	4,437	4,437	4,437	4,437	100% complete
<b>MGMT/MAINT FACILITIES</b>								
MN 2-4 (Glenwood CC)	Nondwelling Structures mgmt areas, misc. improvements	1470	1 building	1,008	1,008	1,008	1,008	100% complete

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MN 2-93 (1301 Bryant)	Consulting Fees architects and engineers	1430	1 building	12,130	20,171	20,171	20,171	100% complete
	Site Improvements parking lot	1450	1 building	3,300	3,300	3,300	3,300	100% complete
	Dwelling Equipment refrigerator	1465	1 refrig.	502	502	502	502	100% complete
	Nondwelling Structures office spaces	1470	1 building	69,790	54,068	54,068	54,068	100% complete
	Nondwelling Equipment offices and maintenance	1475	1 building	14,415	14,361	14,361	14,361	100% complete
MN 2-96 (1001 Washington)	Consulting Fees architects and engineers	1430	1 building	838	838	838	838	100% complete
	Site Improvements parking lot	1450	1 building	3,145	2,782	2,782	2,782	100% complete
	Dwelling Equipment refrigerator	1465	1 refrig.	790	790	790	790	100% complete
	Nondwelling Structures office spaces	1470	1 building	80,883	68,601	68,601	68,601	100% complete
	Mechanical Systems HVAC improvements	1470	1 building	10,249	17,724	17,724	17,724	100% complete

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				Original	Revised	Funds Obligated	Funds Expended	
MN 2-96 (cont.)	Building Systems elevator upgrades	1470	1 building	500	500	500	500	100% complete
	Nondwelling Equipment offices and maintenance	1475	1 building	30,260	28,323	28,323	28,323	100% complete
<b>ROWHOUSE</b>								
MN 2-1 (Glendale)	Consulting Fees architects and engineers	1430	1 building	28,032	28,133	28,133	28,133	100% complete
	Site Work utility repairs parking lot repairs/replacement walks, patios, landscaping	1450	1 building	60,065	60,065	60,065	60,065	100% complete
	Building Envelope roof replacement	1460	1 building	3,190	3,190	3,190	3,190	100% complete, part of roof replacement in Comp Grant Year VIII
MN 2-3 (Lyndale)	Demolition	1485	22 buildings	21,038	21,038	21,038	21,038	100% complete
MN 2-4 (Glenwood)	Demolition	1485	49 buildings	50,446	50,446	50,446	50,446	100% complete

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				Original	Revised	Funds Obligated	Funds Expended	
<b>SCATTERED</b>								
<b>SITES</b>								
MN 2-2	Site Improvements storage sheds	1450	1 shed	1,600	1,600	1,600	1,600	Ongoing
	Dwelling Unit Improvements asbestos, LBP, etc. mod rehab	1460	1 building	3,750	4,008	4,008	4,008	Ongoing
MN 2-3	Site Improvements storage sheds	1450	2 sheds	3,200	3,200	3,200	3,200	Ongoing
	Dwelling Unit Improvements mod rehab	1460	1 building	0	494	494	494	
MN 2-5	Site Improvements storage sheds	1450	2 sheds	3,200	3,200	3,200	3,200	Ongoing
	Dwelling Unit Improvements mod rehab	1460	1 building	0	144	144	144	

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Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-13	Consulting Fees	1430	10 units	377,632	377,632	377,632	377,632	Ongoing
	specialty consultants, LBP testing and abatement specs							LBP abatement consultants
	Site Improvements	1450	16 sheds	26,684	26,684	26,684	26,684	Ongoing
	storage sheds							
	LBP abatement mod rehab							
	Dwelling Unit Improvements	1460	20 units	665,587	429,754	429,754	429,754	Ongoing
	LBP abatement mod rehab							
MN 2-25	Site Improvements	1450	4 sheds	0	11,200	11,200	11,200	Ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	2 units	8,985	8,985	8,985	8,985	Ongoing
	mod rehab							
MN 2-38	Consultant Fees	1430	16 units	88,473	88,473	88,473	88,473	Ongoing
	specialty consultants, LBP testing and abatement specs							LBP consultants
	Site Improvements	1450	14 sheds	22,400	22,400	22,400	22,400	Ongoing
	storage sheds							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-38 (cont.)	Dwelling Unit Improvements	1460	16 units	325,784	315,231	315,231	315,231	Ongoing
	LBP abatement							
	mod rehab							
	Mod Relocation	1495	1 building	879	879	879	879	Ongoing
MN 2-39	Site Improvements	1450	4 sheds	6,400	6,400	6,400	6,400	Ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	2 buildings	52,120	52,120	52,120	52,120	Ongoing
	LBP abatement							
	mod rehab							
MN 2-40	Dwelling Unit Improvements	1460	1 building	3,200	3,200	3,200	3,200	Ongoing
	LBP abatement							
	mod rehab							

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**Part II: Supporting Pages**

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-43	Consulting Fees	1430	3 building	27,446	28,446	28,446	28,446	Ongoing
	specialty consultants, LBP							LBP consultants
	testing and abatement specs							
	Site Improvements	1450	5 sheds	8,000	8,000	8,000	8,000	Ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	3 building	33,414	31,534	31,534	31,534	Ongoing
	LBP Abatement							
	mod rehab							
	Mod Relocation	1495	1 building	750	750	750	750	Ongoing
MN 2-44	Consulting Fees	1430	3 buildings	1,500	1,500	1,500	1,500	Ongoing
	specialty consultants, LBP							
	testing and abatement specs							
	Dwelling Unit Improvements	1460	3 buildings	71,899	71,674	71,674	71,674	Ongoing
	LBP Abatement							
	mod rehab							
MN 2-45	Site Improvements	1450	5 sheds	8,000	8,000	8,000	8,000	Ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	1 building	0	525	525	525	Ongoing
	mod rehab							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-47	Site Improvements storage sheds	1450	1 shed	1,600	1,600	1,600	1,600	Ongoing
	Dwelling Unit Improvements mod rehab	1460	1 building	0	72	72	72	Ongoing
MN 2-53	Dwelling Unit Improvements mod rehab	1460	1 building	0	1,254	1,254	1,254	Ongoing
MN 2-66	Dwelling Unit Improvements mod rehab	1460	1 building	0	247	247	247	Ongoing
MN 2-81	Dwelling Unit Improvements roof replacement mod rehab	1460	3 buildings	12,028	12,028	12,028	12,028	Ongoing
MN 2-82	Dwelling Unit Improvements roofing, site improvements	1460	1 building	18,643	18,643	18,643	18,643	100% complete

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Area Wide</u>	Transfer to Operations	1406	AW	2,589,185	2,589,185	2,589,185	2,589,185	100% completed
	Management Improvements	1408	AW					
	MIS Hardware/Software			258,041	258,716	258,716	258,140	
	Self-Help Program			89,066	89,284	89,284	89,284	
	Welfare To Work			50,049	50,049	50,049	50,049	
	Civil Rights Compliance			20,000	20,000	20,000	20,000	
	Diversity Training			20,506	20,506	20,506	20,243	
	Criminal History			70,625	100,629	100,629	64,160	
	Management Audits			225,500	225,500	225,500	225,500	
	HR Training			73,424	73,057	73,057	72,956	
	Marketing			17,572	17,572	17,572	17,572	
	Communications			113,746	114,012	114,012	113,585	
	Language Translation			32,881	32,881	32,881	20,034	
	Resident Initiatives			98,108	98,108	98,108	98,108	
	Section 3 Compliance Consultant			351,660	337,010	337,010	337,010	

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000		
Development Number  Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Vista Program			22,914	22,914	22,914	22,914	
	Mobility Clearinghouse			500,189	500,189	500,189	500,189	
	Security Guards			292,876	291,438	291,438	291,438	
	Resident Orientation Videos			41,593	42,020	42,020	23,537	
	Administration	1410	AW	943,276	1,316,960	1,316,960	1,316,960	
	Audit	1411	AW	5,499	5,499	5,499	5,499	
	Consulting Fees	1430	AW	181,368	175,731	175,731	175,731	
	architects and engineers							
	AW Building Systems/Energy Mgmt	1460	AW	65,646	64,318	64,318	64,318	
	HVAC improvements							
	domestic water system							
	Nondwelling Equipment	1475	AW					
	MIS hardware			205,306	199,233	199,233	199,233	
	equip for force labor mod			482	2,559	2,559	2,559	
	Mod Relocation	1495	AW	4,200	7,850	7,850	7,850	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Physical Improvements</u>							
MN 2-1	12/01		12/01	3/03			
MN 2-3	3/02		3/02	9/03			
MN 2-4	3/02		3/01	9/03			
MN 2-5	3/02		6/01	9/03			
MN 2-6	3/02		9/01	9/03			
MN 2-8	3/02		3/02	9/03			
MN 2-9	3/02		3/02	9/03			
MN 2-10	3/02		3/01	9/03			
MN 2-13	3/02		3/02	9/03			
MN 2-14	3/02		3/02	9/03			
MN 2-16	9/01		9/01	6/01			
MN 2-17	3/02		3/02	6/01			
MN 2-18	3/02		3/02	9/03			
MN 2-19	3/02		12/01	12/02			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Minneapolis Public Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant: FFY 2000</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-20.4	6/01		6/01	3/02			
MN 2-21.4	3/02		3/02	9/03			
MN 2-21.5	3/02		3/02	9/03			
MN 2-21.6	3/02		3/01	9/03			
MN 2-23	3/02		3/02	9/01			
MN 2-24	3/02		3/02	9/03			
MN 2-25	3/02		3/02	12/01			
MN 2-26	3/02		3/02	9/03			
MN 2-30	12/01		3/02	6/03			
MN 2-31.4	3/02		12/01	9/03			
MN 2-31.5	3/02		3/02	9/03			
MN 2-31.6	3/02		9/01	9/03			
MN 2-32	3/02		3/02	9/02			
MN 2-33	12/01		12/01	9/02			
MN 2-34	3/02		12/01	9/03			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-35	12/01		12/01	9/02			
MN 2-36	3/02		12/01	9/02			
MN 2-37	3/02		12/01	9/03			
MN 2-38	3/02		3/02	9/03			
MN 2-39	3/02		9/01	9/03			
MN 2-42	3/02		3/02	9/03			
MN 2-43	3/02		3/02	3/03			
MN 2-44	3/02		9/01	9/03			
MN 2-45	12/01		9/01	6/03			
MN 2-47	3/02		6/01	9/03			
MN 2-81	3/02		3/02	9/03			
MN 2-82	3/02		3/02	9/03			
MN 2-93	12/01		12/01	12/01			
MN 2-96	3/02		3/02	9/03			
AW Administration	3/02		3/02	9/03			
AW Consulting Fees	3/02		12/01	9/03			
AW Dwelling Structures	3/02		9/01	9/03			
AW Nondwelling Equipment	3/02		3/02	9/03			
AW Relocation	3/02		12/01	9/03			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Minneapolis Public Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: MN46P00250100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FFY 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>Management Improvements</u>							
MIS Hardware/Software	3/02		12/01	6/03			
Self-Help Program	3/02		12/01	3/02			
Welfare To Work	3/02		3/02	9/01			
Civil Rights Compliance	3/02		3/02	9/03			
Diversity Training	3/02		9/01	9/03			
Criminal History	3/02		3/02	3/02			
Management Audits	3/02		3/01	9/03			
HR Training	3/02		3/02	3/02			
Marketing	3/02		3/02	1/03			
Communications	3/02		3/02	12/01			
Language Translation	3/02		3/02	9/03			
Resident Initiatives	12/01		12/01	9/01			
Section 3 Compliance Consultant	12/01		12/01	9/02			
Vista Program	3/02		12/01	9/03			
Mobility Clearinghouse	9/01		9/01	1/02			
Security Guards	9/01		9/01	9/01			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> FFY 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds (CFPRHF)				
2	1406 Operations	1,600,000	0	0	0
3	1408 Management Improvements	1,528,288	1,408,861	1,408,861	1,216,328
4	1410 Administration	889,288	827,521	827,521	827,521
5	1411 Audit	15,000	7,767	7,767	7,767
6	1415 Liquidated Damages				
7	1430 Fees and Costs	478,466	662,317	662,317	366,781
8	1440 Site Acquisition				
9	1450 Site Improvement	169,865	413,733	413,733	394,251
10	1460 Dwelling Structures	8,520,921	9,697,663	9,697,663	4,447,510
11	1465.1 Dwelling Equipment—Nonexpendable	149,357	96,819	96,819	70,752
12	1470 Nondwelling Structures	229,792	167,284	167,284	132,355
13	1475 Nondwelling Equipment	60,797	178,322	178,322	173,843
14	1485 Demolition	0	329,020	329,020	20,020
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000	3,259	3,259	3,259
18	1499 Development Activities	149,792	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	13,792,566	13,792,566	13,792,566	7,660,389
21	Amount of line 20 Related to LBP Activities	400,000			
22	Amount of line 20 Related to Section 504 Compliance	55,000			
23	Amount of line 20 Related to Security	210,437			
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HIGHRISE</b>								
MN 2-3 (800 5 <sup>th</sup> )	Fees and Costs architects and engineers	1430	1 building	20,000	1,360	1,360	1,360	Complete
	Site Improvements walks, patios, landscaping	1450	1 building	10,000	0	0	0	
	Common Area Improvements finishes (walls, floors, ceilings)	1460	1 room	10,000	5,491	5,491	5,491	Complete
	Dwelling Unit Improvements kitchen and bathroom rehab	1460	66 units	104,900	125,498	125,498	113,085	Complete
	Mechanical System Sleeve A/C units	1460	66 units	23,100	26,160	26,160	26,160	Complete
	Plumbing Systems replace hot water storage tank	1460	1 tank	30,000	0	0	0	
	Electrical Systems perimeter lighting replacement	1460	1 building	2,000	0	0	0	
	Elevators area-wide equipment upgrades	1460	1 building	10,000	10,000	1,752	1,752	Complete

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-6 (620 Cedar, 1611, 1627 6 <sup>th</sup> )	Dwelling Unit Improvements kitchen remodeling bathroom remodeling	1460	174 units	274,600	0	0	0	scheduled for '03 see CFP2002, 03, 04
	Community Room Improvements finishes (floors, walls, ceilings)	1460	1 building	0	4,919	4,919	4,919	100% complete
	Elevators area-wide equipment upgrades	1460	3 buildings	0	2,635	2,635	2,635	100% complete
	Mechanical Systems HVAC improvements	1460	1 building	0	90,000	90,000	3,534	On hold
MN 2-8 (1225 8 <sup>th</sup> , 1212 9 <sup>th</sup> )	Common Area Improvements mgmt areas, misc improvements	1460	1 office	520	9,958	9,958	9,958	100% complete
	Elevators area-wide equipment upgrades	1460	1 building	0	1,744	1,744	1,744	100% complete
	Mechanical systems domestic water system	1460	1 building	0	60,000	60,000	0	Not started
MN 2-9 (2019, 2121 16 <sup>th</sup> , 1700 E 22 <sup>nd</sup> )	Site Work walks, patios, landscaping	1450	3 buildings	0	3,849	3,849	3,849	100% complete
	Common Area Improvements finishes (walls, floors, ceilings)	1460	3 buildings	71,900	0	0	0	

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-9 (cont.)	Community Room Improvements	1460	3 buildings	0	1,500	1,500	1,500	100% complete
	replace blinds, fixtures							
	Building Envelope	1460	1 building	100,000	105,939	105,939	105,939	100% complete
	add vestibule to rear entrance expansion							
	Mechanical Systems	1460	3 buildings	0	101,160	101,160	11,160	10% complete
	HVAC improvements							
	domestic water system							
	Elevators	1460	3 buildings	0	876	876	876	100% complete
	area-wide equipment upgrades							
	Non-Dwelling Equipment	1475	1 building	0	12,928	12,928	12,928	100% complete
	offices and maintenance							
MN 2-14 (1415 E 22 <sup>nd</sup> )	Site Improvements	1450	1 building	0	2,204	2,204	2,204	100% complete
	walks, patios, landscaping, fencing							
	Dwelling Unit Improvements	1460	129 units	6,592	0	0	0	
	kitchen rehab							

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>FFY 2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-15 (616 Washington)	Mechanical Systems domestic water systems	1460	1 building	0	30,000	30,000	0	Not Started
	Electrical Systems low voltage systems, intercom	1460	1 building	0	2,670	2,670	2,670	complete
MN 2-16 (1515 Park)	Fees And Costs architects and engineers specialty consultants	1430	1 building	0	925	925	925	Complete
	Building Envelope masonry restoration	1460	1 building	0	43,200	43,200	39,578	Complete
	Mechanical Systems HVAC improvements	1460	1 building	124,270	0	0	0	
	Elevator area-wide equipment upgrades	1460	1 elevator	0	876	876	876	Complete
	Hazardous Waste Remediation asbestos, LBP, etc	1460	1 building	0	0	0	0	
	Non-Dwelling Equipment security equipment/multi-plexor	1475	1 room	0	1,911	1,911	1,911	Complete

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-17 (2728 Franklin)	Fees and Costs façade consulting	1430	1 building	0	27,751	27,751	6,178	25% complete
	Electrical Systems emergency lighting low voltage systems	1460	1 building	0	14,645	14,645	14,645	100% complete
	Elevators area-wide equipment upgrades	1460	1 building	0	876	876	876	100% complete
MN 2-18.5 (2533 1 <sup>st</sup> )	Fees And Costs specialty consultants/fire safety	1430	1 building	10,000	3,000	3,000	0	Beginning stages
	Site Work walks, patios, landscaping parking lot expansion	1450	1 building	41,070	0	0	0	
	Common Area Improvements 504 accessibility, handrails management areas, misc improv finishes (walls, floors, ceilings)	1460	1 building	58,360	26,003	26,003	26,003	100% complete
	Dwelling Unit Improvements kitchen rehab	1460	42 units	0	202,120	202,120	192,917	85% complete See CFP2002
	Building Envelope expansion	1460	1 building	257,424	0	0	0	

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.5 (cont.)	Mechanical Systems HVAC upgrades	1460	1 building	18,200	3,808	3,808	3,808	100% complete
	Electrical Systems	1460	42 units	2,625	0	0	0	
	Dwelling Equipment refrigerator	1465	1 refrig.	257	257	257	257	refrig. for mgmt office
	Non-Dwelling Equipment offices and maintenance	1475	1 building	0	5,136	5,136	5,136	Complete
MN 2-19 (1920 4 <sup>th</sup> )	Fees and Costs architects and engineers specialty consultants	1430	1 building	0	33,548	33,548	20,821	75% Complete
	Building Envelope masonry restoration	1460	1 building	0	128,464	128,464	25,121	25% Complete
	Elevators area-wide equipment upgrades	1460	1 building	0	876	876	876	100% Complete



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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-23 (315 Lowry)	Fees and Costs architects and engineers	1430	1 building	64,467	72,789	72,789	15,343	50% complete
	Site Improvements signage	1450	1 building	0	763	763	763	100% complete
	Dwelling Unit Improvements bathroom rehab	1460	1 building	0	67,372	67,372	62,667	30% complete see CFP2002
	Common Area Improvements management areas	1460	1 building	0	326,584	326,584	298,104	100% complete
	Building Envelope masonry restoration	1460	193 units	736,253	715,630	715,630	25,542	25% complete
	Mechanical Systems HVAC improvements	1460	1 building	0	35,900	35,900	35,900	100% complete
	Dwelling Equipment stoves	1465	193 stoves	9,814	30,839	30,839	29,040	100% complete
	Non-Dwelling Equipment offices and maintenance security equipment	1475	1 building	0	16,446	16,446	16,446	100% complete

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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>FFY 2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-24 (1707 3 <sup>rd</sup> )	Fees and Costs architects and engineers	1430	1 building	12,700	92,387	92,387	30,933	30% complete
	Site Improvements site lighting, landscaping, parking lot upgrades	1450	1 building	0	12,484	12,484	10,237	100% complete
	Building Envelope masonry restoration	1460	1 building	1,101,600	123,279	123,279	103,518	90% complete
MN 2-25.4 (600 18 <sup>th</sup> )	Fees and Costs specialty consultants	1430	1 building	0	203	203	203	100% complete
	Community Room Improvements finishes (floors)	1460	1 building	0	3,914	3,914	3,914	100% complete
	Mechanical Systems HVAC improvements, A/C sleeve covers, dom water sys	1460	1 building	0	62,067	62,067	12,067	75% complete
	Electrical Systems low voltage systems (MATV upgrades)	1460	240 units	0	18,890	18,890	18,638	100% complete
	Hazardous Waste Remediation asbestos abatement	1460	1 building	0	3,442	3,442	3,442	100% complete
	Non-Dwelling Equipment washer and dryer for Assisted Living Program	1475	1 washer/dryer	0	3,310	3,310	3,310	100% complete



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-30 (630 Cedar)	Fees and Costs architects and engineers	1430	1 building	7,346	24,506	24,506	20,929	10% complete
	Site Improvements walks, patios, landscaping, fencing	1450	1 building	0	3,385	3,385	3,385	100% complete
	Building Envelope window replacement Phase II masonry restoration	1460	1 building	392,654	480,791	480,791	274,695	50% complete see CFP2002
	Dwelling Unit Improvements kitchen rehab	1460	1 building	0	133,693	133,693	30,196	25% complete
	Mechanical Systems HVAC improvements, apt A/C units domestic water system improvements	1460	1 building	0	180,156	180,156	90,156	50% complete see CFP2002
	Elevators area-wide equipment upgrades	1460	1 building	0	1,576	1,576	1,576	100% complete
	Non-Dwelling Unit Improvements community room, commons	1475	1 building	0	1,191	1,191	1,191	100% complete
MN 2-31	Hazardous Waste Reduction asbestos flooring replacement	1460	3 buildings	40,000	83,358	83,358	81,208	100% complete
	Elevators area-wide equipment upgrades	1460	3 buildings	0	7,763	7,763	7,763	100% complete
	Non-Dwelling Equipment offices and maintenance	1475	1 building	0	2,449	2,449	2,449	100% complete

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-32 (1717 Washington)	Common Area Improvements 504 accessibility, handrails, signage	1460	1 building	6,566	0	0	0	
	Elevators area-wide equipment upgrades	1460	1 building	0	876	876	876	100% complete
MN 2-33 (828 Spring)	Fees and Costs architects and engineers	1430	1 building	28,297	30,889	30,889	5,781	20% complete
	Site Work walks, patios, landscaping	1450	1 building	1,000	0	0	0	
	Building Envelope masonry restoration window replacement	1460	1 building	0	545,264	545,264	280,311	50% complete
	Common Area Improvements finishes (walls, floors, ceilings) management areas, misc improv	1460	1 building	60,060	0	0	0	
	Dwelling Unit Improvements bathroom modernization kitchen modernization	1460	189 units	290,953	0	0	0	
	Elevators area-wide equipment upgrades	1460	1 building	0	876	876	876	100% complete
	Mechanical Systems HVAC upgrades	1460	1 building	12,000	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-33	Plumbing Systems	1460	1 building	36,002	0	0	0	
(cont.)	Electrical Systems	1460	189 units	15,938	0	0	0	
	unit electrical upgrades							
	Appliances	1465	189 units	25,000	0	0	0	
	ranges							
MN 2-34	Fees and Costs	1430	254 units	200,000	117,241	117,241	42,056	50% complete
(2433, 2419 5 <sup>th</sup> )	architects and engineers specialty consultants							
	Site Work	1450	2 building	3,825	0	0	0	
	utility repairs/replacement							
	Dwelling Unit Improvements	1460	254 units	500,000	114,127	114,127	114,127	100% complete
	kitchen modernization							
	bathroom modernization							
	Building Envelope	1460	2 buildings	438,619	3,173,872	3,173,872	90,176	10% complete
	masonry restoration							
	window replacement							
	swing stage supports							
	canopies							
	Elevators	1460	1 building	0	876	876	876	100% complete
	area-wide equipment upgrades							

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MN 2-35 (1815 Central)	Fees and Costs architects and engineers specialty consultants	1430	1 building	0	69,831	69,831	68,184	fire system
	Plumbing Systems domestic water system improv.	1460	1 building	456,496	0	0	0	see CFP2002
	Common Area Improvements senior's place/foodshelf upgrades, new courtyard	1460	1 building	0	392,655	392,655	386,215	90% complete
	Non-Dwelling Equipment community room, commons	1475	1 building	0	9,221	9,221	6,991	100% complete sound system
MN 2-36 (2121 Minnehaha)	Fees and Costs architects and engineers specialty consultants	1430	1 building	50,000	0	0	0	
	Site Work site lighting walks, patios, landscaping, fencing	1450	1 building	46,350	55,945	55,945	41,305	80% complete
	Dwelling Unit Improvements kitchen modernization	1460	110 units	141,650	186,859	186,859	70,879	60% complete see CFP2002
	Mechanical Systems domestic water system improvements	1460	1 building	0	42,315	42,315	22,315	50% complete
	Electrical Systems unit electrical upgrades	1460	1 building	30,000	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-36 (cont.)	Appliances ranges appliances	1465	110 units	93,500	65,724	65,724	41,456	60% complete
MN 2-37 (1314 44 <sup>th</sup> )	Fees and Costs architects and engineers specialty consultants	1430	1 building	9,550	11,982	11,982	9,064	100% complete
	Site Improvements parking lot	1450	1 building	0	5,546	5,546	4,674	100% complete
	Common Area Improvements mechanical room rehab and expansion, mech sys upgrades	1460	1 building	359,616	563,843	563,843	561,515	100% complete
MN 2-42 (314 Hennepin)	Fees and Costs architects and engineers specialty consultants	1430	1 building	4,100	2,423	2,423	349	50% complete
	Common Area Improvements mgmt areas, misc improvements	1460	1 building	79,587	46,982	46,982	46,982	100% complete
	Elevators area-wide equipment upgrades	1460	1 building	0	876	876	876	100% complete
	Electrical Systems low voltage systems (MATV upgrades)	1460	1 building	0	9,897	9,897	9,897	100% complete
	Mechanical Systems domestic water system	1460	1 building	0	50,000	50,000	0	Not Started

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-42 (cont.)	Non-Dwelling Equipment offices and maintenance	1475	1 building	13,811	12,841	12,841	12,841	100% complete
<u>ROWHOUSE</u>								
MN 2-1 (Glendale)	Fees and Costs architects and engineers specialty consultants	1430	1 building	11,632	19,116	19,116	19,116	100% complete
	Site Improvements walks,patios,landscaping,fencing	1450	1 building	0	53,050	53,050	52,258	100% complete
	Common Area Improvements mgmt areas, misc improvements	1460	1 building	188,368	496,789	496,789	496,583	100% complete
	Non-Dwelling Equipment offices and maintenance	1475	1 building	0	4,851	4,851	2,621	50% complete
	Mod relocation	1495	1 building	0	3,259	3,259	3,259	100% complete

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PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: MN46P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FFY 2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>SCATTERED SITES</b>								
MN 2-3	Dwelling Unit Improvement LBP abatement/rehab	1460	1 unit	0	5,472	5,472	5,472	100% complete
MN 2-13	Site Improvements storage sheds	1450	11 sheds	5,667	17,749	17,749	17,749	Ongoing
	Dwelling Unit Improvement LBP abatement/rehab	1460	7 units	447,861	133,336	133,336	118,316	Ongoing
MN 2-25	Dwelling Unit Improvements LBP abatement/rehab	1460	4 units	0	42,554	42,554	36,798	ongoing
MN 2-38	Dwelling Unit Improvement LBP abatement/rehab	1460	9 units	100,000	88,919	88,919	69,330	Ongoing

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-39	Dwelling Unit Improvements LBP abatement/rehab	1460	1 unit	0	18,587	18,587	7,577	ongoing
MN 2-40	Dwelling Unit Improvements LBP abatement/rehab	1460	1 unit	0	2,373	2,373	2,373	100% complete
MN 2-43	Dwelling Unit Improvements LBP abatement/rehab	1460	8 units	97,500	92,779	92,779	72,929	Ongoing
MN2-44	Dwelling Unit Improvements LBP abatement/rehab	1460	4 units	3,156	38,410	38,410	38,410	Ongoing
MN 2-53	Dwelling Unit Improvements roof/site improvements, rehab	1460	1 unit	0	14,321	14,321	14,321	100% complete
MN 2-82	Dwelling Unit Improvements roof/furnace	1460	2 units	0	6,732	6,732	5,583	90% complete
<u>MGMT/MAINT FACILITIES</u>								
MN 2-04 (Glenwood C.C.)	Demolition	1485	1 building	0	329,020	329,020	20,020	Beginning Stages Community Center

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-93 (1301 Bryant)	Site Improvements parking lot repairs/replacement	1450	1 building	18,450	46,882	46,882	46,882	Complete
	Non-Dwelling Structures office spaces	1470	1 building	83,295	28,617	28,617	28,550	Complete
	Non-Dwelling Equipment offices and maintenance	1475	1 building	6,705	864	864	864	Complete
MN 2-94 (555 Griard)	Fees and Costs architects and engineers	1430	1 building	0	15,305	15,305	9,467	90% complete See CFP2002
	Non-Dwelling Structures offices and maintenance	1470	1 building	0	24,258	24,258	22,312	20% complete See CFP2002
MN 2-96 (1001 Washington)	Fees and Costs architects and engineers specialty consultants	1430	1 building	10,000	9,796	9,796	9,796	100% complete
	Site Improvements parking lot repairs/replacement	1450	1 building	43,503	197,680	197,680	197,680	95% complete
	Non-Dwelling Structures office spaces	1470	1 building	46,497	21,946	21,946	17,714	ongoing
	Mechanical Systems HVAC improvements	1470	1 building	0	92,463	92,463	63,780	100% complete
	Non-Dwelling Equipment offices and maintenance	1475	1 building	0	12,718	12,718	12,718	ongoing

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>AREA WIDE</b>								
	Contribution to Operations	1406		1,600,000	0	0	0	
	Management Improvements	1408						
	MIS Software, Trng, Consling			234,471	438,426	438,426	302,932	
	Cultural Diversity			156,171	77,303	77,303	77,303	
	Training			155,246	71,629	71,629	57,629	
	Criminal History			75,674	55,266	55,266	39,642	
	Marketing			40,000	40,000	40,000	35,455	
	Communications			44,350	61,545	61,545	45,429	
	Management Audits			62,793	40,754	40,754	40,669	
	Civil Rights Compliance			20,000	20,000	20,000	13,333	
	Self Help Program			80,000	118,226	118,226	118,226	
	Resident Initiatives			146,905	74,431	74,431	74,431	
	Section 3 Compliance			50,000	4,221	4,221	4,221	
	Special Projects			132,251	21,625	21,625	21,625	
	Security Contracts			210,437	342,437	342,437	342,437	
	Vista Program			7,490	42,640	42,640	42,640	
	Language Translation			72,500	357	357	357	
	Resident Council Training			40,000	0	0	0	
	Administration	1410		889,288	827,521	827,521	827,521	
	Audit	1411		15,000	7,767	7,767	7,767	



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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	
<u>PHYS IMPROVMNT</u>							
MN 2-1	12/02	03/03	03/03	09/03			Additional work was done
MN 2-3	09/02	03/03	03/03	09/04			Additional work was done
MN 2-4	03/03	09/02	09/02	09/04			Obligated ahead of schedule
MN 2-6	06/02	09/02	09/02	06/04			Additional work was done
MN 2-8	03/03	12/02	12/02	09/04			Additional work was done
MN 2-9	06/02	03/03	03/03	06/03			Additional work was done
MN 2-13	09/02	12/02	12/02	09/04			Additional work was done
MN 2-14	03/03	06/02	06/02	09/04			Obligated ahead of schedule
MN 2-15	03/03	09/02	09/02	09/04			Obligated ahead of schedule
MN 2-16	12/02		12/02	06/03			
MN 2-17	03/03		03/03	09/04			
MN 2-18	09/02	12/02	12/02	12/03			Additional work was done
MN 2-19	03/03		03/03	09/04			
MN 2-20	12/02		12/02	06/03			
MN 2-21	09/02	12/02	12/02	03/04			Additional work was done
MN 2-23	12/02	03/03	03/03	12/03			Additional work was done
MN 2-24	03/03		03/03	09/04			
MN 2-25	03/03		03/03	09/04			
MN 2-26	03/03		03/03	09/04			
MN 2-30	09/02	12/02	12/02	12/03			Additional work was done
MN 2-31	03/03	12/02	12/02	09/04			Obligated ahead of schedule

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-32	09/02	06/02	06/02	12/03			Obligated ahead of schedule
MN 2-33	03/03		03/03	09/04			
MN 2-34	09/02	12/02	12/02	09/04			Additional work was done
MN 2-35	12/02	03/03	03/03	09/03			Additional work was done
MN 2-36	12/02	03/03	03/03	09/04			Additional work was done
MN 2-37	03/03	12/02	12/02	09/04			Obligated ahead of schedule
MN 2-38	09/02	12/02	12/02	09/04			Additional work was done
MN 2-39	03/03	12/02	12/02	09/04			Obligated ahead of schedule
MN 2-40	03/03	12/02	12/02	09/04			Obligated ahead of schedule
MN 2-42	03/03		03/03	09/04			
MN 2-43	09/02	03/03	03/03	09/04			Additional work was done
MN 2-44	03/03		03/03	09/04			
MN 2-53	03/03		03/03	09/04			
MN 2-82	03/03		03/03	09/04			
MN 2-93	09/02	12/02	12/02	09/03			Additional work was done
MN 2-94	03/03		03/03	09/04			
MN 2-96	09/02		03/03	09/03			Additional work was done

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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	
<u>MGMT IMPROVMNT</u>							
MIS Software, Trng, Conslting	03/03		03/03	09/04			
Training	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Criminal History	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Marketing	03/03		03/03	09/04			
Communications	03/03		03/03	09/04			
Management Audits	03/03		03/03	09/04			
Civil Rights Compliance	03/03		03/02	09/04			Obligated ahead of schedule
Self Help Program	03/03		03/03	09/04			
Resident Initiatives	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Section 3 Compliance	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Special Projects	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Security Contracts	03/03		03/03	09/04			
Cultural Diversity	03/03		03/02	09/04			Obligated ahead of schedule
Vista Program	03/03		03/03	09/04			
Language Translation	03/03		09/02	09/04			Obligated ahead of schedule

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

PHA Name Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program No: MN46P00250101 Replacement Housing Factor No:				Federal FY of Grant: FFY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>AREA-WIDE</u>							
Admin	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Audit	03/03	09/02	09/02	09/04			Obligated ahead of schedule
Fees and Costs	03/03	03/03	03/03	09/04			
Building Systems	03/03	03/03	03/03	09/04			
MIS Hardware	03/03	12/02	12/02	09/04			Obligated ahead of schedule
Modernization Equipment	03/03	12/02	12/02	09/04			Obligated ahead of schedule

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	581,142	581,142	0	0
3	1408 Management Improvements	1,048,688	1,435,426	509,269	275,638
4	1410 Administration	825,000	766,395	139,212	139,987
5	1411 Audit	15,000	15,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	512,161	526,648	114,948	71,656
8	1440 Site Acquisition				
9	1450 Site Improvement	165,000	511,681	221,682	178,008
10	1460 Dwelling Structures	10,038,249	9,200,369	1,486,226	450,871
11	1465.1 Dwelling Equipment—Nonexpendable	192,000	0	0	0
12	1470 Nondwelling Structures	74,000	495,884	40,945	9,627
13	1475 Nondwelling Equipment	85,500	175,195	37,503	33,740
14	1485 Demolition	200,000	44,000	735	735
15	1490 Replacement Reserve	5,000	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	0	0	0
18	1499 Development Activities	5,000	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	13,751,740	13,751,740	2,550,520	1,160,262
22	Amount of line 21 Related to LBP Activities	341,234			
23	Amount of line 21 Related to Section 504 compliance	82,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	203,800			
26	Amount of line 21 Related to Energy Conservation Measures	733,650			

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HIGHRISE</b>								
MN 2-03 (800 5 <sup>th</sup> )	Dwelling Unit Improvements kitchen rehab	1460	66 units	0	363	363	363	complete. portion of mod rehab- see CFP2001
MN 2-6 (620 Cedar, 1611, 1627 6 <sup>th</sup> )	Fees and Costs architects and engineers	1430	3 buildings	26,781	26,781	0	0	Not Started
	Site Work walks,patios,landscaping,fencing parking lot repairs/replacement	1450	3 buildings	165,000	165,000	0	0	Not Started
	Common Area Improvements finishes (floors in vestibules)	1460	3 buildings	12,000	12,000	0	0	Not Started
	Community Room Improvements finishes (replace carpet)	1460	3 buildings	12,000	12,000	0	0	Not Started
	Mechanical Systems HVAC improvements	1460	3 buildings	44,500	44,500	0	0	Not Started
	Electrical Systems unit electrical upgrades emergency generators	1460	3 buildings 116 units 3 buildings	73,080	73,080	0	0	Not Started
	Elevators modernization, new installation	1460	1 building	6,000	6,000	0	0	Not Started
	Hazardous Waste Remediation asbestos, LBP, etc	1460	2 buildings	10,000	10,000	0	0	Not Started
	Non Dwelling Equipment community room furniture	1475	3 buildings	60,000	60,000	0	0	Not Started

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-10 (311 University)	Fees and Costs architects and engineers specialty consultants	1430	1 building	29,619	29,619	3,000	250	10% complete. Elevator consultant
	Common Area Improvements 504 accessibility at entrance floors	1460	1 building	37,000	43,000	6,000	0	Not started. Laundry room Floors
	Dwelling Unit Improvements bathroom rehab	1460	49 units	49,500	49,500	0	0	Not Started
	Mechanical Systems HVAC improvements domestic water system improvements	1460	1 building	94,125	94,125	0	0	Not Started
	Electrical Systems unit electrical upgrades	1460	49 units	42,500	42,500	0	0	Not Started
	Elevators modernization	1460	1 building	200,000	200,000	0	0	Not Started
MN 2-14 (1415 E 22 <sup>nd</sup> )	Building Envelope roof replacement	1460	1 building	0	100,000	0	0	Bidding Stage
MN 2-15.5 (616 Washington)	Fees and Costs architects and engineers	1430	1 building	22,331	22,331	0	0	Planning Stage
	Common Area Improvements 504 accessibility finishes	1460	1 building	15,010	15,010	0	0	Planning Stage

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-15.5 (cont.)	Building Envelope masonry restoration	1460	1 building	170,000	180,000	0	0	Planning Stage
	Mechanical Systems HVAC improvements	1460	1 building	63,000	63,000	0	0	Planning Stage
	Plumbing Systems domestic water system improvements	1460	1 building	71,000	71,000	0	0	Planning Stage
MN 2-17 (2728 Franklin)	Fees and Costs architects and engineers	1430	1 building	23,275	23,275	0	0	Planning Stage
	Dwelling Unit Improvements replace door closers	1460	151 units	25,000	25,000	0	0	Not Started
	Building Envelope shelf angle repair/replacement	1460	1 building	300,000	324,225	0	0	scheduled for fall '03
	Elevators elevator upgrades	1460	1 building	7,500	7,500	0	0	Not Started
MN 2-18.4 (3755 Snelling)	Fees and Costs architects and engineers	1430	1 building	7,714	7,714	0	0	scheduled for summer '03
	Dwelling Unit Improvements shower replacement	1460	28 units	42,200	42,200	0	0	scheduled for summer '03
	Plumbing Systems replace hot water heating tank	1460	1 building	45,000	42,000	0	0	scheduled for summer '03
	Electrical Systems unit electrical upgrades AC for management office	1460	1 building	23,000	20,649	0	0	scheduled for summer '03

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-18.5 (2533 1 <sup>st</sup> )	Dwelling Unit Improvements kitchen rehab	1460	1 building	0	50,000	16,743	16,743	85% complete. Portion of mod rehab. See CFP2001
MN 2-20.4 (2415 3 <sup>rd</sup> )	Fees and Costs architects and engineers specialty consultants	1430	1 building	35,783	35,783	3,000	250	10% complete. Elevator consultant
	Common Area Improvements finishes (light fixtures)	1460	1 building	90,600	90,600	0	0	scheduled for summer '03
	Dwelling Unit Improvements bathroom rehab	1460	62 units	159,580	163,718	4,501	363	scheduled for summer '03 Portion of Mock Unit
	Mechanical Systems HVAC improvements	1460	1 building	31,500	31,500	0	0	scheduled for summer '03
	Electrical Systems unit electrical upgrades	1460	1 building	46,500	46,500	0	0	scheduled for summer '03
	Elevators modernization	1460	1 building	182,500	182,500	0	0	scheduled for summer '03
	Non Dwelling Equipment community room furniture	1475	1 building	500	500	0	0	scheduled for summer '03
MN 2-20.5 (3116 Oliver)	Fees and Costs architects and engineers	1430	1 building	14,707	14,707	0	0	Not Started
	Dwelling Unit Improvements miscellaneous improvements	1460	31 units	6,600	6,600	0	0	Not Started

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-20.5	Building Envelope	1460	1 building	162,500	174,693	0	0	Not Started
(cont.)	masonry and roof repairs							
	Plumbing Systems	1460	1 building	41,000	41,000	0	0	Not Started
	replace hot water heater							
MN 2-21.6	Fees and Costs	1430	1 building	36,029	36,029	0	0	scheduled for summer '03
(809 Spring)	architects and engineers							
	Common Area Improvements	1460	1 building	5,800	5,800	0	0	scheduled for summer '03
	504 accessibility, handrails, signage							
	miscellaneous upgrades							
	Dwelling Unit Improvements	1460	32 units	140,750	174,021	0	0	scheduled for fall '03
	504 accessibility, handrails, signage							
	kitchen rehab							
	bathroom rehab							
	Mechanical Systems	1460	1 building	44,100	44,100	0	0	scheduled for fall '03
	HVAC improvements							
	Plumbing Systems	1460	1 building	154,200	154,200	0	0	scheduled for fall '03
	domestic water system improvements							
	waste system improvements							
	unit plumbing upgrades							
	Electrical Systems	1460	1 building	39,850	39,850	0	0	scheduled for fall '03
	unit electrical upgrades							
	Elevators	1460	1 building	130,000	130,000	0	0	scheduled for fall '03

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	modernization							
MN 2-22 (3205 37 <sup>th</sup> )	Fees and Costs architects and engineers	1430	1 building	6,734	6,734	0	0	scheduled for summer '03
	Common Area Improvements 504 accessibility, handrails, signage	1460	1 building	14,000	14,000	0	0	scheduled for summer '03
	Dwelling Unit Improvements bathroom rehab	1460	1 building	39,200	39,200	0	0	scheduled for summer '03
MN 2-22 (cont.)	Mechanical Systems HVAC improvements	1460	1 building	32,000	32,000	0	0	scheduled for summer '03
	Electrical Systems	1460	1 building	1,000	1,000	0	0	scheduled for summer '03
	Elevators modernization, new installation	1460	1 building	10,000	10,000	0	0	scheduled for summer '03
MN 2-23 (315 Lowry)	Fees and Costs architects and engineers	1430	1 building	0	1,004	1,004	1,004	50% complete see CFP2001
	Site Improvements parking lot repairs/replacement/expansion	1450	1 building	0	7,634	7,634	7,634	100% complete expansion for offices
	Common Area Improvements office conversion/reconfiguration	1460	1 building	200,000	51,848	51,848	51,848	100% complete see CFP2001
	Dwelling Unit Improvements bathroom rehab	1460	193 units	0	277,925	184,244	149,229	30% complete see CFP2001
	Mechanical Systems	1460	1 building	0	17,589	17,589	17,589	100% complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	HVAC improvements							
MN 2-24 (1707 3 <sup>rd</sup> )	Building Envelope window replacement	1460	199 units	0	650,000	0	0	Bidding Stage
MN 2-26 (1710 Plymouth)	Non-Dwelling Equipment washer and dryer	1475	1 washer	0	3,620	3,620	0	100% complete
MN 2-30 (630 Cedar)	Fees and Costs architects and engineers	1430	1 building	17,955	17,955	9,450	0	Beginning Stages
	Dwelling Unit Improvements bathroom rehab	1460	191 units	150,000	150,000	0	0	Planning Stages
	Building Envelope masonry restoration	1460	1 building	0	201,995	201,995	0	50% complete see CFP2001
	Mechanical Systems HVAC improvements	1460	1 building	86,500	25,548	0	0	50% complete see CFP2001
	Electrical Systems low voltage electrical systems	1460	1 building	0	18,957	18,957	0	Beginning stages
	Plumbing Systems miscellaneous plumbing upgrades	1460	1 building	20,000	10,000	0	0	Not Started
MN 2-31	Fees and Costs architects and engineers	1430	3 buildings	130,242	130,242	0	0	Not Started
	Dwelling Unit Improvements	1460	165 units	692,000	670,952	100,000	0	5% Complete

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	kitchen and bathroom rehab							
MN 2-31	Building Envelope	1460	3 buildings	347,100	347,100	0	0	Not Started
(cont.)	fascade and masonry repairs							
	Common Area Improvements	1460	3 buildings	0	16,998	16,998	16,998	100% complete
	finishes (floors, walls, ceiling)							
	Mechanical Systems	1460	2 buildings	219,500	219,500	0	0	Not Started
	HVAC improvements							
	Plumbing Systems	1460	3 buildings	414,000	414,000	0	0	Not Started
	valves, water heaters							
	unit kitchen sinks							
	Electrical Systems	1460	2 buildings	188,000	201,824	201,824	62,463	25% complete
	replace fire pump main breaker							
	unit electrical upgrades							
	ACs in units							
	Elevators	1460	1 building	0	5,334	5,334	5,334	100% complete
	modernization, new installation							
MN 2-32	Fees and Costs	1430	1 building	26,979	26,979	0	0	Not Started
(1717 Washington)	architects and engineers							
	Common Area Improvements	1460	1 building	37,000	37,000	1,261	0	Not Started
	504 accessibility upgrades							
	miscellaneous upgrades							
	Building Envelope	1460	1 building	78,000	123,261	0	0	Not Started
	hallway windows and doors							

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-32	Mechanical Systems	1460	1 building	105,921	105,921	0	0	Not Started
(cont.)	HVAC improvements							
	waste system improvements							
	Electrical Systems	1460	1 building	139,500	139,500	73,987	0	Beginning Stages
	upgrade electrical entrance gear							
	ACs for units							
	Non Dwelling Equipment	1475	1 building	25,000	25,000	0	0	Not Started
	furniture replacement							
MN 2-33	Common Area Improvements	1460	1 building	0	1,261	1,261	0	Not Started
(828 Spring)	finishes (floors, walls, ceilings)							
	Dwelling Units	1460	189 units	0	76,832	76,832	0	5% complete
	air conditioners							
MN 2-34	Fees and Costs	1430	2 buildings	85,012	2,881	2,881	2,881	50% complete. See CFP2001.
(2433, 2419 5 <sup>th</sup> )	architects and engineers							Window replacement
	Common Area Improvements	1460	2 buildings	10,150	8,522	8,522	0	Not Started
	finishes and misc improvements							
	Community Room Improvements	1460	2 buildings	7,000	7,000	0	0	Not Started
	door installation at entries							
	Dwelling Unit Improvements	1460	80 units	113,000	0	0	0	
	shower replacement							

**Annual Statement/Performance and Evaluation Report**  
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PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Building Envelope	1460	2 buildings	1,000,000	2,165	2,165	2,165	50% complete. See CFP2001
	window replacement							
MN 2-34	Mechanical Systems	1460	2 buildings	6,000	6,360	6,360	0	100% complete
(cont.)	HVAC improvements							
	Plumbing Systems	1460	2 buildings	75,000	37,954	0	0	Not Started
	unit plumbing upgrades		80 units					
	sewer laterals in units		127 units					
	Electrical Systems	1460	2 buildings	3,300	0	0	0	
	Elevators	1460	1 elevator	0	876	876	876	100% complete
	modernization, new installation							
MN 2-35	Fees and Costs	1430	1 building	49,000	49,000	0	0	See CFP2001
(1815 Central)	architects and engineers							
	Site Improvements	1450	1 building	0	181,921	181,921	162,089	100% complete
	courtyard							
	Common Area Improvements	1460	1 building	0	157,748	157,748	0	90% complete
	expansions, new spaces							see CFP2001
	Plumbing Systems	1460	1 building	700,000	416,613	0	0	Planning stages
	water lines and valve replacement							
<b>MN 2-36</b>	Dwelling Unit Improvements	1460	110 units	0	53,544	1,269	1,269	60% complete
(2121 Minnehaha)	kitchen rehab							
	Mechanical Systems	1460	1 building	0	5,580	5,580	438	25% complete
	HVAC improvements							

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevators	1460	1 building	0	876	876	876	100% complete
	modernization, new installation							area-wide. see CFP2001
<u>ROWHOUSE</u>								
MN 2-1 (Glendale)	Fees and Costs architects and engineers	1430	1 building	0	1,615	1,615	1,615	100% complete. See CFP2001
	Site Improvements parking lot resurfc/replmnt/expansion	1450	1 building	0	125,000	0	0	Planning Stages
	Common Area Improvements office reconfiguration	1460	1 building	400,000	10,000	2,465	2,465	100% complete. See CFP2001
	Building Envelope exterior lighting	1460	1 building	0	4,824	4,824	0	100% complete
	Dwelling Units bathroom rehab	1460	1 building	0	244,561	0	0	Not Started

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>SCATTERED</u>								
<u>SITES</u>								
<u>MN 2-02</u>	Dwelling Unit Improvements	1460	1 unit	0	5,980	5,980	5,980	100% complete
	LBP abatement/rehab							
	roof replacement							
<u>MN 2-05</u>	Dwelling Unit Improvements	1460	1 unit	0	5,300	5,300	5,300	100% complete
	roof replacement							
<u>MN 2-13</u>	Site Improvements	1450	4 sheds	0	6,105	6,105	6,105	ongoing
	Storage Sheds							
	Dwelling Unit Improvements	1460	3 units	450,000	260,824	17,033	5,183	ongoing
	LBP abatement/rehab							
	roof replacement							
<u>MN 2-38</u>	Fees and Costs	1430	1 unit	0	475	475	475	100% complete
	specialty consultant							lead testing
	Site Improvements	1450	1 shed	0	288	288	288	ongoing
	storage sheds							
<u>MN 2-38</u>	Dwelling Unit Improvements	1460	4 units	100,000	99,237	53,819	42,845	ongoing
	LBP abatement/rehab							
	roof replacement							

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	furnace replacement							
<b><u>MN 2-43</u></b>	Fees and Costs	1430	1 unit	0	375	375	375	100% complete
	specialty consultants							lead testing
	Site Improvements	1450	1 shed	0	144	144	144	ongoing
	storage sheds							
	Dwelling Unit Improvements	1460	3 units	100,000	99,481	54,282	48,462	ongoing
	LBP abatement/rehab							
	roof replacement							
	furnace replacement							
<b><u>MN 2-44</u></b>	Fees and Costs	1430	1 unit	0	375	375	375	100% complete
	specialty consultants							lead testing
	Dwelling Unit Improvements	1460	1 unit	0	8,265	8,265	5,093	ongoing
	LBP abatement/rehab							
<b><u>MN 2-78</u></b>	Dwelling Unit Improvements	1460	1 unit	0	2,490	2,490	2,490	100% complete
	furnace replacement							
<b><u>MGMT/MAINT FACILITIES</u></b>								
<b><u>MN 2-4</u></b>	Demolition	1485	1 building	200,000	44,000	735	735	Scheduled for summer 2003
<b><u>(Glenwood C.C.)</u></b>	building demo							Site preparation

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Minneapolis Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: <b>FY 2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b><u>MN 2-93</u></b> <b><u>(1301 Bryant)</u></b>	Site Improvements fencing	1450	1 building	0	1,625	1,625	1,625	100% complete
	Non-Dwelling Structures office reconfiguration/upgrades	1470	1 building	34,000	37,375	527	527	ongoing
<b><u>MN 2-94</u></b> <b><u>(555 Girard)</u></b>	Fees and Costs architects and engineers	1430	1 building	0	22,250	22,250	0	10% complete
	Non-Dwelling Structures office spaces	1470	1 building	0	388,604	26,768	48	10% complete office remodel/reconfiguration
<b><u>MN 2-96</u></b> <b><u>(1001 Washington)</u></b>	Fees and Costs architects and engineers specialty consultants	1430	1 building	0	2,524	2,524	2,124	100% complete. See CFP2001
	Site Improvements parking lot improvements landscaping	1450	1 building	0	23,964	23,964	122	95% complete. See CFP2001
<b><u>MN 2-96</u></b> <b><u>(cont.)</u></b>	Non-Dwelling Structures office reconfiguration	1470	1 building	40,000	69,905	13,977	9,052	ongoing
	Non-Dwelling Equipment office furniture	1475	1 building	0	3,607	3,607	3,607	ongoing

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>AREA-WIDE</u>	Contribution to Operations	1406		581,142	581,142	0	0	pending
	Management Improvements	1408						
	MIS Software, Training, Consulting			349,000	383,646	83,018	83,018	ongoing
	Training			172,750	140,589	5,959	5,959	ongoing
	Criminal History			70,000	70,072	486	486	ongoing
	Communications			62,000	44,455	13,500	12,229	ongoing
	Management Upgrades			15,000	27,040	9,995	9,995	ongoing
	Civil Rights Compliance			20,000	20,000	0	0	ongoing
	Resident Employment			145,000	85,402	61,391	61,391	ongoing
	Resident Initiatives Department			92,647	92,647	46,412	46,412	ongoing
	Special Projects Staff			122,291	161,575	29,276	29,276	ongoing
	Security Guards			0	62,832	0	0	ongoing
	Cultural Diversity Training and Awareness			0	17,168	0	0	ongoing
	Mechanical Systems Assessment			0	250,000	250,000	17,640	ongoing
	Language Translation			0	20,000	0	0	ongoing
	Section 3 Services			0	10,000	8,877	8,877	ongoing
	Vista Program			0	50,000	355	355	ongoing
	Administration	1410		825,000	766,395	139,987	139,987	ongoing
	Audit	1411		15,000	15,000	0	0	ongoing
	Fees and Costs	1430		0	68,000	68,000	62,308	ongoing

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Area-Wide Building Systems	1460		1,789,184	1,089,890	169,000	6,500	ongoing
	Resident Special Needs	1460		50,000	0	0	0	ongoing
	MIS Hardware	1475		75,000	79,822	27,631	27,617	ongoing
	Modernization Equipment			0	2,646	2,646	2,517	ongoing. Force labor equipment
	Mod Relocation	1495		5,000	0	0	0	
	Replacement Reserve	1490		5,000	0	0	0	
	Development Activities	1499		5,000	0	0	0	

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

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2002</b>	
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	
<u>PHYS IMPROVMNT</u>							
MN 2-1	04/03			01/04			
MN 2-2	03/04			09/05			
MN 2-3	03/04			09/05			
MN 2-4	05/03			02/04			
MN 2-5	03/04			09/05			
MN 2-6	12/03			03/05			
MN 2-10	09/03			12/04			
MN 2-13	03/04			09/05			
MN 2-14	03/04			09/05			
MN 2-15.5	07/03			07/04			
MN 2-17	09/03			12/04			
MN 2-18.4	05/03			02/04			
MN 2-20.4	11/03			05/05			
MN 2-20.5	06/03			06/04			
MN 2-21.6	10/03			04/05			
MN 2-22	05/03			02/04			
MN 2-23	04/03			01/04			
MN 2-24	03/04			09/05			
MN 2-26	03/04			09/05			
MN 2-30	12/03			03/05			
MN 2-31	02/04			08/05			
MN 2-32	01/04			07/05			
MN 2-33	03/04			09/05			
MN 2-34	01/04			06/05			
MN 2-35	08/03			01/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN 2-36	03/04			09/05			
MN 2-38	03/04			09/05			
MN 2-43	03/04			09/05			
MN 2-44	03/04			09/05			
MN 2-78	03/04			09/05			
MN 2-93	06/03			03/04			
MN 2-94	03/04			09/05			
MN 2-96	12/03			12/04			
<b>MGMT IMPROVMNT</b>							
MIS Sftwr, Trng, Con	03/04			09/05			
Training	03/04			09/05			
Criminal History	03/04			09/05			
Communications	03/04			09/05			
Mgmt Upgrades	03/04			09/05			
Civil Rights Compl	03/04			09/05			
Resident Employment	03/04			09/05			
Resident Initiatives	03/04			09/05			
Special Projects	03/04			09/05			
Cultrl Div Trraining	03/04			09/05			
Mech Syst Assessmnt	03/04			09/05			
Language Translation	03/04			09/05			
Section 3 Services	03/04			09/05			

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

PHA Name: <b>Minneapolis Public Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: <b>FY 2002</b>	
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	
<u>AREA-WIDE</u>							
Administration	03/04			09/05			
Audit	03/04			09/05			
Fees and Costs	03/04			09/05			
AW Building Systems	03/04			09/05			
MIS Hardware	03/04			09/05			
Modernization Equip	03/04			09/05			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: Minneapolis Public Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250100			<b>Federal FY of Grant:</b> FFY 2000
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	585,589	585,589	570,876	570,876
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	585,589	585,589	570,876	570,876
21	Amount of line 20 Related to LBP Activities				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>				
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250100		<b>Federal FY of Grant:</b> FFY 2000
<input type="checkbox"/> <b>Original Annual Statement</b> <span style="margin-left: 200px;"><input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b></span> <span style="margin-left: 50px;"><input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b></span>				
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/03</b> <span style="margin-left: 150px;"><input type="checkbox"/> <b>Final Performance and Evaluation Report</b></span>				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: Capital Fund Program Replacement Housing Factor #: MN46R00250100				Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN 2-86	Acquisition of homes. Project MN46P002086 (Smith Circle)	1499	4 homes	562,376	562,376	562,376	562,376	Complete
	Bryants Highrise Market Study	1499	1 study	8,500	8,500	8,500	8,500	Complete
	Transfer of expenses from 2001 RHF	1499		14,713	14,713	0	0	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:MN46R00250100				<b>Federal FY of Grant: FFY 2000</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Market Study	9/30/01		9/30/01	12/31/01		9/30/01	
Smith Circle	12/31/02		12/31/02	12/31/02		12/31/02	
Acquisition	9/30/03			6/30/04			

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250101			Federal FY of Grant: FFY 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	624,532	624,532	694,376	694,376	
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	624,532	624,532	694,376	694,376	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					







<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Minneapolis Public Housing Authority		<b>Grant Type and Number</b> Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250102			<b>Federal FY of Grant:</b> FFY 2002
<input type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/31/03</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
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	671,778	671,778	0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	671,778	671,778	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Minneapolis Public Housing Authority			<b>Grant Type and Number</b> Capital Fund Program #: Capital Fund Program Replacement Housing Factor #: MN46R00250102			Federal FY of Grant: FFY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Acquisition and rehab of Duplex	1499	1 duplex	317,628	317,628	0	0	Early planning stages
								Portion of Cost See RHF00
	Conversion of 1515 Park Penthouse into 2- 1 bedroom apartments	1499	2 apartments	299,019	299,019	0	0	Early planning stages
	Transfer of expenses from 2001 RHF	1499		55,131	55,131	0	0	



**Replacement Housing Factor Notes**

HUD recently informed MPHA that the amounts of funding for the 2000, 2001, and 2002 fiscal year grants were calculated incorrectly and the majority of this funding will be recaptured. This notification was received after the 2001 grant was fully expended. A transfer of expenses from the 2001 grant has been added to the 2000 and 2002 grant reports.

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

PHA Name: Minneapolis Public Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: MN46R00250103		Federal FY of Grant: FFY 2003	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	122,296	122,296	0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	122,296	122,296	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				



