

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 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: Red Wing Housing and Redevelopment Authority

PHA Number: MN090

PHA Fiscal Year Beginning: (mm/yyyy) 01/01/2003

PHA Plan Contact Information:

Name: Doreen Jablonske

Phone: 651-388-7571

TDD: 651-388-7571

Email (if available): Doreen.Jablonske@ci.red-wing.mn.us

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

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

i. Table of Contents

Annual Plan Contents	<u>Page #</u>
i. Table of Contents	1
ii. Executive Summary	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information: Resident Advisory Board Consultation Process	4
A. Statement of Consistency with Consolidated Plan	4
B. Criteria for Substantial Deviations and Significant Amendments	5
C.	
Attachments	
<input checked="" type="checkbox"/> Attachment <u>A</u> : Supporting Documents Available for Review	6
<input checked="" type="checkbox"/> Attachment <u>B</u> : Capital Fund Program Annual Statement	11
<input checked="" type="checkbox"/> Attachment <u>C</u> : Capital Fund Program 5 Year Action Plan	23
<input checked="" type="checkbox"/> Attachment <u>D</u> : Resident Membership on PHA Board or Governing Body	27
<input checked="" type="checkbox"/> Attachment <u>E</u> : Membership of Resident Advisory Board or Boards	28
<input checked="" type="checkbox"/> Attachment <u>F</u> : Section 8 Homeownership Program Capacity Statement	
<input checked="" type="checkbox"/> Attachment <u>G</u> : Resident Advisory Board Comments	XXXX
<input checked="" type="checkbox"/> Attachment <u>I</u> : Deconcentration Assessment	28
<input checked="" type="checkbox"/> Attachment <u>II</u> : Voluntary Conversion Initial Assessment	29

i. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

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

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

None.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 164,537.00 estimated

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

C. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply

with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

The Red Wing HRA entered into a Joint Powers Agreement with the Southeastern Minnesota Multi-County HRA (SEMMCHRA) to administer the Section 8 Homeownership Program in the City of Red Wing.

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 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 Attached at Attachment (File name)

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

- The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment _____.

- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment _____.

Other: (list below)

B. 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: State of Minnesota
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)
- 3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:
Listed below**

B. Significant Amendment or Modification to the Annual Plan:

1. Substantial Deviation / Significant Amendments

It will be considered a Substantial Deviation or Significant Amendment from the Annual or Five-Year Plan when a Board decision is made to change the PHA’s mission statement, any change with regard to demolition or disposition, designation, homeownership programs, conversion activities rent or admission policies or organization of the waiting list , including changes that or have a significant impact on the PHA’s financial status with the exception of:

- a. The PHA does not consider it a Significant Amendment or Substantial Deviation from the Agency Plan if the addition of work items totals \$10,000 or less in Capital Fund Program dollars or accelerates items already approved in the Five Year Action Plan or Annual Statement already approved.
- b. The PHA does not consider it a Significant Amendment or Substantial Deviation from the Agency Plan if changes in approved work items total \$10,000 or less in Capital Fund Program dollars.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) <i>Not necessary</i>	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	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 (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
We are in the process of working on this.	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of 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)

Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: MN46P09050101			2001
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002 <input checked="" 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	40,000	40,000	40,000	40,000
3	1408 Management Improvements				
4	1410 Administration	1,695	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	41,227	45,104	45,104	45,104
10	1460 Dwelling Structures	75,461	72,461	72,461	72,461
11	1465.1 Dwelling Equipment—Nonexpendable	6,704	12,017	12,017	12,017
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	7,735	3,240	3,240	3,240
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	172,822	172,822	172,822	172,822

Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P09050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2002 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	79,032	84,478	82,478	82,478

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Red Wing Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P09050101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Red Wing LIPH-MN090 Jordan I Property	Blacktop parking lot, repair retaining wall & sidewalks	1450	1	34,801	38,678	38,678	38,678	
	Refrigerators and Stoves	1465.1	15	6,279	12,017	12,017	12,017	
	Kawanee Valve for boiler	1460	0	0	0	0	0	
	Repair shed	1470	0	0	0	0	0	
	Community Room Furniture	1475		6,735	3,240	3,240	3,240	
Red Wing LIPH-MN090 Hallstrom Property	Blacktop driveway	1450	1	850	850	850	850	
	Replace Roof	1460	1	5,900	5,900	5,900	5,900	
Red Wing LIPH-MN090 Pioneer Property	refrigerator	1465.1	1	425	0	0	0	
	Siding-added roof	1460	1	28,491	26,991	26,991	26,991	
Red Wing LIPH-MN090 Featherstone Property	Siding, roof and storm doors	1460		41,070	39,570	39,570	39,570	
Red Wing LIPH-MN090 21 st Street Property	Blacktop Parking Lot	1450	1	0	5,576	5,576	5,576	
	landscaping	1450	0	1,761	0	0	0	
HA wide	Operations	1460		40,000	40,000	40,000	40,000	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P09050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <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	30,000	23,842	23,842		
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	14,000	7,033	7,033		
10	1460 Dwelling Structures	123,322	129,839	129,839		
11	1465.1 Dwelling Equipment—Nonexpendable	5,500	3,823	3,823		
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P09050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	172,822	164,537	164,537	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	92,172	125,052	125,052	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Red Wing Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P09050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	
Red Wing LIPH-MN090 Jordan I Property	Refrigerators	1465	12-15	5,500	3,823	3,823		
	Windows	1460		85,000	75,434	75,434		
Red Wing LIPH-MN090 Hallstrom Property	Siding	1460		4,500	14,250	14,250		Added doors
	Landscaping, retaining wall	1450		1,500	5,700	5,700		Replaced with deck
	replace sidewalk and front steps	1450		9,500	0	0		
	kitchen and bathroom cabinets	1460		3,200	5,070	5,070		
	floor tile, air conditioner sleeve, plumbing	1460		1,450	3,540	3,540		
	Furnace	1460		2,000	1,650	1,650		
	Windows	1460		5,172	5,300	5,300		
Red Wing LIPH-MN090 21 st Street Property	Replace roof on additions, shingles	1460		22,000	24,595	24,595		
Red Wing LIPH-MN090 Pioneer Property	Sidewalks	1450		3,000	1,333	1,333		
PHA Wide	Operations	1406	Lump Sum	21,715	23,842	23,842		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: MN46P09050103			2003
		Replacement Housing Factor Grant No:			
<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	30,000			
3	1408 Management Improvements				
4	1410 Administration	31,637			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	23,000			
10	1460 Dwelling Structures	62,900			
11	1465.1 Dwelling Equipment—Nonexpendable	4,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	13,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	164,537			
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P09050103 Replacement Housing Factor Grant No:		Federal FY of Grant: 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
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	54,900			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Red Wing Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P09050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 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	
Red Wing LIPH-MN090 Jordan I Property	Property Signs	1450	1	2,500				
	Refrigerators	1465	12-15	4,000				
	Install Canopy over entrance	1460	1	2,500				
Red Wing LIPH-MN090 Pioneer Road	Property Signs	1450	1	2,500				
	Replace exterior doors	1460	6	900				
	Repair/replace parking lot/sidewalks	1450		8,000				
Red Wing LIPH-MN090 21 st Street Property	Property Signs	1450	1	2,500				
	Replace siding, doors, trim, windows, eve spouts, add air conditioner sleeves	1460		57,400				
	Repair/replace deteriorated concrete	1450		5,000				
Red Wing LIPH-MN090 Featherstone Road	Property Signs	1450	1	2,500				
	Repair/replace side railings as needed	1460	1-4	2,100				
PHA Wide	Contingency	1502	Contingency	13,000				
PHA Wide	Administration–Housing Software and/or staff training	1410	Lump Sum	31,637				
PHA Wide	Operations	1406	Lump Sum	30,000				

Attachment C

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Red Wing Housing and Redevelopment Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
Red Wing LIPH-MN090 Hallstrom Property	Annual Statement	0	0	0	0
Red Wing LIPH-MN090 21 st Street Property		0	45,000	0	88,400
Red Wing LIPH-MN090 Pioneer Property		39,000	4,200	110,400	0
Red Wing LIPH-MN090 Featherstone Property		0	0	0	0
Red Wing LIPH-MN090 Jordan I Property		69,000	65,500	19,000	30,000
HA Wide	Tree Trimming	0	3,000	0	0
HA Wide	Operations	32,537	32,000	30,000	30,000
HA Wide	Contingency	0	4,837	0	0
HA Wide	Administration	24,000	10,000	5,137	0
HA Wide	Truck	0	0	0	16,137
CFP Funds Listed for 5-year planning		164,537	164,537	164,537	164,537
Replacement Housing Factor Funds		0	0	0	0

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Red Wing LIPH-MN090 Pioneer Rd. Property	Install Beaver Drainage System in basements – remove basement foam walls	\$39,000	Red Wing LIPH-MN090 Pioneer Rd. Property	Refrigerators	\$4,200
	Red Wing LIPH-MN090 Jordan I Property	Lochinvar Boiler	\$20,000	Red Wing LIPH-MN090 21 st Street Property	Install Beaver Drainage System in basements – remove basement foam walls	\$39,000
		Remove 2 Old Solar Tanks	\$10,000			
		Replace Carpet and Wallpaper in Commons-Floors 2-9	\$35,000			
		Refrigerators	\$4,000			
	HA Wide	Administration	\$24,000	Red Wing LIPH-MN090 Jordan I Property	Refrigerators	\$4,000
	HA Wide	Operations	\$32,537		Kawane Boiler Safety Valve	\$5,500
					Alarm System	\$56,000
					Tree Trimming	\$3,000
				Contingency	\$4,837	
				HA Wide	Administration	\$10,000
				HA Wide	Operations	\$32,000
Total CFP Estimated Cost			\$ 164,537			\$ 164,537

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
Red Wing LIPH-MN090 Jordan I Property	Replace Commons Furniture	\$15,000	Red Wing LIPH-MN090 Jordan I Property	Refrigerators	\$5,000	
	Refrigerators	\$4,000		Stoves	\$25,000	
	Red Wing LIPH-MN090 Pioneer Road Property	Remodel Kitchens Replace cabinets, sinks, faucets	\$60,000	Red Wing LIPH-MN090 21 st Street	Remodel Kitchens Replace cabinets, sinks, faucets	\$60,000
		Replace Windows	\$22,000		Replace all doors, closet doors, railings	\$20,000
Replace Stoves & Refrigerators		\$8,400	Replace Stoves & Refrigerators		\$8,400	
Replace all doors, closet doors, railings		\$20,000				
HA wide	Operations	\$30,000	HA wide	Operations	\$30,000	
HA wide	Administration	\$5,137	HA wide	Truck	\$16,137	
		\$164,537			\$164,537	

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Mildred Freeberg

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 1/22/01 - 12/05

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 12/02

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Vern Steffenhagen, Mayor of City of Red Wing

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Bill Lanigan
Crystal Guajardo
Betty Blattner
Helen Eppen
Gladys Lane
Hazel Bartlett
Ronald Barnes

Required Attachment F Section 8 Homeownership Program Capacity Statement

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

Attachment I : Deconcentration Assessment

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.

The Red Wing HRA operates one Public Housing Development and is therefore exempt from this regulation.

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment II : Voluntary Conversion Initial Assessment

Component 10 (B)

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **One**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **The Red Wing HRA has one Public Housing Development consisting of a 100 unit high-rise building designated for occupancy by the elderly and disabled and 19 - three and four bedroom units for a total of 119 units. The high-rise building is exempt from the new regulation.**
- c.
- d. How many Assessments were conducted for the PHA’s covered developments? **One**
- e. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. **None**
- f. Staff reviewed estimated expenses vs. income (including the Capital Fund program income). It appears from this preliminary analysis that it would be more expensive to operate the 19 family units under the Section 8 Tenant Based Assistance Program. In addition, removing the additional 19 three and four bedroom units from the rental market would affect the availability of affordable housing in the relatively small community. It is hereby determined that it would be inappropriate to convert the Public Housing Development to Section 8 Tenant Based Assistance.
- g.

Development Name	Number of Units

- h. If the PHA has not completed the Required Initial Assessments, describe the status of these assessment.

