

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year Beginning in: 1/2003

**PINE RIVER mn092v01**

**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:** Housing and Redevelopment authority of Pine River

**PHA Number:** MN092

**PHA Fiscal Year Beginning:** 01/2003

### PHA Plan Contact Information:

Name: Pat Doman, Executive Director

Phone: 218-587-4929

TDD: 218-587-4929 or Minnesota Relay Service: 1-800-627-3529

Email (if available): prhsg@uslink.net

### 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

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

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## **ii. 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.

We have made the following change to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated these changes.

#### **Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

In addition we have made the following discretionary change:

In order to encourage self-sufficiency, we shall only require families to report a change in family income or deductions that equals or exceeds \$200 per month.

## **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? \$ 60,000 est.

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.

D. 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

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

#### **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)
  - The Housing and Redevelopment Authority of Pine River will continue to maintain and renovate its public housing units.
  - The Housing and Redevelopment Authority of Pine River will continue to provide accessible housing in its public housing program to persons with disabilities.
  - The Housing and Redevelopment Authority of Pine River will continue to market its public housing program to make very low income, low income and elderly families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Pine River.
- Other: (list below)
  - The Housing and Redevelopment Authority of Pine River Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to take into consideration the needs of individual families for low- income housing and the statutory purpose in developing and operating a socially and financially sound low-income housing program which provides a decent home and a suitable living environment and fosters economic and social diversity in the resident body as a whole.

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.

The State of Minnesota Consolidated Plan endorses the continuing objectives of national housing policy in the National Affordable Housing Act of 1990, including: ensure that all residents have access to decent shelter; increase the supply of affordable housing; make neighborhoods safe and livable; expand opportunities for home-ownership; provide a reliable supply of mortgage finance; and reduce generational poverty in assisted housing.

The Strategic Plan:

### Affordable Housing

The Minnesota Housing Finance Agency has two broad policy objectives that form the priorities to meet Minnesota's basic housing needs and to strengthen communities. Priorities and objectives, listed below supports and is consistent with the Housing and Redevelopment Authority of Pine River's plan.

#### A. Priorities.

1. Priority One: Serving Extremely Low and Low Income Renters. Conservation of existing affordable units is critical. A combination of rehabilitation and new construction is a must.
2. Priority Two: Rehabilitation of Owner-occupied Housing for those with an Extremely Low and Low Income.
3. Priority Three: Serving Homeless Persons.
4. Priority Four: Serving those with Special Needs
5. Priority Five: Strengthening a Community's Housing Stock
6. Priority Six: Assisting Home-ownership Opportunities
7. Priority Seven: Assisting in Building Housing Capacity.
8. Priority Eight: Preserving Affordable MHFA-Financed Housing.

### Affordable Housing Objectives

#### Homeownership Opportunities:

- a. To provide affordable home-ownership financing to low and moderate income first-time homebuyers.
- b. To target home-ownership assistance to people with the greatest need for assistance in all areas of the state.
- c. To provide affordable home-ownership opportunities to Native Americans and other people of color in proportion to their share of the eligible population as a whole, annually.

Home Improvement:

- a. to provide affordable rehabilitation and improvement loan assistance to qualifying low and moderate income owners of existing housing.
- b. To increase the energy efficiency of residential dwellings, especially in homes built prior to 1976
- c. To develop a framework within which MHFA can make federal grant funds available for partial abatement and interim control of lead-based paint, soil, and dust in housing units in Minneapolis, St. Paul, or Duluth.
- d. To provide affordable home improvement and rehabilitation opportunities for homeowners who are persons of color, in proportion to their share of the eligible population as a whole.
- e. Rehabilitate homes where concentration of substandard units exists.

Rental Housing

- a. to add to the stock of transitional and permanent units of affordable rental housing for low and moderate income tenants by an average of 762 units annually.
- b. To diminish the rent burdens of low income tenants through rental assistance payments to qualifying households.
- c. To increase local nonprofit organizations' capacity to provide technical assistance, project support, and capacity building to meet community housing needs.
- d. To facilitate public /private partnerships that provide capital contributions from outside MHFA that total at least 35% of total development costs (TDC).
- e. To maintain and preserve the existing stock of affordable rental housing for low income tenants that has assistance contracts administered by MHFA.
- f. To rehabilitate the existing stock of rental housing for low and moderate income tenants.

Homeless Assistance

- a. to provide a variety of housing options for people with special housing needs, including homeless people.
- b. To assist families who are homeless or at risk of being homeless

## **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:**

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year Plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the Housing and Redevelopment Authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## 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.

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related 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 (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                                      |
| X  | 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 [TSAP]   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Any policy governing occupancy of Police Officers in Public Housing<br><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| N/A  | 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<br><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<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Rent Determination                              |

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>  |
| N/A  | Section 8 rent determination (payment standard) policies<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination  |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)   | Annual Plan: Operations and Maintenance  |
| X  | Results of latest binding Public Housing Assessment System (PHAS) Assessment   | Annual Plan: Management and Operations   |
| X  | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)  | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| N/A  | Results of latest Section 8 Management Assessment System (SEMAP)   | Annual Plan: Management and Operations   |
| N/A  | Any required policies governing any Section 8 special housing types<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Operations and Maintenance  |
| X  | Public housing grievance procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Grievance Procedures  |
| N/A  | Section 8 informal review and hearing procedures<br><input 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   |
| N/A  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants   | Annual Plan: Capital Needs   |
| NA   | 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  | 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   |
| NA   | Approved or submitted applications for demolition and/or disposition of public housing   | Annual Plan: Demolition and Disposition  |
| NA   | Approved or submitted applications for designation of public housing (Designated Housing Plans)  | Annual Plan: Designation of Public Housing                                       |
| NA   | 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  |

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>                      |
| NA   | Approved or submitted public housing homeownership programs/plans  | Annual Plan: Homeownership                         |
| N/A  | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)  | Annual Plan: Homeownership                         |
|  | 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  |
| NA   | 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  |
| N/A  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports   | Annual Plan: Community Service & Self-Sufficiency  |
| X  | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)<br><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                                      |
|  | Income Analysis of Public Housing Covered Developments   | Required by PIH Notice 2001-26 (specify as needed) |
|  | Voluntary Conversion Required Initial Assessment   | Required by PIH Notice 2001-26 (specify as needed) |
|  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)   | (specify as needed)                                |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>  |   |   |         |                   |                                     |  |
|--|---|---|---------|-------------------|-------------------------------------|--|
| <b>PHA Name:</b><br><br>PINE RIVER HRA   |   | <b>Grant Type and Number</b><br>Capital Fund Program: MN46P09250103<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br>2003 |  |
| <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <span style="margin-left: 200px;"><input type="checkbox"/> Reserve for Disasters/ Emergencies</span> <span style="margin-left: 20px;"><input type="checkbox"/> Revised Annual Statement (revision no:    )</span> |   |   |         |                   |                                     |  |
| <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <span style="margin-left: 150px;"><input type="checkbox"/> Final Performance and Evaluation Report</span>   |   |   |         |                   |                                     |  |
| 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                                  | 60,000  |         |                   |                                     |  |
| 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   | 1498 Mod Used for Development                             |   |         |                   |                                     |  |
| 19   | 1502 Contingency  |   |         |                   |                                     |  |
| 20   | Amount of Annual Grant: (sum of lines 2-19)               | \$60,000 EST  |         |                   |                                     |  |
| 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 |   |         |                   |                                     |  |





### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| <b>CFP 5-Year Action Plan</b>  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement  |  |  |
| Development Number   | Development Name<br>(or indicate PHA wide) |  |
| MN092-001  | Norway Brook Apts and Family Units         |  |
| Description of Needed Physical Improvements or Management Improvements   | Estimated Cost                             | Planned Start Date<br>(HA Fiscal Year) |
| <b>NORWAY BROOK APT. (30 TOTAL)</b><br>Updating/remodeling of apts (includes Kitchen cabinets, floor coverings, appliances, bathrooms, lights, ect.)                             | <b>\$900,000</b>                           | <b>2002-2007</b>                       |
| <b>Add a Parking Lot with electrical hook-up</b>   | <b>\$5,000</b>                             | <b>2004</b>                            |
| <b>FAMILY UNITS (10)</b><br>Updating/remodeling of scattered site units (includes Kitchen cabinets, floor covering, appliances, bathrooms, windows, roofs, siding, lights, ect.) | <b>\$500,000</b>                           | <b>2007</b>                            |
| <b>(A new NEEDS ASSESSMENT is planned to be completed in 2003)</b>   |  |  |
| <b>Total estimated cost over next 5 years</b>  | <b>\$ 1,405,000</b>                        |  |



**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:

Ruth Holton

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): August, 2005

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:

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

**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.)

1. Mary Plouffe
2. Edna Siltman
3. Ruth Holton
4. Lillian Hohlen

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

|                                    |   |                                     |
|------------------------------------|---|-------------------------------------|
| <b>PHA Name:</b><br>PINE RIVER HRA | <b>Grant Type and Number</b><br>Capital Fund Program: MN46P09250100<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>2000 |
|------------------------------------|---|-------------------------------------|

Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/02     
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |          | Total Actual Cost |          |
|----------|---|----------------------|----------|-------------------|----------|
|          |   | Original             | Revised  | Obligated         | Expended |
| 1        | Total non-CFP Funds                                       |                      |          |                   |          |
| 2        | 1406 Operations   | 52,313               | 62,313   | 62,313            | 62,313   |
| 3        | 1408 Management Improvements                              |                      |          |                   |          |
| 4        | 1410 Administration                                       |                      |          |                   |          |
| 5        | 1411 Audit  |                      |          |                   |          |
| 6        | 1415 liquidated Damages                                   |                      |          |                   |          |
| 7        | 1430 Fees and Costs                                       | 10,000               | -0-      |                   |          |
| 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       | 1498 Mod Used for Development                             |                      |          |                   |          |
| 19       | 1502 Contingency  |                      |          |                   |          |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | \$62,313             | \$62,313 | \$62,313          | \$62,313 |
| 21       | Amount of line 20 Related to LBP Activities               |                      |          |                   |          |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |          |                   |          |
| 23       | Amount of line 20 Related to Security                     |                      |          |                   |          |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |          |                   |          |

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

| PHA Name: PINE RIVER HRA                         |   | <b>Grant Type and Number</b><br>Capital Fund Program #: MN46P09250100<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      |         | Federal FY of Grant: 2000 |                   |                               |
|--|---|--|----------|----------------------|---------|---------------------------|-------------------|-------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |         | Total Actual Cost         |                   | Status of<br>Proposed<br>Work |
|  |   |  |          | Original             | Revised | Funds<br>Obligated        | Funds<br>Expended |                               |
| MN092-001  | Operations                                      | 1406   | Lump Sum | 52,313               | 62,313  | 62,313                    | 62,313            | Completed                     |
| MN092-001  | Engineering Survey/Energy Audit                 | 1430   | Lump Sum | 10,000               | -0-     |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |
|  |   |  |          |                      |         |                           |                   |                               |



| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b> |   |   |          |   |                                     |  |
|---|---|---|----------|---|-------------------------------------|--|
| <b>PHA Name:</b><br><br>PINE RIVER HRA  |   | <b>Grant Type and Number</b><br>Capital Fund Program: MN46P09250101<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |          |   | <b>Federal FY of Grant:</b><br>2001 |  |
| <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: 6/30/02  |   | <input type="checkbox"/> Final Performance and Evaluation Report  |          |   |                                     |  |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |          | Total Actual Cost   |                                     |  |
|   |   | Original  | Revised  | Obligated   | Expended                            |  |
| 1   | Total non-CFP Funds                                       |   |          |   |                                     |  |
| 2   | 1406 Operations   | 2,000   | -0-      |   |                                     |  |
| 3   | 1408 Management Improvements                              |   |          |   |                                     |  |
| 4   | 1410 Administration                                       |   |          |   |                                     |  |
| 5   | 1411 Audit  |   |          |   |                                     |  |
| 6   | 1415 liquidated Damages                                   |   |          |   |                                     |  |
| 7   | 1430 Fees and Costs                                       | 5,000   | 5,000    | -0-   | -0-                                 |  |
| 8   | 1440 Site Acquisition                                     |   |          |   |                                     |  |
| 9   | 1450 Site Improvement                                     |   |          |   |                                     |  |
| 10  | 1460 Dwelling Structures                                  | 56,325  | 48,325   | -0-   | -0-                                 |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                   |   | 10,000   | -0-   | -0-                                 |  |
| 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  | 1498 Mod Used for Development                             |   |          |   |                                     |  |
| 19  | 1502 Contingency  |   |          |   |                                     |  |
| 20  | Amount of Annual Grant: (sum of lines 2-19)               | \$63,325  | \$63,325 | \$ -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 |   |          |   |                                     |  |

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

| PHA Name: PINE RIVER HRA                         |   | Grant Type and Number<br>Capital Fund Program #: MN46P09250101<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      |         | Federal FY of Grant: 2001 |                   |                               |
|--|---|---|----------|----------------------|---------|---------------------------|-------------------|-------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories                                       | Dev. Acct No.   | Quantity | Total Estimated Cost |         | Total Actual Cost         |                   | Status of<br>Proposed<br>Work |
|  |   |   |          | Original             | Revised | Funds<br>Obligated        | Funds<br>Expended |                               |
| MN092-001  | Operations  | 1406  |          | 2,000                | -0-     |                           |                   |                               |
| MN092-001  | A & E fees/physical needs assessment  | 1430  |          | 5,000                | -0-     |                           |                   |                               |
| MN092-001  | Siding/window replacement   | 1460  | LS       | 36,325               |         |                           |                   |                               |
| MN092-001  | Dwelling Unit renovation  | 1460  | 1        | 20,000               |         |                           |                   |                               |
|  | Hire an arch to do a physical needs assessment  | 1430  | Lump Sum |                      | 2,500   |                           |                   |                               |
|  | Hire an arch to update community space and exterior improvement such as siding/stucco | 1430  | Lump Sum |                      | 2,500   |                           |                   |                               |
|  | Replace/install carpet in common areas  | 1460  |          |                      | 11,000  |                           |                   |                               |
|  | Replace light fixtures in common areas  | 1460  |          |                      | 6,000   |                           |                   |                               |
|  | Install new office door   | 1460  |          |                      | 2,000   |                           |                   |                               |
|  | Paint interior halls  | 1460  |          |                      | 8,325   |                           |                   |                               |
|  | Install canopy at bldg entrance   | 1460  |          |                      | 9,000   |                           |                   |                               |
|  | Paint stucco on bldg ext and update siding  | 1460  |          |                      | 12,000  |                           |                   |                               |
|  | Replace Lobby & Comm Rm furnishing  | 1465  |          |                      | 10,000  |                           |                   |                               |



| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b> |   |   |         |                   |                                     |
|---|---|---|---------|-------------------|-------------------------------------|
| <b>PHA Name:</b><br>PINE RIVER HRA  |   | <b>Grant Type and Number</b><br>Capital Fund Program: MN46P09250102<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |         |                   | <b>Federal FY of Grant:</b><br>2002 |
| <input type="checkbox"/> Original Annual Statement  |   | <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)                             |         |                   |                                     |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02  |   | <input type="checkbox"/> Final Performance and Evaluation Report  |         |                   |                                     |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost |                                     |
|   |   | Original  | Revised | Obligated         | Expended                            |
| 1   | Total non-CFP Funds                                       |   |         |                   |                                     |
| 2   | 1406 Operations   |   |         |                   |                                     |
| 3   | 1408 Management Improvements                              |   |         |                   |                                     |
| 4   | 1410 Administration                                       |   |         |                   |                                     |
| 5   | 1411 Audit  |   |         |                   |                                     |
| 6   | 1415 liquidated Damages                                   |   |         |                   |                                     |
| 7   | 1430 Fees and Costs                                       | 20,000  |         |                   |                                     |
| 8   | 1440 Site Acquisition                                     |   |         |                   |                                     |
| 9   | 1450 Site Improvement                                     |   |         |                   |                                     |
| 10  | 1460 Dwelling Structures                                  | 40,203  |         |                   |                                     |
| 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  | 1498 Mod Used for Development                             |   |         |                   |                                     |
| 19  | 1502 Contingency  |   |         |                   |                                     |
| 20  | Amount of Annual Grant: (sum of lines 2-19)               | \$60,283  |         |                   |                                     |
| 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><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |  |               |  |                      |         |                           |                |                         |
|---|--|---------------|--|----------------------|---------|---------------------------|----------------|-------------------------|
| PHA Name: PINE RIVER HRA  |  |               | <b>Grant Type and Number</b><br>Capital Fund Program #: MN46P09250102<br>Capital Fund Program<br>Replacement Housing Factor #: |                      |         | 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 Proposed Work |
|   |  |               |  | Original             | Revised | Funds Obligated           | Funds Expended |                         |
| MN092-001   | Rehab elderly bldg and units   | 1460          | Lump Sum   | 20,283               | -0-     |                           |                |                         |
|   | Renovate family unit   | 1460          | 1  | 40,000               | -0-     |                           |                |                         |
|   | Hire A/E for rehab & renovation work   | 1430          | Lump Sum   | 20,000               | -0-     |                           |                |                         |
| MN092-001<br>Norway Brook Apts  | Make 2 units handicapped accessible (Includes updating units)  | 1460          | 2 units  |                      | 45,000  |                           |                |                         |
| MN092-001<br>Scattered Sites  | <b>Updating/remodeling of scattered site units (includes Kitchen cabnites, floor covering, appliances, bathrooms, windows, roofs, siding, lights, ect.</b> | 1460          | 1 unit   |                      | 10,283  |                           |                |                         |
|   | Hire Arch to make 2 units handicapped accessible and to update apts. (may include updating of family units) 1  | 1430          | Lump Sum   |                      | 5,000   |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |
|   |  |               |  |                      |         |                           |                |                         |

