

Public Housing Agency of the City of Saint Paul

PHA Plan

Five-Year Plan for Federal Fiscal Years 2004 - 2008
(PHA Fiscal Years 2005 - 2009)

Annual Plan for Federal Fiscal Year 2004
(PHA Fiscal Year 2005)

- **HUD approved the PHA's 5-YEAR PLAN and ANNUAL PLAN for the PHA's Fiscal Year 2004 (Version 3) on July 1, 2003.**
- **A Public Hearing on the Draft FY 2005 Plan was held on November 18, 2003; the PHA Board of Commissioners approved the Plan (Version 1) on December 19, 2003. The Plan was submitted to HUD on January 10, 2004.**
- **Version 2 of the Plan was approved by the PHA Board on January 28, 2004.**
- **Further revisions to the Capital Fund Plan (Attachment B, Annual Report) were approved by the PHA Board on March 24, 2004.**

**PHA Plan
Agency Identification**

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

PHA Number: MN001

PHA Fiscal Year Beginning: 04/01/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers. *as available*
 - Reduce public housing vacancies.
 - Leverage private or other public funds to create additional housing opportunities: *as opportunities arise*
 - Acquire or build units or developments: *as opportunities arise*
 - Other (list below) See PHA Agency Goal #10, below.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) *Maintain High Performer Status*
 - Improve voucher management: (SEMAP score) *Maintain High Performer Status*
 - Increase customer satisfaction: *Maintain 90+ on PHAS Resident Satisfaction Survey*
 - Concentrate on efforts to improve specific management functions: *public housing "curb appeal"; improve Housing Choice Voucher/Section 8 inspections process.*

- Renovate or modernize public housing units: *focus on McDonough Homes*
- Demolish or dispose of obsolete public housing: *The PHA intends to dispose of certain public housing scattered site units and replace with other housing resources.*
- Provide replacement public housing: *Some of the replacement units will be created in existing public housing developments, by returning units to dwelling use instead of other program uses.*
- Provide replacement vouchers: *Some of the replacement units will be project-based vouchers in new mixed-finance housing developments.*
- Other: (list below): *As opportunities may arise, consider managing other affordable housing, including public housing, owned by other entities.*

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards: *Only if needed to maintain high utilization and shopping success.*
- Implement voucher homeownership program
- Implement public housing or other homeownership programs: *Continue the PHA's "HOME" homeownership program*
- Implement public housing site-based waiting lists
- Convert public housing to vouchers
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: *upgrading security cameras in the hi-rises.*
- Designate developments or buildings for particular resident groups (elderly): *Continue elderly designation for Hamline Hi-Rise.*
- Other: (list below)
Continue and expand resident involvement in programs and services.

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

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

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

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

- Other PHA Goals and Objectives: (listed below)**

FY 2004 PHA AGENCY GOALS – APPROVED MAY 28, 2003

PERFORMANCE EXCELLENCE

1. **Public Housing:** Maintain “High Performer” status under HUD’s Public Housing Assessment System (PHAS). Ensure that PHA properties continue to be managed to the highest possible standards, including thorough and uniform applicant eligibility determination, fair lease enforcement, regular preventative maintenance, prompt responses to maintenance work orders, full occupancy and timely turnover of vacant units, and all other components of quality property management and maintenance.
2. **Section 8 Vouchers:** Maintain “High Performer” status under HUD’s Section 8 Management Assessment Program (SEMAP). Continue successful strategies to maintain high voucher utilization. Successfully implement and administer current agreements for Project-Based Assistance (PBA). Attract new Section 8 resources.

3. **Capital Improvements:** Continue renovation of McDonough Homes and complete first stage of the Central Duplexes renovation. Maintain high standards in all PHA capital improvement projects, including efficient, high quality and timely design, bidding and construction. Continue to actively involve residents, staff and the community in planning capital improvements.

EMPLOYEE AND ORGANIZATIONAL DEVELOPMENT

4. **Equal Opportunity and Diversity:** Promote and enforce equal employment opportunity and affirmative action. Attract and retain a diverse and qualified work force. Manage workplace diversity by fostering respect for and valuing of diversity.
5. **Employee and Organizational Development:** Promote education, growth and advancement of employees through career planning, training opportunities and other resources. Continue internal rethinking strategies to promote organizational development, continuous improvement, and appropriate responses to budget challenges and program changes.
6. **Safety and Security:** Maintain safety and security at all PHA housing and work sites for residents, staff and the public. Promote non-violence in all aspects of the PHA's work. Continue and enhance safety efforts such as the ACOP, Officer-in-Residence, Resident Doorwatch and Police Storefront Office programs.
7. **PHA Administrative Office:** Complete construction of the new PHA Administrative Office. Secure tenants for commercial space as a means to generate reliable revenue in future years. Plan and implement the move to the new building in a way that minimizes disruptions to Agency operations and program participants.

RESPECTED AND RESPONSIVE COMMUNITY PARTNER

8. **Fair Housing:** Work cooperatively with community representatives and other units of government to ensure non-discrimination in PHA programs and to affirmatively further fair housing objectives. Promote the value of diversity and respect for differences.
9. **Linking Residents to Community Services:** Promote links to community services through PHA Community Centers and at other sites to meet the changing needs of PHA residents, focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies in public housing. Continue CHSP and other assisted living programs.
10. **Housing Preservation and Development:** Support the City's Housing 5000 Plan and work with other agencies and organizations to preserve, develop, and/or manage affordable housing through programs such as the Section 8 Project-Based Assistance and Preservation Vouchers, through the disposition of property, and other cooperative and entrepreneurial efforts. Secure replacement units for any scattered sites that may be sold.

11. **National and State Leadership Responsibilities:** Continue active leadership in national and state housing organizations to improve national housing policy and funding. Continue to provide assistance to other housing authorities and organizations seeking organizational development, business systems, or program support.

Annual PHA Plan
PHA Fiscal Year 2005
(4/1/2004-3/31/2005)
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This Saint Paul PHA Agency Plan describes the programs, policies and practices that the PHA will carry out in its Fiscal Year beginning April 1, 2004. In general the PHA will continue the same course of action described in the HUD-approved plan for the current fiscal year. This plan has proved successful over several years in meeting the needs of residents and the community, within the limits of available resources. The PHA will continue to focus on its mission and Agency Goals, stressing sound property management, modernization and maintenance, and sound administration of the Housing Choice Voucher (Section 8) program. The PHA will also continue its successful homeownership and jobs programs for residents, and work with other community partners to address the critical shortage of affordable housing in the Twin Cities. As opportunities may arise, the PHA will consider managing other affordable housing, including public housing, owned by other entities. The PHA will adjust and refine its flat rents structure as may be required. The PHA will implement its Five-Year and Annual Capital Fund Plan, including continuing the major renovation of McDonough Homes.

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

- The PHA will implement new public housing flat rents as required by HUD.
- The PHA is proceeding with its plans to sell eight scattered site public housing units to raise revenue (due to HUD budget cuts) and stimulate the production of affordable housing by other housing providers. HUD approval is pending. The PHA will replace that the units which are sold with a combination of public housing units returned to dwelling use, and project-based Housing Choice Vouchers.

- The PHA will only have one designated “elderly-only” hi-rise building (777 North Hamline Avenue). HUD denied the PHA’s request to continue the “elderly-only” designation for Edgerton Hi-Rise.
- The PHA closed its Section 8 Housing Choice Voucher Program waiting list for new applications effective November 21, 2002 due to the large number of households on the list and relatively low turnover. The closure was widely advertised. The PHA partially closed its Public Housing waiting list on April 1, 2003. Applications will be accepted for elderly, near-elderly and disabled households only.

ii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Annual Plan Type (Streamlined/High Performer)	1
ii. Executive Summary	1
iii. Summary of Policy or Program Changes for the Upcoming Year.....	1
iv. Table of Contents	2
1. Housing Needs	5
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	21
5. Operations and Management Policies.....	25
6. Grievance Procedures	26
7. Capital Improvement Needs.....	27
8. Demolition and Disposition	29
9. Designation of Housing	30
10. Conversions of Public Housing (Not Required)	31
11. Homeownership	32
12. Community Service Programs (Not Required).....	34
13. Crime and Safety (PHDEP Plan) (Not Required).....	36
14. Pet Policy	38
15. Civil Rights Certifications (included with PHA Plan Certifications).....	38
16. Audit	38
17. Asset Management.....	38
18. Other Information	39

Attachments

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

Required Attachments:

- A. Admissions Policy for Deconcentration (mn001a03.doc)
- B. FY 2003 Capital Fund Annual Report (mn001b03.doc)
- C. Most recent board-approved operating budget (Not attached; Required only for PHAs that are troubled or at risk of being designated troubled.)
- D. Implementation of Public Housing Resident Community Service Requirements (mn001d03.doc)
- E. Progress Toward Meeting the 5-Year Plan Mission and Goals (mn001e03.doc)
- F. Membership of the Resident Advisory Board (mn001f03.doc)

Optional Attachments:

- G. PHA Management Organizational Chart [available for review, not attached]
- H. FY 2003 Capital Fund Application and FY 2004-07 Five-Year Action Plan (mn001h03.doc)
- I. Comments of Resident Advisory Board or Boards (mn001i03.doc)
- OTHER** (List below, providing each attachment name)
- J. Pet Ownership in Public Housing [available for review, not attached]
- K. Resident Membership of the PHA Governing Board (mn001k03.doc)
- L. Section 8 Project-Based Assistance (mn001l03.doc)
- M. Officer in Residence Program (mn001m03.doc)
- N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.) (mn001n03.doc)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan (Admission and Occupancy Policy for the Section 8 Program)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) PHA Monthly Management Report	5-Year and Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	15,818	75%	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	9,242	74%	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	11,352	25%	N/A	N/A	N/A	N/A	N/A
Elderly	8,469	61%	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	NA	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	38,586	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Non-White	10,046	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 5 Year Plan approved June 1, 2000 (CHAS Data Table 1C)
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing 9/22/2003			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover Fiscal Year 2003 (housed off waiting list)
Waiting list total 9/22/2003	4999		552
Extremely low income <=30% AMI	4058	90%	
Very low income (>30% but <=50% AMI)	437	9%	
Low income (>50% but <80% AMI)	45	1%	
Families with children	3028	61%	
Elderly families	252	5%	
Families with Disabilities	699	14%	
Race/ethnicity – White	1182	24%	
Race/ethnicity – African American	3096	62%	
Race/ethnicity – Native American	82	2%	
Race/ethnicity – Asian/Pacific Islander	639	13%	
Race/ethnicity – Hispanic	239	5%	
Characteristics by Bedroom Size (Public Housing Only)			
			Turnover during PHA FY 2003
0 BR	1132	23%	25
1BR	697	14%	372
2 BR	2078	42%	49
3 BR	819	16%	77
4 BR	227	5%	25
5 BR	78	2%	4
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>Since 4/1/2003.</i>			
If yes:			
How long has it been closed (# of months)? <i>12 months as of April 1, 2004</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes - <i>Do not know - Depends on the reduction in the current waiting list.</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes: Applicants with disabilities (head of household or spouse), elderly, near-elderly.			

Table 2: Housing Choice Voucher (Section 8) Waiting List

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance 9/22/2003			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover Fiscal Year 2003: Vouchers issued
Waiting list total 9/22/2003	4387		393
Extremely low income <=30% AMI	3873	88%	
Very low income (>30% but <=50% AMI)	475	11%	
Low income (>50% but <80% AMI)	35	>1%	
Families with children	2680	61%	
Elderly families	281	6%	
Families with Disabilities	767	17%	
Race/ethnicity – White	1299	30%	
Race/ethnicity – African American	2645	60%	
Race/ethnicity – Native American	107	2%	
Race/ethnicity – Asian/Pacific Islander	336	8%	
Race/ethnicity - Hispanic	196	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>The PHA closed its Section 8 waiting list for new applications on 11/21/2002 due to the large number of households on the list and the relatively low turnover. The closure was widely advertised.</i>			
If yes:			
How long has it been closed (# of months)? <i>16 months as of April 1, 2004</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes - <i>Do not know - Depends on the reduction in the current waiting list.</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes: <i>Applicants with disabilities (head of household or spouse), elderly, near-elderly.</i>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (possibly as part of scattered site disposition plan).
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (possibly as part of scattered site disposition plan).
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program - *Increased criminal history screening to deny persons in categories prohibited by HUD statutes; e.g., lifetime registration as sexual offender, convicted of methamphetamine manufacture on the premises of federally assisted housing, etc.*
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing (*PBA, part of scattered site disposition plan*).
- Pursue housing resources other than public housing or Section 8 tenant-based assistance (possibly as part of preservation activity and/or scattered site disposition plan).
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing: *The PHA set a target of 55%.*
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships: *Targeting ELI*
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly: *Ccontinue designation for Hamline Hi-Rise.*
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below): *The PHA adopted a local hi-rise admission preference for households headed by a person who is elderly (62+) or disabled; secondary preference for near-elderly (50-61). While the waiting list is closed, elderly, near-elderly and disabled families may still apply.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below): *The PHA adopted a local hi-rise admission preference for households headed by a person who is elderly (62+) or disabled; secondary preference for near-elderly (50-61). While the waiting list is closed, elderly, near-elderly and disabled families may still apply.*

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: PHA FY 2005		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 20__ grants)		
a) Public Housing Operating Fund	\$8,750,000	
b) Public Housing Capital Fund	4,500,000	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	35,160,000	
f) Resident Opportunity and Self-Sufficiency Grants (\$350,000 requested June 2003, no response as of 10/1/2003)	-	
g) Community Development Block Grant	-	
h) HOME	-	
Other Federal Grants (list below)		
Congregate Housing Services Program	\$428,300	Public Housing Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund * (FFY 2002)	400,000	Public Housing Capital Improvements
Public Housing Capital Fund * (FFY 2003)	5,305,500	Public Housing Capital Improvements
Resident Opportunity & Self-Sufficiency Grants (\$350,000 grant approved 12/19/03)	265,000	Public Housing Supportive Services
Congregate Housing Services Program (FFY 2003)	220,400	Public Housing Supportive Services
ROSS Service Coordinator Grant (FFY 2003 thru 8/2004, planned extension)	250,000	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	10,710,400	Public Housing Operations
4. Other income (list below)		
Interest on Investments	170,000	Public Housing Operations
Other (rooftop rental for communications equipment, Section 8 other income, etc.)	200,000	Public Housing Operations
Excess Utilities	50,000	Public Housing Operations
4. Non-federal sources (list below)		
Building	685,000	Administrative and Commercial Operations
State rental assistance (RAFS)	174,000	State rental assistance
CHSP - Congregate Housing Services Program (Assisted Living)	892,000	Public Housing Supportive Services

Financial Resources: PHA FY 2005 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Wilder Foundation (Assisted Living Program)	31,000	Public Housing Supportive Services
Total resources	\$68,191,600	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) *Credit history (used primarily to check housing history)*

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 Two
 Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *Elderly and disabled applicants for Hi Rise units receive three choices.*

(4) Admissions Preferences

- a. Income targeting:
 Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to

families at or below 30% of median area income?
The PHA adopted a 55% target.

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents (head of household lives, works and/or attends school in the jurisdiction)
- Those enrolled currently in educational, training, or upward mobility programs (*hi-rise admission preference only*)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): (*Hi-Rises*) *Persons with disabilities, near-elderly, special programs (assisted living)*

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans and veterans’ families
- 3 Residents (lives, works, and/or attends school work in the jurisdiction)
- 3 Those enrolled currently in educational, training, or upward mobility programs (student preference is for hi-rise admission only)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 (Hi-Rise preference only) Persons accepted for special programs (e.g., Assisted Living, Congregate Housing Services Program)
 - 1 (Hi-Rise preference only) Elderly, Disabled, Displaced
 - 2 (Hi-Rise preference only) Near Elderly (50-61)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source (list): Newsletters, special mailings

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

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

(6) Deconcentration and Income Mixing

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

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

See deconcentration analysis in Attachment A.

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

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

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

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

- Additional affirmative marketing
 Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
Yes, if responses from b. and c. indicate a need to do so.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below): *Applicant's current address.*

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation (*program expires 9/02*)
- Federal project-based certificate program
- Other federal or local program (list below)

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

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

(3) Search Time

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

If yes, state circumstances below:

The PHA currently allows all voucher shoppers 60 days, with an additional 30 days shopping time whenever requested. A household with a disability or handicap requiring reasonable accommodation may request and receive an additional 30 days, for a total of 120 days

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents (*head of household lives, works, and/or attends school in your jurisdiction*)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *“Preservation” preference allows residents of preservation projects to receive assistance.*
 - *“Welfare to Work” preference allows families participating in the Welfare to Work program to receive assistance. (This program is ending.)*
 - *“Special Programs” preference allows families to receive assistance if they are participating in supportive housing programs using project-based Section 8 vouchers from the PHA.*

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

6 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 5 Veterans and veterans' families
- 4 Residents (lives, works and/or attends school in your jurisdiction)

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 “*Preservation preference*”
- 2 “*Welfare to Work preference*”
- 1 “*Special Programs preference*”

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan (*Section 8 Admission and Occupancy Policies*)
- Briefing sessions and written materials
- Other (list below): *Special mailings to waiting list.*

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

- Through published notices
- Other (list below): *Mailings to social service agencies.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any *discretionary* minimum rent hardship exemption policies? (*The PHA adopted statutory requirements only.*)

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

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

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

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

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

The PHA has adopted all required income deductions and exclusions.

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents *NOTE: The PHA eliminated ceiling rents effective January 1, 2004.*

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase.
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) *\$400/month (cumulative)*
- Other (list below)
When the earned income disregard changes, after 12 and 24 cumulative months of increased earnings.
It is the family option whether to report decreased in income before the next annual reexamination.
The family must report all changes in household composition.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing. *The PHA will review its flat rents during the Plan year, using its revised rent reasonableness system.*
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Fair Market Rents.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR (*99.5% of FMRs as of 10/1/2003; using 50th percentile FMRs*)

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Metropolitan Area rental vacancy rates.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (mn001g03.ppt)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 4/1/2004	Expected Turnover
Public Housing	4250	13% (561 units, 2003)
Section 8 Vouchers	3984	15%
Section 8 Mod Rehab: Mary Hall Single Room Occupancy units(SRO)	75	20%
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included above	
Other Federal Programs (list individually)		
Congregate Housing Services Program (CHSP)	133	35%
Resident Opportunity and Self-Sufficiency	150	NA

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- Admission and Occupancy Policies
 - Housing Managers Manual

- Hi Rise Residents Handbook
- Family Residents Handbook
- Technical Specifications for Pest Control Contracts

- (2) Section 8 Management: (list below)
- Admission and Occupancy Policies

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)
PHA Rental Office, 555 North Wabasha St., 3rd Floor, St. Paul MN 55102

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (mn001b03.xls)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (mn001h02.xls)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? *With HUD's approval (pending), the PHA will sell 18 units (8 properties) of scattered site housing and replace them with a combination of project-based voucher-assisted units in new mixed income developments, and by restoring public housing units previously used for non-dwelling purposes (offices, etc.) for dwelling use by eligible households.*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description #1: Scattered Sites

1a. Development name: *Scattered sites. As stated above,, the PHA has requested HUD approval for disposition and replacement of 8 scattered site properties (18 dwelling units).*

1b. Development (project) number: *Units are in MN 1-20, 1-22 and 1-33. (MN46P001020, 022, 033)*

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: *Approved 5/24/2004*

5. Number of units affected: 18

6. Coverage of action (select one)
 Part of the development: *One unit each in MN 1-20 and 1-33; remaining units in MN 1-22.*
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *On 10/28/03 the City-Wide Residents Council notified the PHA that it would not purchase the properties, after careful consideration. Staff issued a Request for Proposals to sell the properties to non-profit organizations, but the purchase prices offered by the three non-profits who responded were only about one-half of the total appraised value. The PHA has contracted with eight realtors to sell the properties on the open market.*
b. Projected end date of activity: *11/1/2004*

Demolition/Disposition Activity Description #2: Vacant Land (Roosevelt)

1a. Development name: *As stated in last year’s Agency Plan, the PHA requested HUD approval for disposition of a vacant tract of land adjacent to Roosevelt Homes, off Ames Avenue.*

1b. Development (project) number: *MN 1-2 (MN46P001002)*

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or planned for submission: *Approved October 16, 2003*

5. Number of units affected: None

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity:

b. Projected end date of activity: *Closing occurred on March 18, 2004*

Demolition/Disposition Activity Description #3: Vacant Land (Ravoux)

1a. Development name: As stated in last year's Agency Plan, the PHA requested HUD approval for disposition of a vacant tract of land adjacent to Ravoux Hi-Rise, 280 Ravoux Street.

1b. Development (project) number: *MN 1-16 (MN46P001016)*

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: *Approved January 26, 2004.*

5. Number of units affected: None

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity: *Closing occurred on February 11, 2004.*

Demolition/Disposition Activity Description #4: MN 1-20 Scattered Site Home (Eminent Domain Taking and Replacement)

1a. Development name: Scattered Site Home (1067 Marshall Avenue St., Saint Paul, MN).

1b. Development (project) number: *MN 1-20 (MN46P001020)*

2. Activity type: Demolition
Disposition *and replacement. The City of Saint Paul wanted to take this three-bedroom scattered site home by eminent domain, to expand the Jimmy Lee Recreation Center. The PHA agreed to sell the property to the City and will use the sale proceeds (plus other funds if necessary) to purchase a comparable replacement property.*

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: *Approved 12/11/03.*

5. Number of units affected: *One (sale and planned replacement - no net loss of units)*

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *Sale Closing 5/7/2004*
b. Projected end date of activity: *11/1/2004*

**Demolition/Disposition Activity Description #5: MN 1-35 Scattered Site Home
(Exchange of Properties)**

1a. Development name: Scattered Site Home (498 Brimhall St., Saint Paul, MN).

1b. Development (project) number: *MN 1-35 (MN46P001035)*

2. Activity type: Demolition
Disposition and replacement (exchange of properties). *A neighborhood-based medical clinic adjacent to this property has asked to acquire the home to support their activities. On February 25, 2004 the PHA Board approved an exchange of properties, pending HUD approval. The medical clinic will buy a comparable 3-bedroom home in the same neighborhood (which must be approved by the PHA) and exchange it for the Brimhall property.*

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: *submitted 4/29/2004*

5. Number of units affected: *One (exchange of property- no net loss of units)*

6. Coverage of action (select one)

- Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *Pending HUD approval, 8/1/2004*
b. Projected end date of activity: *11/1/2004*

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

[24 CFR Part 903.7 9 (i)]

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

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: <i>777 North Hamline Hi-Rise</i>
1b. Development (project) number: <i>MN001026</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>Approved by HUD for two-year designation effective August 22, 2002. We will request an extension in 2004.</i>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? <i>HUD denied the PHA’s request to continue the elderly-only designation for Edgerton Hi-Rise on August 22, 2002.</i>
6. Number of units affected: <i>186 units</i>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to

component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? *October 10, 2003*

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip

to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below) *To achieve goal of lower crime rates than city-wide average; to maintain high quality community living.*

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

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

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

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

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

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

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the Police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 [2002] PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Note: Congress eliminated PHDEP Funding in 2001.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA has adopted a policy on Pet Ownership in Public Housing.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached – see Attachment mn001i03.doc.

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
The PHA will continue to serve primarily both small family and large family renter households with very low incomes (<50% of median) and extremely low incomes (<30% of median), most of whom have high housing cost burdens. These groups are among the highest priority housing needs and planned housing activities identified by the City in its Consolidated Plan.

Other: (list below)

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

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

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

D. Other Information Required by HUD

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

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

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

Attachments to Agency Plan for PHA FY2005

Attachments to Agency Plan

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

PUBLIC HOUSING ADMISSION & OCCUPANCY POLICIES

**PART TWO:
APPLICANT SELECTION**

I. OVERVIEW:

Refer to:
24 CFR

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

II. DEFINITIONS OF PREFERENCES AND RELATED TERMS:

§960.212
960.212

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

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

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

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

**PART FOUR:
DWELLING UNIT ASSIGNMENT**

I. OVERVIEW:

Refer to:

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

24 CFR

**Annual Statement/Performance and Evaluation Report for FFY04 PHA Annual Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

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

Performance and Evaluation Report for Period Ending: 3/17/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account				Total Actual Cost	
		04 Ag Plan Revision 9/30/03	Revision 1/28/2004	Final Revision 3/17/2004	Obligated As of 3/17/04	Expended As of 3/17/04
1	Total non-CFP Funds					
2	1406 Operations	\$ 82,054	\$ 86,613	\$ 86,613	\$ 86,613	\$ 86,613
3	1408 Management Improvements	\$ 531,501	\$ 531,501	\$ 531,501	\$ 531,501	\$ 531,501
4	1410 Administration	\$ 570,815	\$ 570,815	\$ 570,815	\$ 570,815	\$ 570,815
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,499
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 787,843	\$ 787,843	\$ 783,402	\$ 783,402	\$ 783,402
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 115,778	\$ 115,778	\$ 115,778	\$ 115,778	\$ 115,778
10	1460 Dwelling Structures	\$ 7,531,683	\$ 7,527,124	\$ 7,531,565	\$ 7,531,565	\$ 7,531,565
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 31,414	\$ 31,414	\$ 31,414	\$ 31,414	\$ 31,414
12	1470 Nondwelling Structures	\$ 1,510	\$ 1,510	\$ 1,510	\$ 1,510	\$ 1,510
13	1475 Nondwelling Equipment	\$ 121,225	\$ 121,225	\$ 121,225	\$ 121,225	\$ 121,225
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	\$ -	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,776,323	\$ 9,776,323	\$ 9,776,323	\$ 9,776,323	\$ 9,776,322
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 300,000	\$ 300,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and				Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150101 Replacement Housing				2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work	
				1/28/2004 Revision	3/17/04 Revision Final	Funds Obligated 3/17/04	Funds Expended 3/17/04		
McDonough	A/E fees for modernization	1430	580 DU	\$ 588,427	\$ 588,427	\$ 588,427	\$ 588,427	See add \$ in 02 bud.	
MN 1-1	Sidewalk replacement	1450	0			\$ -	\$ -	Will use oper. Fund \$	
	Modernization Prototypes (8)	1460	16 DU	\$ 389,339	\$ 389,339	\$ 389,339	\$ 389,339	Work complete	
	Roof replacements	1460	3 bldgs	\$ 18,945	\$ 18,945	\$ 18,945	\$ 18,945	Work complete	
	Clean furnace ductwork (1-4 & 1-8)	1460	135 DU	\$ 14,263	\$ 14,263	\$ 14,263	\$ 14,263	Work complete	
	Replace rusty refrigerators	1465	25	\$ 10,555	\$ 10,555	\$ 10,555	\$ 10,555	Work complete	
Roosevelt	A/E fees modernization	1430	lump sum	\$ 4,744	\$ 4,744	\$ 4,744	\$ 4,744	Work complete	
MN 1-2	Modernization Phase IV	1460	66 DU	\$ 4,725,837	\$ 4,725,837	\$ 4,725,837	\$ 4,725,837	Work complete	
Mt. Airy	Paint exterior handrails/fences @ family area	1450	lump sum	\$ 14,167	\$ 14,167	\$ 14,167	\$ 14,167	Work complete	
MN 1-3	Repair cap blocks, retng walls, trash encl. @ family	1450	lump sum	\$ 70,555	\$ 70,555	\$ 70,555	\$ 70,555	Work complete	
	Replace HR picnic tables and laundry room fans	1450	0			\$ -	\$ -	Work item deleted	
	Replace HR DU smoke detectors	1460	158 DU	\$ 26,879	\$ 26,879	\$ 26,879	\$ 26,879	Work complete	
	Tie elevators/fire pump into emerg. Generator	1460	lump sum	\$ 73,369	\$ 73,369	\$ 73,369	\$ 73,369	Work complete	
First addition to McDonough	Replace one playground	1450	0			\$ -	\$ -	Deferred to future mod.	
MN 1-4									
Central Hi-Rise & Duplexes	A/E fees for exterior mod. of duplexes	1430	42 DU	\$ 57,349	\$ 57,810	\$ 57,810	\$ 57,810	See add \$ in 02 bud.	
	Engineering fees for fire alarm, sprinkler work	1430	lump sum	\$ 50,407	\$ 50,407	\$ 50,407	\$ 50,407	Work complete	
MN 1-5	Replace family area sidewalks	1450	0			\$ -	\$ -	Will use oper. Fund \$	
	Hi-Rise Exterior Painting, balconies	1460	142 DU	\$ 79,224	\$ 79,224	\$ 79,224	\$ 79,224	Work complete	
	Replace family area appliances	1465	20 DU			\$ -	\$ -	Completed w/ oper. \$	
	Clean family unit furnace ductwork (incl 1-5 & 1-7)	1460		\$ 6,438	\$ 6,438	\$ 6,438	\$ 6,438	Work complete	
	Hi-Rise Exterior Envelope repairs, brick/caulk	1460	lump sum	\$ 54,515	\$ 54,515	\$ 54,515	\$ 54,515	Work complete	
	Tie elevators/fire pump into emerg. Generator	1460	lump sum			\$ -	\$ -	Work deleted	

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

PHA Name:		Grant Type and				Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Replacement Housing				2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work	
				1/28/2004 Revision	3/17/04 Revision Final	Funds Obligated 3/17/04	Funds Expended 3/17/04		
Valley Hi-Rise MN 1-6	Repair plumbing supply line leaks	1460	0			\$0	\$0	Work item deleted	
First addition to Mt. Airy MN 1-8b	Phase II family unit modernization	1460	42 DU	\$153,519	\$153,519	\$153,519	\$153,519	Work complete	
Dunedin Hi-Rise MN 1-9	Upgrade hi-rise elevator fire service Clean family unit furnace ductwork	1460	lump sum			\$0	\$0	Work item deleted	
		1460		\$9,768	\$9,768	\$9,768	\$9,768	Work complete	
Cleveland Hi-Rise MN 1-11	Recaulk window mullions	1460	45 DU	\$18,060	\$18,060	\$18,060	\$18,060	Work complete	
Iowa Hi-Rise MN 1-13	Reconfigure building entry for HC access	1460	lump sum	\$0		\$0	\$0	Deferred to future year	
Wilson Hi-Rise MN 1-14	Engineering fees for sprinkler, fire alarm Phase II Window replacement	1430	0			\$0	\$0	Deferred to future year	
		1460	1/3 of DU	\$18,434	\$18,434	\$18,434	\$18,434	Work complete	
	Exterior building caulking/repairs	1460	lump sum	\$59,968	\$59,968	\$59,968	\$59,968	Work complete	
	Tie elevators, fire pump into emerg. Generator	1460	lump sum	\$49,765	\$45,503	\$45,503	\$45,503	Work complete	
Front Hi-Rise MN 1-15	Replace community room kitchen refrigerator	1475	1	\$3,742	\$3,742	\$3,742	\$3,742	Work complete	
Ravoux Hi-Rise MN 1-16	Engineering fees for plumbing replacemt. Tie elevator, fire pump into emerg. Generator	1430	0			\$0	\$0	Use \$10k below	
		1460	lump sum	\$9,716	\$9,716	\$9,716	\$9,716	Work complete	
	Phased plumbing supply line replacement	1460	55 DU			\$0	\$0	Work deferred to future	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Replacement Housing				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				1/28/2004 Revision	3/17/04 Revision Final	Funds Obligated 3/17/04	Funds Expended 3/17/04	
Wabasha Hi-Rise MN 1-17	Masonry fence & patio repair	1450	lump sum			\$0	\$0	Work item deleted
Exchange Hi-Rise MN 1-19	Repair and stain privacy fences Improve building entry for HC access	1450 1460	lump sum lump sum	\$1,650 \$2,780	\$1,650 \$2,780	\$1,650 \$2,780	\$1,650 \$2,780	Work complete Work complete
Edgerton Hi-Rise MN 1-24	New mortise locks on DU & non DU doors Replace fogged DU patio doors Replace DU bathroom light fixtures	1460 1460 1460	220 DU 50 DU 0	\$65,097 \$29,403 \$0	\$65,097 \$29,403	\$65,097 \$29,403 \$0	\$65,097 \$29,403 \$0	Work complete Work complete Replace @ prep/rental
	Tie elevator, fire pump into emerg. Generator	1460	lump sum	\$39,921	\$39,921	\$39,921	\$39,921	Work complete
	Replace panic bars, w.s. on front and rear entry doors	1460	lump sum	\$0		\$0	\$0	Work complete
Hamline Hi-Rise MN 1-26	A & E fees for brick replacement Insulated DU window glass replacement Phase IV exterior brick repair/replacement Elevator Modernziation	1430 1460 1460 1460	lump sum 35 DU Phase II lump sum	\$43,800 \$1,984 \$324,068 \$388,583	\$43,800 \$1,984 \$362,150 \$388,583	\$43,800 \$1,984 \$362,150 \$388,583	\$43,800 \$1,984 \$362,150 \$388,583	Work complete Work complete Work complete Work complete
Seal Hi-Rise MN 1-27	Replace DU insulated window glass Elevator modenization	1460 1470	45 DU ls	\$4,895 \$1,510	\$4,895 \$1,510	\$4,895 \$1,510	\$4,895 \$1,510	Work complete Work complete
Scattered Site MN 1-29/37	Driveway Replacement Unit Modernization funds (includes appliances) Roof Replacement Siding Replacement Window Replacement Cabinet Replacement Wet Basements/Mold & Mildew Lead paint abatement/Interim Controls	1450 1460 1460 1460 1460 1460 1460	20 DU 30 DU 18 DU 4 DU 8 DU 15 DU 8 DU lump sum	\$1,121 \$30,708 \$21 \$21 \$0 \$0 \$0 \$33,026	\$1,121 \$30,708 \$0 \$21 \$0 \$0 \$0 \$33,026	\$1,121 \$30,708 \$0 \$21 \$0 \$0 \$0 \$33,026	\$1,121 \$30,708 \$0 \$21 \$0 \$0 \$0 \$33,026	Work complete Work complete Work complete Work complete Work complete Work complete Work complete Work complete

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

PHA Name:		Grant Type and Capital Fund Program Replacement Housing				Federal FY of Grant:		
Public Housing Agency of the City of St. Paul						2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				1/28/2004 Revision	3/17/04 Revision Final	Funds Obligated 3/17/04	Funds Expended 3/17/04	
Scattered Sites	MN 1-20 Dwelling Unit Improvements	1460	ls	\$17,870	\$17,870	\$17,870	\$17,870	Work complete
	MN 1-20 DU Equipment	1465	ls	\$981	\$981	\$981	\$981	Work complete
	MN 1-22 Dwelling Unit Improvements	1460	ls	\$6,078	\$6,078	\$6,078	\$6,078	Work complete
	MN 1-22 DU Equipment	1465	ls	\$327	\$327	\$327	\$327	Work complete
	MN 1-23 Site Improvements	1450	ls	\$843	\$843	\$843	\$843	Work complete
	MN 1-23 Dwelling Unit Improvements	1460	ls	\$86,902	\$57,523	\$57,523	\$57,523	Work complete
	MN 1-23 DU Equipment	1465	ls	\$556	\$556	\$556	\$556	Work complete
	MN 1-29 Site Improvements	1450	ls	\$4,983	\$4,983	\$4,983	\$4,983	Work complete
	MN 1-29 Dwelling Unit Improvements	1460	ls	\$67,840	\$67,840	\$67,840	\$67,840	Work complete
	MN 1-29 DU Equipment	1465	ls	\$3,779	\$3,779	\$3,779	\$3,779	Work complete
	MN 1-30 Site Improvements	1450	ls	\$195	\$195	\$195	\$195	Work complete
	MN 1-30 Dwelling Unit Improvements	1460	ls	\$21,298	\$21,298	\$21,298	\$21,298	Work complete
	MN 1-30 DU Equipment	1465	ls	\$1,210	\$1,210	\$1,210	\$1,210	Work complete
	MN 1-31 Site Improvements	1450	ls	\$11,024	\$11,024	\$11,024	\$11,024	Work complete
	MN 1-31 Dwelling Unit Improvements	1460	ls	\$125,303	\$125,303	\$125,303	\$125,303	Work complete
	MN 1-31 DU Equipment	1465	ls	\$5,567	\$5,567	\$5,567	\$5,567	Work complete
	MN 1-32 Site Improvements	1450	ls	\$1,789	\$1,789	\$1,789	\$1,789	Work complete
	MN 1-32 Dwelling Unit Improvements	1460	ls	\$14,313	\$14,313	\$14,313	\$14,313	Work complete
	MN 1-32 DU Equipment	1465	ls	\$1,472	\$1,472	\$1,472	\$1,472	Work complete
	MN 1-33 Site Improvements	1450	ls	\$5,873	\$5,873	\$5,873	\$5,873	Work complete
	MN 1-33 Dwelling Unit Improvements	1460	ls	\$138,710	\$138,710	\$138,710	\$138,710	Work complete
	MN 1-33 DU Equipment	1465	ls	\$2,715	\$2,715	\$2,715	\$2,715	Work complete
	MN 1-34 Site Improvements	1450	ls	\$3,578	\$3,578	\$3,578	\$3,578	Work complete
	MN 1-34 Dwelling Unit Improvements	1460	ls	\$82,985	\$82,985	\$82,985	\$82,985	Work complete
	MN 1-34 DU Equipment	1465	ls	\$3,565	\$3,565	\$3,565	\$3,565	Work complete
	MN 1-35 Dwelling Unit Improvements	1460	ls	\$23,384	\$23,384	\$23,384	\$23,384	Work complete
	MN 1-35 DU Equipment	1465	ls	\$687	\$687	\$687	\$687	Work complete
	MN 1-37 Site Specific Modernization	1460	ls	\$39,144	\$39,144	\$39,144	\$39,144	Work complete

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

PHA Name:		Grant Type and Capital Fund Program Replacement Housing				Federal FY of Grant:			
Public Housing Agency of the City of St. Paul						2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work	
				1/28/2004 Revision	3/17/04 Revision Final	Funds Obligated 3/17/04	Funds Expended 3/17/04		
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,391	\$3,391	\$3,391	\$3,391	Work complete	
	Eng. Fees tie elevators, fire pumps to EMG's	1430	4 bldgs	\$39,725	\$34,823	\$34,823	\$34,823	Work complete	
	Manager's Discretionary Paint Fund	1406	35 DU	\$86,613	\$86,613	\$86,613	\$86,613	Work complete	
	DU Handicapped mod per resident request	1460	lump sum	\$16,988	\$16,988	\$16,988	\$16,988	Work complete	
	Complete family smoke detector replacement	1460	125 DU	\$21,476	\$21,476	\$21,476	\$21,476	Work complete	
	Replace corridor carpet in 2 hi-rises	1460	lump sum	\$122,833	\$122,833	\$122,833	\$122,833	Work complete	
	Paint hi-rise hallways, doors & frames	1460	lump sum	\$113,475	\$113,475	\$113,475	\$113,475	Work complete	
	Replace hi-rise community room furniture	1475	lump sum	\$62,701	\$62,701	\$62,701	\$62,701	Work complete	
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$45,862	\$45,862	\$45,862	\$45,862	Work complete	
	MIS software, hardware	1475	lump sum	\$8,920	\$8,920	\$8,920	\$8,920	Work complete	
Management Improvements	Computer hardware and software	1408	lump sum	\$54,906	\$54,906	\$54,906	\$54,906	Work complete	
	Resident Initiatives - salaries	1408	hourly	\$212,641	\$212,641	\$212,641	\$212,641	Work complete	
	Resident Initiatives - benefits	1408	hourly	\$53,747	\$53,747	\$53,747	\$53,747	Work complete	
	Resident Initiatives - staff training	1408	lump sum			\$0	\$0		
	Hi-Rise Resident Council Training	1408	lump sum	\$4,525	\$4,525	\$4,525	\$4,525	work complete	
	Family Resident Council Training	1408	lump sum			\$0	\$0		
	Family Development Improvements	1408	lump sum			\$0	\$0		
	Resident Training and employment	1408	lump sum	\$1,582	\$1,582	\$1,582	\$1,582	work complete	
	Resident Training in crime prevention	1408	lump sum			\$0	\$0		
	Hi-Rise Studies Project	1408	lump sum	\$44,900	\$44,900	\$44,900	\$44,900	work complete	
	Interpreter fees	1408	lump sum	\$98	\$98	\$98	\$98		
Management Improvements	Security Training Program	1408	hourly	\$30,125	\$30,125	\$30,125	\$30,125	Work complete	
	Janitorial Training Program	1408	4 bldgs.	\$128,977	\$128,977	\$128,977	\$128,977	Work complete	
	Resident Training/employment costs	1408	0			\$0	\$0	Work item deleted	
	Youth Employment Program	1408	0			\$0	\$0	Work item deleted	
Administrative Costs	Non Tech Salaries	1410	hourly	\$74,382	\$74,382	\$74,382	\$74,382	Complete	
	Tech Salaries	1410	hourly	\$355,719	\$355,719	\$355,719	\$355,719	Complete	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Jun 30, 2003	
Roosevelt MN 1-2	Jun 30, 2003		Sep 30, 2001	Jun 30, 2005		Mar 30, 2003	
Mt. Airy MN 1-3	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Sept 30, 2003	
First addition to McDonough MN 1-4	Jun 30, 2003	NA		Jun 30, 2005	NA		Work deferred to future year
Central Hi-Rise & Duplexes MN 1-5	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Sept 30, 2003	
Valley Hi-Rise MN 1-6	Jun 30, 2003	NA		Jun 30, 2005	NA		Work completed w/ other \$
First addition to Mt. Airy MN 1-8b	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Jun 30, 2003	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Dunedin Hi-Rise MN 1-9	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Sep 30, 2002	
Cleveland Hi-Rise MN 1-11	Jun 30, 2003		12/31/2001	Jun 30, 2005		Mar 30, 2002	
Iowa Hi-Rise MN 1-13	Jun 30, 2003	NA		Jun 30, 2005	NA		Work deferred to future year
Wilson Hi-Rise MN 1-14	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Jan. 31, 2004	
Front Hi-Rise MN 1-15	Jun 30, 2003		12/31/2001	Jun 30, 2005		Mar. 31, 2002	
Ravoux Hi-Rise MN 1-16	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Mar 30, 2003	
Wabasha Hi-Rise MN 1-17	Jun 30, 2003	NA		Jun 30, 2005	NA		
Exchange Hi-Rise MN 1-19	Jun 30, 2003		Jun 30, 2002	Jun 30, 2005		Dec 31, 2002	
Edgerton Hi-Rise MN 1-24	Jun 30, 2003		Mar 31, 2003	Jun 30, 2005		Dec 31, 2002	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Hamline Hi-Rise MN 1-26	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Sept 30, 2003	
Seal Hi-Rise MN 1-27	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Dec. 31, 2002	
Scattered Site MN 1-29/37	Jun 30, 2003		Mar 30, 2002	Jun 30, 2005		Mar 31, 2003	
Agency Wide	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Mar. 17, 2004	
Equipment	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Mar. 17, 2004	
Management Improvements	Jun 30, 2003		Mar 30, 2003	Jun 30, 2005		Mar. 17, 2004	
Administrative Costs	Jun 30, 2003		Sep 30, 2002	Jun 30, 2005		Sep 30, 2002	

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150101	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 19,340		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 19,340			
22	Amount of line 21 Related to LBP Activities	\$ -			
23	Amount of line 21 Related to Section 504 compliance	\$ -			
24	Amount of line 21 Related to Security – Soft Costs	\$ -			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
Performance and Evaluation Report for Period Ending: '3/17/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revision	Revision	Obligated	Expended
			1/28/2004	3/12/2004	2/29/2004	2/29/2004
1	Total non-CFP Funds					
2	1406 Operations	\$ 75,000	\$ 240,034	\$ 246,246	\$ 246,246	\$ 243,851
3	1408 Management Improvements	\$ 581,140	\$ 391,582	\$ 385,248	\$ 385,249	\$ 373,793
4	1410 Administration	\$ 634,180	\$ 650,839	\$ 650,839	\$ 650,839	\$ 650,839
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 286,500	\$ 77,900	\$ 83,900	\$ 83,897	\$ 73,566
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 193,500	\$ 189,574	\$ 185,193	\$ 185,193	\$ 184,658
10	1460 Dwelling Structures	\$ 7,065,868	\$ 7,183,813	\$ 7,186,714	\$ 7,082,088	\$ 6,850,617
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 259,193	\$ 517,718	\$ 513,320	\$ 513,320	\$ 512,441
13	1475 Nondwelling Equipment	\$ 70,000	\$ 51,556	\$ 51,556	\$ 49,556	\$ 49,556
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	\$ 137,635	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,305,516	\$ 9,305,516	\$ 9,305,516	\$ 9,198,888	\$ 8,941,821
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,000,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 250,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 26,000	\$ 20,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 700,000

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number	General Description of Major Work Categories							
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 1/28/04	Revision 3/12/04	Obligated 2/29/04	Expended 2/29/04	Status of Work
McDonough	A/E fees for modernization	1430	580 DU	\$40,779	\$40,779	\$40,779	\$40,779	Work in progress
MN 1-1	A/E fees for Comm Ctr Roof Replace	1430	lump sum			\$0	\$0	Deferred to future years
	Modernization Prototypes (16)	1460	16 DU			\$0	\$0	Completed w/ 01 CFP \$
	Community Ctr Roof Replace	1470	lump sum			\$0	\$0	Deferred to future years
	1-1 Modernization Phase I, Part I (48 DU)	1460	48 DU	\$3,245,691	\$3,260,691	\$3,218,302	\$3,206,788	Work in progress
	1-1 Modernization Phase I, Part I contingency @ 3%	1502	48 DU			\$0	\$0	Included above
	1-1 Modern. Phase I, Part I misc. costs @ 3%	1460	48 DU	\$133,271	\$133,271	\$130,684	\$123,909	Work in progress
	1-1 Modernization Phase I, Part 2 partial funding	1460		\$455,455	\$455,455	\$455,455	\$455,455	Part 2 work in progress
	Roof Replacements (reroof 10 Bldgs before mod)	1460	3 bldgs	\$11,176	\$11,176	\$11,176	\$11,176	Work complete
	Seal Coat Parking lots	1450	3 lots			\$0	\$0	Defer or use other \$
	Replace Bryant Furnaces	1460	185 DU	\$286,650	\$280,472	\$280,472	\$280,472	Work in progress
Mt. Airy	Repair cap blocks, retng walls, trash encl. @ family	1450	lump sum	\$12,045	\$12,045	\$12,045	\$12,045	Work complete
MN 1-3								
First addition to McDonough	1-4 site & exterior modernization	1460	42 DU	\$834,120	\$842,653	\$834,120	\$834,120	Work in progress
MN 1-4	1-4 modernization contingency @ 3%	1502	42 DU			\$0	\$0	Included above
	Repair Windows that won't lock	1460	42 DU	\$5,000	\$5,000	\$5,000	\$5,000	Work complete
Central Hi-Rise & Duplexes	Install sprinklers, replace fire alarm system	1460	142 DU	\$443,800	\$443,180	\$443,180	\$441,534	Work complete
MN 1-5	Contingency for fire alarm, sprinkler @ 2.5%	1502	142 DU			\$0	\$0	Included above
	Additional exterior building repairs	1460	lump sum			\$0	\$0	
	Family Duplex ext. mod A/E fees	1430	lump sum	\$0	\$6,000	\$6,000	\$0	From 2001 CFP
	Family Duplex exterior modernization	1460	42 DU	\$244,766	\$244,766	\$243,050	\$190,156	Work in progress
Neill Hi-Rise	Paint or cover exterior trim @ duplexes	1460	16 DU	\$35,000	\$35,000	\$290	\$290	
MN 1-7								
2nd addition to McDonough	Repair windows that won't lock	1460	54 DU			\$0	\$0	Will do w/ NROB \$
MN 1-8A	1-8A site & exterior modernization	1460	54 DU			\$0	\$0	See 03 CFP funding
	1-8A modernization contingency @ 3%	1502	54 DU			\$0	\$0	See 03 CFP funding

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

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number	General Description of Major Work Categories							
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 1/28/04	Revision 3/12/04	Obligated 2/29/04	Expended 2/29/04	Status of Work
Dunedin Hi-Rise	Exterior envelope caulking and repair	1460	lump sum			\$0	\$0	Deferred to future years
MN 1-9	Replace bad sidewalks	1450	lump sum			\$0	\$0	Deferred to future years
2nd addition to Mt Airy MN 1-10	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU	\$4,800	\$4,800	\$4,800	\$4,800	Work complete
Cleveland Hi-Rise MN 1-11	Recaulk window mullions	1460	60 DU	\$0		\$0	\$0	Deferred to future years
Iowa Hi-Rise MN 1-13	Replace DU sinks, faucets & counters Reconfigure building entry for HC access	1460 1450	144 DU lump sum	\$0 \$0		\$0 \$0	\$0 \$0	Deferred to future years Deferred to future years
Wilson Hi-Rise MN 1-14	Engineering fees for sprinkler, fire alarm Phase III Window replacement Replace patio slab above boiler room Exterior emerg. Repair/prototype repair Hire Roof consultant	1430 1460 1450 1460 1430	187 DU 60 DU lump sum lump sum lump sum	\$0 \$56,415 \$0 \$0 \$11,900	\$0 \$56,415 \$0 \$0 \$11,900	\$0 \$56,415 \$0 \$0 \$11,900	\$0 \$56,415 \$0 \$0 \$7,569	Deferred to future years Work in progress Deferred to future years Deferred to future years Work in progress @ Front HR
Ravoux Hi-Rise MN 1-16	Redash (change color) of ext. stucco panels Stairwell leak corrections Phased plumbing supply line replacement	1450 1450 1460	lump sum lump sum 60 DU	\$0 \$0 \$0		\$0 \$0 \$0	\$0 \$0 \$0	Deferred to future year Deferred to future year Deferred to future year
Montreal Hi-Rise MN 1-18	Replace DU entry locks Exterior bldg repair consultant Exterior bldg repairs/prototype repairs	1460 1430 1460	187 DU lump sum lump sum	\$200 \$0 \$0	\$200	\$200 \$0 \$0	\$200 \$0 \$0	Work complete Deferred to future years Deferred to future years
Exchange Hi-Rise MN 1-19	Install auto opener on door to patio	1450	1	\$0		\$0	\$0	Work completed w other \$

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

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number	General Description of Major Work Categories							
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 1/28/04	Revision 3/12/04	Obligated 2/29/04	Expended 2/29/04	Status of Work
Hamline Hi-Rise	Insulated DU window glass replacement	1460	35 DU	\$1,984	\$1,984	\$1,984	\$1,984	Work complete
MN 1-26	Phase IV exterior brick repair/replacement	1460	lump sum	\$262,882	\$224,800	\$224,800	\$224,386	Work in progress
	Brick repair consulting services	1430	lump sum	\$18,000	\$18,000	\$17,997	\$17,997	Work in progress
	Elevator shaft wall repair	1460	lump sum	\$25,855	\$25,855	\$25,855	\$25,855	Work complete
Seal Hi-Rise	Replace DU insulated window glass	1460	45 DU	\$3,000	\$3,000	\$0	\$0	Deferred to future years
MN 1-27	Post tension end repairs	1460	lump sum	\$29,284	\$29,284	\$29,284	\$29,284	Work in progress
Scattered Site	Driveway Replacement	1450	30 DU	\$4,476	\$4,476	\$4,476	\$4,476	Work complete
MN 1-29/37	Unit Modernization funds (includes appliances)	1460	15 DU	\$44,423	\$44,423	\$44,423	\$44,423	Work complete
	General Mod	1460	12 DU			\$0	\$0	
	Roof Replacement	1460	20 DU	\$4,234	\$4,234	\$4,234	\$4,234	Work complete
	Siding Replacement	1460	4 DU	\$45,590	\$44,115	\$44,115	\$39,557	Work in progress
	Window Replacement	1460	18 DU	\$0		\$0	\$0	Work in progress
	Cabinet Replacement	1460	25 DU	\$0		\$0	\$0	
	Wet Basements/Mold & Mildew	1460	20 DU	\$3,055	\$3,055	\$3,055	\$3,055	Work complete
	Lead paint abatement/Interim Controls	1460	lump sum	\$9,352	\$9,352	\$9,352	\$9,352	Work complete
	Replace Schlage locks w/ best	1460	350 DU			\$0	\$0	Deferred to future years
	MN 1-20 DU Site Improvement Costs	1450	LS	\$5,375	\$5,375	\$5,375	\$4,840	Work in progress
	MN 1-23 DU Site Improvement Costs	1450	LS	\$9,760	\$9,619	\$9,619	\$9,619	Work complete
	MN 1-29 DU Site Improvement Costs	1450	LS	\$16,323	\$15,274	\$15,274	\$15,274	Work in progress
	MN 1-30 DU Site Improvement Costs	1450	LS	\$21,552	\$21,235	\$21,235	\$21,235	Work in progress
	MN 1-31 DU Site Improvement Costs	1450	LS	\$54,917	\$55,489	\$55,489	\$55,489	Work in progress
	MN 1-32 DU Site Improvement Costs	1450	LS	\$5,101	\$5,101	\$5,101	\$5,101	Work in progress
	MN 1-33 DU Site Improvement Costs	1450	LS	\$13,833	\$11,717	\$11,717	\$11,717	Work complete
	MN 1-34 DU Site Improvement Costs	1450	LS	\$27,449	\$26,711	\$26,711	\$26,711	Work in progress
	MN 1-35 DU Site Improvement Costs	1450	LS	\$13,875	\$13,529	\$13,529	\$13,529	Work in progress
	MN 1-37 DU Site Improvement Costs	1450	LS	\$4,587	\$4,341	\$4,341	\$4,341	Work complete
	MN 1-38 DU Site Improvement Costs	1450	LS	\$281	\$281	\$281	\$281	Work complete
	MN 1-20 DU Improvement Costs	1460	LS	\$2,948	\$2,948	\$2,948	\$2,948	Work complete
	MN 1-22 DU Improvement Costs	1460	LS	\$29,364	\$29,364	\$29,364	\$29,364	Work complete
	MN 1-23 DU Improvement Costs	1460	LS	\$41,281	\$69,912	\$69,912	\$34,913	Work in progress

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

Part II:

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				2002		
Development Number	General Description of Major Work Categories							
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 1/28/04	Revision 3/12/04	Obligated 2/29/04	Expended 2/29/04	Status of Work
	MN 1-29 DU Improvement Costs	1460	LS	\$110,341	\$108,193	\$108,193	\$102,528	Work in progress
	MN 1-30 DU Improvement Costs	1460	LS	\$57,551	\$57,429	\$57,429	\$56,089	Work in progress
	MN 1-31 DU Improvement Costs	1460	LS	\$233,705	\$232,264	\$232,264	\$221,434	Work in progress
	MN 1-32 DU Improvement Costs	1460	LS	\$21,111	\$21,111	\$21,111	\$21,111	Work complete
	MN 1-33 DU Improvement Costs	1460	LS	\$78,199	\$75,199	\$75,199	\$70,199	Work in progress
	MN 1-34 DU Improvement Costs	1460	LS	\$118,862	\$115,848	\$115,848	\$113,748	Work in progress
	MN 1-35 DU Improvement Costs	1460	LS	\$68,369	\$70,118	\$70,118	\$70,118	Work complete
	MN 1-37 DU Improvement Costs	1460	LS	\$34,852	\$30,354	\$30,354	\$29,154	Work in progress
	MN 1-38 DU Improvement Costs	1460	LS	\$6,062	\$6,062	\$6,062	\$6,062	Work complete
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$300,000	\$300,000	\$300,000	\$300,000	Work in progress
Admin. Building	Administrative Office Building @ 11 W. 11th Street							
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$7,221	\$7,221	\$7,221	\$7,221	Work complete
	Manager's Discretionary Paint Fund	1406	50 DU	\$70,969	\$77,181	\$77,181	\$74,786	Work in progress
	DU Handicapped mod per resident request	1460	per req.	\$30,827	\$32,158	\$32,158	\$30,666	Work in progress
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$86,943	\$86,943	\$75,252	\$59,808	
	PHA Site Office Improvements/moving costs	1470	2 hi-rises	\$9,890	\$9,890	\$9,890	\$9,011	Work complete
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$77,395	\$85,630	\$85,630	\$10,030	
	Replace hi-rise community room furniture	1475	3 hi-rises	\$49,556	\$49,556	\$49,556	\$49,556	Work complete
	Replace Hi-Rise boilers (1 Bldg/yr)	1470	1 bldg.	\$207,828	\$203,430	\$203,430	\$203,430	Work complete
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$2,000	\$2,000	\$0	\$0	
Operating	Protective Service Costs (ACOP/Central Sec.	1406	lump sum	\$169,065	\$169,065	\$169,065	\$169,065	
Management	Computer hardware and software	1408	lump sum	\$70,000	\$70,000	\$70,000	\$70,000	
Improvements	Resident Initiatives - salaries	1408	hourly	\$184,191	\$184,191	\$184,191	\$184,191	Switched to 03 \$
	Resident Initiatives - benefits	1408	hourly	\$59,358	\$59,358	\$59,358	\$59,358	Switched to 03 \$
	Resident Initiatives - staff training	1408	lump sum	\$0		\$0	\$0	
	Hi-Rise Resident Council Training	1408	lump sum	\$0		\$0	\$0	
	Family Resident Council Training	1408	lump sum	\$0		\$0	\$0	
	Family Development Improvements	1408	lump sum	\$4,156	\$4,156	\$4,156	\$4,156	Work complete

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

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number	General Description of Major Work Categories							
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 1/28/04	Revision 3/12/04	Obligated 2/29/04	Expended 2/29/04	Status of Work
	Resident Training and employment	1408	as req.	\$8,928	\$8,928	\$8,929	\$8,929	Work in progress
	Resident Training in crime prevention	1408	lump sum	\$0		\$0	\$0	
	Interpreter fees	1408	hourly	\$0		\$0	\$0	
	Security Training Program	1408	lump sum	\$0		\$0	\$0	Building sold to MPR
	Janitorial Training Program	1408	lump sum	\$64,949	\$58,615	\$58,615	\$47,159	Work in progress
	Youth Employment Program	1408	lump sum	\$0		\$0	\$0	
Administrative	Non Tech Salaries	1410	hourly	\$118,639	\$118,639	\$118,639	\$118,639	Switched to 03 \$
Costs	Tech Salaries	1410	hourly	\$365,872	\$365,873	\$365,873	\$365,873	Switched to 03 \$
	Employee benefits	1410	hourly	\$155,729	\$155,729	\$155,729	\$155,729	Switched to 03 \$
	Legal fees	1410	lump sum	\$1,799	\$1,800	\$1,800	\$1,800	Switched to 03 \$
	Advertising Bids	1410	lump sum	\$8,800	\$8,798	\$8,798	\$8,798	Work complete
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	Work complete
Contingency		1502	lump sum	\$0		\$0	\$0	
	FFY 2002 Total CFP			\$9,305,516	\$9,305,516	\$9,198,888	\$8,941,821	
				\$0	\$0	98.85%	96.09%	

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Jun 30, 2004		Sept 30, 2003	Jun 30, 2006			
Mt. Airy MN 1-3	Jun 30, 2004		Mar 30, 2003	Jun 30, 2006		Jun 30, 2003	
First addition to McDonough MN 1-4	Jun 30, 2004		Jun 30, 2003	Jun 30, 2006			
Central Hi-Rise & Duplexes MN 1-5	Jun 30, 2004		Jun 30, 2003	Jun 30, 2006			
Neill Hi-Rise MN 1-7	Jun 30, 2004			Jun 30, 2006		Dec. 31, 2003	
2nd addition to McDonough MN 1-8A	Jun 30, 2004		Jun 30, 2003	Jun 30, 2006			
Dunedin Hi-Rise MN 1-9	Jun 30, 2004	NA		Jun 30, 2006	NA		Work deferred to future years

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

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor No:				2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
2nd addition to Mt Airy MN 1-10	Jun 30, 2004		Jun 30, 2003	Jun 30, 2006		Jun 30, 2003	
Cleveland Hi-Rise MN 1-11	Jun 30, 2004	NA		Jun 30, 2006	NA		Work deferred to future years
Iowa Hi-Rise MN 1-13	Jun 30, 2004	NA		Jun 30, 2006	NA		Work deferred to future years
Wilson Hi-Rise MN 1-14	Jun 30, 2004		Sept 30, 2003	Jun 30, 2006			
Ravoux Hi-Rise MN 1-16	Jun 30, 2004	NA		Jun 30, 2006	NA		Work deferred to future years
Montreal Hi-Rise MN 1-18	Jun 30, 2004		Sept 30 2003	Jun 30, 2006		Sept 30 2003	
Exchange Hi-Rise MN 1-19	Jun 30, 2004	NA		Jun 30, 2006	NA		Work deferred to future years
Hamline Hi-Rise MN 1-26	Jun 30, 2004		Sept 30, 2003	Jun 30, 2006		Mar. 31, 2004	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Seal Hi-Rise MN 1-27	Jun 30, 2004			Jun 30, 2006		Dec. 31, 2003	
PHA Central Admin. Office	June 30, 2004		Mar 30, 2003	Jun 30, 2006			
Scattered Site MN 1-29/37	Jun 30, 2004		Sept 30, 2003	Jun 30, 2006			
Agency Wide	Jun 30, 2004			Jun 30, 2006			
Equipment	Jun 30, 2004			Jun 30, 2006			
Management Improvements	Jun 30, 2004			Jun 30, 2006			
Administrative Costs	Jun 30, 2004			Jun 30, 2006			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 21,123		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 21,123		\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 Part One
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Part 1 Original	Revision 1/28/04	Obligated 2/29/04	Expended 2/29/04
1	Total non-CFP Funds				
2	1406 Operations	\$ 439,500	\$ 439,500	\$ 282,464	\$ 175,266
3	1408 Management Improvements	\$ 296,389	\$ 289,530	\$ 210,183	\$ 109,587
4	1410 Administration	\$ 703,453	\$ 700,953	\$ 692,473	\$ 238,896
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 106,641	\$ 106,460	\$ 103,460	\$ 56,817
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 7,125	\$ 9,485	\$ 2,485	\$ -
10	1460 Dwelling Structures	\$ 5,115,885	\$ 5,127,988	\$ 5,066,035	\$ 2,125,932
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 880,024	\$ 880,024	\$ 880,024	\$ 880,024
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	\$ 104,923	\$ 100,000	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,656,440	\$ 7,656,440	\$ 7,239,624	\$ 3,586,522
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,000,000	\$ 500,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 300,000	\$ 150,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 20,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 500,000	\$ 150,000

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003 Part One	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				First part of 03 Funding - Original	Revision 1/28/04	Funds Obligated 2/29/04	Funds Expended 2/29/04	
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$103,141	\$103,460	\$103,460	\$56,817	See Add. 02 \$
	1-1 Modern. contract #1, Part II (74 DU)	1460	74 DU	\$4,035,545	\$4,036,116	\$4,170,381	\$1,685,670	See \$455,455 in 02 CFP budget
	1-1 Modern. Part II, contingency @ 3%	1502	74 DU	\$90,000	\$90,000	\$0	\$0	
	1-1 Modern. PII, misc. costs @ 3% (moves, LBP	1460	74 DU	\$170,000	\$169,315	\$69,759	\$69,759	
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs	\$0				Deferred until 2nd 03 \$ arrive
Mt. Airy MN 1-3	Repair cap blocks, retng walls, trash encl. @ fan	1450	lump sum	\$0				Deferred to future years.
First addition to McDonough MN 1-4	1-4 site & exterior modernization	1460	0 DU	\$0				See 02 CFP funding for MN 1-4
	1-4 modernization contingency @ 3%	1460	0 DU	\$0				See 02 CFP funding for MN 1-4
Central Hi-Rise & Duplexes MN 1-5	Family Duplex exterior modernization	1460	12 DU	\$235,000	\$224,726	\$227,572	\$0	Marshall/Victoria Site
Valley Hi-Rise MN 1-6	Paint Balcony Railings, repair balconies, etc .	1460	LS	\$30,000	\$26,305	\$29,305	\$26,305	
2nd addition to McDonough MN 1-8A	1-8A site & exterior modernization	1460	54 DU	\$497,464	\$526,220	\$522,684	\$332,298	
	1-8A modernization contingency @ 3%	1502	54 DU	\$14,923	\$10,000	\$0	\$0	Pending receipt of 2nd 03 \$
Dunedin Hi-Rise MN 1-9	Engineering fees for sprinklers, fire alarm	1430	lump sum	\$0				Deferred to future year
	Replace bad sidewalks	1450	lump sum	\$0				Use routine \$ or defer work
Mt. Airy 2nd Ad. MN 1-10	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU	\$0				Deferred to future years

**Annual Statement/Performance and Evaluation Report per FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost		Status of Work		
				First part of 03 Funding - Original	Revision 1/28/04		Funds Obligated 2/29/04	Funds Expended 2/29/04
Wilson Hi-Rise MN 1-14	Install sprinklers, replace fire alarm	1460	187 DU	\$0			Deferred to future years	
	Sprinkler, fire alarm contingency @ 2.5%	1460	60 DU	\$0			Deferred to future years	
	Replace patio slab above boiler room	1460	lump sum	\$0			Deferred to future years	
	Exterior building concrete restoration & repair	1460	lump sum	\$0			Deferred to future years	
	Replace DU kitchen and bath faucets	1460	lump sum	\$0			Deferred to future years	
	Replace DU windows	1460	lump sum	\$0			Complete w/ FY04 NROB \$	
	Replace roof	1460	lump sum	\$0			Repair now, defer replacement	
Front Hi-Rise MN 1-15	Replace Roof and repair parapet walls	1460	lump sum	\$0			Deferred until 2nd 03 \$ arrive	
Ravoux Hi-Rise MN 1-16	Phased plumbing supply line replacement	1460	lump sum	\$0			Investigate W/ 2001 CFP \$	
Wabasha Hi-Rise	Elevator modernization consultant	1430	lump sum					
	Courtyard Improvements	1450	lump sum	\$0			Deferred until 2nd 03 \$ arrive	
	Elevator Modernization	1460	lump sum	\$0			Deferred until 2nd 03 \$ arrive	
Montreal Hi-Rise MN 1-18	Exterior building envelope repairs	1460	lump sum	\$0			Defer to future years	
	Replace DU water supply lines	1460	lump sum	\$0			Defer to future years	
Exchange Hi-Rise MN 1-19	Remodel Res. Ser. Office to Accom. Staff	1460	1	\$0			Defer to future years	
Hamline Hi-Rise MN 1-26	Replace DU closet doors	1460	35 DU	\$0			Defer to future years	
	Replace first floor mail area ceiling lights	1460	lump sum	\$0			Defer to future years	
Seal Hi-Rise MN 1-27	Engineering fees for elevator modernization	1430	45 DU	\$0			Defer to future years	
	Caulk building exterior	1460	lump sum	\$0			Defer to future years	

**Annual Statement/Performance and Evaluation Report per 03 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				First part of 03 Funding - Original	Revision 1/28/04	Funds Obligated 2/29/04	Funds Expended 2/29/04	
Scattered Site MN 1-29/37	Additional modernization funds (includes applian General Modernization	1460	30 DU	\$32,438	\$30,000	\$8,223	\$4,846	Bal deferred until 2nd 03 \$ arr.
	Driveway Replacement	1450	12 DU	\$19,000	\$19,000	\$31,081	\$2,174	Bal deferred until 2nd 03 \$ arr.
	Roof Replacement	1460	20 DU	\$7,125	\$7,000	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
	Siding Replacement	1460	4 DU	\$21,375	\$21,000	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
	Window Replacement	1460	18 DU	\$7,600	\$7,600	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
	Cabinet Replacement	1460	25 DU	\$28,500	\$28,500	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
	Wet Basements/Mold & Mildew	1460	20 DU	\$19,000	\$19,000	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
	Lead paint abatement/Interim Controls	1460	lump sum	\$14,963	\$14,876	\$0	\$0	Bal deferred until 2nd 03 \$ arr.
				\$0	\$0			Deferred until 2nd 03 \$ arrive
	MN 1-30 Site Improvement Costs	1460				\$1,800	\$1,800	
	MN 1-29 Dwelling construction costs	1450			\$2,485	\$2,485	\$0	
	MN 1-31 Dwelling construction costs	1460				\$1,500	\$0	Replaces part of planned
	MN 1-33 Dwelling construcion costs	1460				\$2,750	\$2,750	
	MN 1-37 DU Improvements	1460			\$330	\$330	\$330	
PHA Central Admin. Building	Partial construction costs for new PHA Central Administrative Office Building @ 11 W. 11th Street	1470	lump sum	\$880,024	\$880,024	\$880,024	\$880,024	Bal deferred until 2nd 03 \$ arr. Bal deferred until 2nd 03 \$ arr.
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,000	\$0	\$0	Use PHA Operating \$
	Manager's Discretionary Paint Fund	1406	50 DU	\$30,000	\$30,000	\$37,809	\$30,459	Deferred unitl 2nd 03 \$ arrive
	DU Handicapped mod per resident request	1460	per req.	\$5,000	\$5,000	\$650	\$0	Deferred unitl 2nd 03 \$ arrive
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$0				Deferred unitl 2nd 03 \$ arrive
	Moisture control and correction	1460	lump sum	\$0				Deferred unitl 2nd 03 \$ arrive
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$0				
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$0				Deferred until 2nd 03 \$ arrive
	Replace hi-rise community room furniture	1475	3 hi-rises	\$0				
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$0				
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$0				

**Annual Statement/Performance and Evaluation Report per 03 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				First part of 03 Funding - Original	Revision 1/28/04	Funds Obligated 2/29/04	Funds Expended 2/29/04	
	Protective Services (ACOP, central security/parking)	1406	lump sum	\$409,500	\$409,500	\$244,655	\$144,807	
Management	Computer hardware and software	1408	lump sum	\$0				Deferred until 2nd 03 \$ arrive
Improvements	Resident Initiatives - salaries	1408	hourly	\$149,630	\$149,630	\$149,630	\$73,140	
	Resident Initiatives - benefits	1408	hourly	\$44,900	\$44,900	\$44,900	\$20,794	
	Resident Initiatives - staff training	1408	lump sum	\$0				
	Hi-Rise Resident Council Training	1408	lump sum	\$0				
	Family Resident Council Training	1408	lump sum	\$0				
	Family Development Improvements	1408	lump sum	\$0				
	Resident Training and employment	1408	as req.	\$0				
	Resident Training in crime prevention	1408	lump sum	\$0				
	Interpreter fees	1408	hourly	\$0				
	Security Training Program	1408	lump sum	\$0				
	Janitorial Training Program	1408	lump sum	\$96,859	\$90,000	\$15,653	\$15,653	
	Youth Employment Program	1408	lump sum	\$0				
	Resident Training and employment costs	1408	lump sum	\$5,000	\$5,000			
Administrative	Non Tech Salaries	1410	hourly	\$156,400	\$156,400	\$156,400	\$66,109	Includes AST & Asst. Mgr.
Costs	Tech Salaries	1410	hourly	\$375,677	\$375,677	\$375,677	\$116,154	
	Employee benefits	1410	hourly	\$159,376	\$159,376	\$159,376	\$55,613	Includes AST & Asst. Mgr.
	Legal fees	1410	lump sum	\$2,000	\$2,000	\$0	\$0	
	Advertising Bids	1410	lump sum	\$10,000	\$7,500	\$1,020	\$1,020	
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$0	
Contingency		1502	lump sum	\$0				Deferred until 2nd 03 \$ arrive
				\$7,656,440	\$7,656,440	\$7,239,624	\$3,586,522	
				\$7,656,440	\$7,656,440	94.56%	46.84%	\$3,653,102
				\$0	\$0			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor No:					Federal FY of Grant: 2003 Part One	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
McDonough MN 1-1	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007				
Mt. Airy MN 1-3	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future year	
First addition to McDonough MN 1-4	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007				
Central Hi-Rise & Duplexes MN 1-5	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007				
Valley Hi-Rise MN 1-6	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007				
2nd addition to McDonough MN 1-8A	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007				
Dunedin Hi-Rise MN 1-9	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years	

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
2nd addition to Mt Airy MN 1-10	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years
Cleveland Hi-Rise MN 1-11	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years
Iowa Hi-Rise MN 1-13	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years
Wilson Hi-Rise MN 1-14	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years
Front Hi-Rise MN 1-15	Sep 30, 2005			Sep 30, 2007			Deferred until add. 03 \$ avail.
Wabasha Hi-Rise MN 1-17	Sep 30, 2005		Sep. 30, 2003	Sep 30, 2007			Deferred until add. 03 \$ avail.
Exchange Hi-Rise MN 1-19	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years
Hamline Hi-Rise MN 1-26	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years

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

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Seal Hi-Rise MN 1-27	Sep 30, 2005	NA		Sep 30, 2007	NA		Work deferred to future years.
PHA Central Admin. Office	June 30, 2005		Sept. 30, 2003	Sep 30, 2007		Dec. 31, 2003	
Scattered Site MN 1-29/37	Sep 30, 2005			Sep 30, 2007			
Agency Wide	Sep 30, 2005			Sep 30, 2007			
Equipment	Sep 30, 2005			Sep 30, 2007			
Management Improvements	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007			
Administrative Costs	Sep 30, 2005		Sept. 30, 2003	Sep 30, 2007			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 Part Two
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Part 1 Original	Revision	Obligated 2/13/04	Expended 2/13/04
1	Total non-CFP Funds				
2	1406 Operations	\$ 30,000		\$ -	\$ -
3	1408 Management Improvements	\$ 80,000		\$ -	\$ -
4	1410 Administration	\$ -		\$ -	\$ -
5	1411 Audit	\$ -		\$ -	\$ -
6	1415 Liquidated Damages	\$ -		\$ -	\$ -
7	1430 Fees and Costs	\$ -		\$ -	\$ -
8	1440 Site Acquisition	\$ -		\$ -	\$ -
9	1450 Site Improvement	\$ 107,800		\$ 90,600	\$ -
10	1460 Dwelling Structures	\$ 1,147,124		\$ 145,000	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -		\$ -	\$ -
12	1470 Nondwelling Structures	\$ 119,976		\$ 119,976	\$ -
13	1475 Nondwelling Equipment	\$ 21,000		\$ -	\$ -
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ 20,000	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,525,900	\$ -	\$ 355,576	\$ -
22	Amount of line 21 Related to LBP Activities	\$ 38,000		\$ 38,000	\$ -
23	Amount of line 21 Related to Section 504 compliance	\$ 10,000		\$ 10,000	\$ -
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000		\$ 36,000	\$ -
26	Amount of line 21 Related to Energy Conservation Measures	\$ 15,000		\$ 15,000	\$ -

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150203				Federal FY of Grant: 2003 Part Two	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		Total Actual Cost		Status of Work
				Original Budget 1/28/04	Funds Obligated 2/13/04	Funds Expended 2/13/04	
McDonough MN 1-1	1-1 Modern. Part II, contingency @ 3% Roof Replacements (reroof Bldgs before mod)	1502 1460	74 DU 2 bldgs	\$20,000 \$10,000	\$0 \$0	\$0 \$0	See Add. 03 Part A \$
Central Hi-Rise & Duplexes MN 1-5	Family Duplex exterior modernization	1460	12 DU	\$25,000	\$0	\$0	See Add. 03 Part A \$
Front Hi-Rise MN 1-15	Replace Roof and repair parapet walls	1460	lump sum	\$215,000	\$0	\$0	
Wabasha Hi-Rise	Courtyard Improvements Elevator Modernization	1450 1460	lump sum lump sum	\$90,600 \$145,000	\$90,600 \$145,000	\$0 \$0	See Add, 03 Part A \$ See Add, 03 Part A \$
Scattered Site MN 1-29/37	Additional modernization funds (includes appliances) General Modernization	1460	30 DU 15 DU	\$79,800 \$45,600	\$0 \$0	\$0 \$0	See Add, 03 Part A \$ See Add, 03 Part A \$
	Driveway Replacement	1450	12 DU	\$17,200	\$0	\$0	See Add, 03 Part A \$
	Roof Replacement	1460	20 DU	\$51,600	\$0	\$0	See Add, 03 Part A \$
	Siding Replacement	1460	4 DU	\$18,240	\$0	\$0	See Add, 03 Part A \$
	Window Replacement	1460	18 DU	\$66,696	\$0	\$0	See Add, 03 Part A \$
	Cabinet Replacement	1460	25 DU	\$45,600	\$0	\$0	See Add, 03 Part A \$
	Wet Basements/Mold & Mildew	1460	20 DU	\$35,979	\$0	\$0	See Add, 03 Part A \$
	Lead paint abatement/Interim Controls	1460	lump sum	\$38,000	\$0	\$0	See Add, 03 Part A \$

**Annual Statement/Performance and Evaluation Report per FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work	
				Original Budget 1/28/04	Funds Obligated 2/13/04	Funds Expended 2/13/04		
PHA Central Admin. Building	Partial construction costs for new PHA Central Administrative Office Building @ 11 W. 11th Street	1470	lump sum	\$119,976	\$119,976	\$0	See Add, 03 Part A \$	
Agency Wide	Manager's Discretionary Paint Fund	1406	50 DU	\$30,000	\$0	\$0	See Add. 03 Part A \$	
	DU Handicapped mod per resident request	1460	per req.	\$10,000	\$0	\$0	See Add. 03 Part A \$	
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$175,609	\$0	\$0		
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$85,000	\$0	\$0		
	Replace hi-rise community room furniture	1475	3 hi-rises	\$20,000	\$0	\$0		
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$100,000	\$0	\$0		
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$1,000	\$0	\$0		
Management	Computer hardware and software	1408	lump sum	\$65,000	\$0	\$0		
Improvements	Security Training Program	1408	lump sum	\$15,000	\$0	\$0		
FFY 2003 Total CFP				\$1,525,900	\$355,576	\$0		
					23.30%	0.00%		

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150203 Replacement Housing Factor No:				Federal FY of Grant: 2003 Part Two	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Feb.13, 2006			Feb. 13, 2008			
Central Hi-Rise & Duplexes MN 1-5	Feb.13, 2006			Feb. 13, 2008			
Front Hi-Rise MN 1-15	Feb.13, 2006			Feb. 13, 2008			
Wabasha Hi-Rise MN 1-17	Feb.13, 2006			Feb. 13, 2008			
PHA Central Admin. Office	Feb. 13, 2006		Feb. 13, 2004	Feb. 13, 2008			
Scattered Site MN 1-29/37	Feb.13, 2006			Feb. 13, 2008			
Agency Wide	Feb.13, 2006			Feb. 13, 2008			
Equipment	Feb.13, 2006			Feb. 13, 2008			
Management Improvements	Feb.13, 2006			Feb. 13, 2008			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		FFY04 Ag. Plan	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 469,500			
3	1408 Management Improvements	\$ 569,120			
4	1410 Administration	\$ 711,454			
5	1411 Audit	\$ 2,500			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 183,500			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 166,363			
10	1460 Dwelling Structures	\$ 7,305,651			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 80,000			
13	1475 Nondwelling Equipment	\$ 62,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$ 135,951			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,686,039			
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000			
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 150,000			

**Annual Statement/Performance and Evaluation Report for FFY04 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost		Status of Work	
				Per FFY04 Agency Plan	Revised		Funds Obligated
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$60,000			
	1-1 Modern. contract #2, Part I (58 DU)	1460	58 DU	\$4,381,700			
	1-1 Modern. Part I, contingency @ 3%	1502	58 DU	\$131,451			
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate)	1460	58 DU	\$131,451			
	Community Center Roof Consultant	1430	LS	\$7,500			
	Community Center Roof Replacement	1470	LS	\$80,000			
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs	\$15,000			
Mt. Airy Homes MN 1-3	Repair cap blocks, retng walls, trash enclo. @ family	1450	lump sum	\$25,000			
Central Duplexes MN 1-5	Family Duplex Mod Marshall/Victoria Site	1450	12 DU	\$111,363			
	Family Duplex Mod Marshall/Vict. Site A/E costs	1430	12 DU	\$12,500			
	Family Duplex Mod Phase III (Iglehart Site)	1460	8 DU	\$180,000			
	A/E fees for phase III at family site	1430	8 DU	\$10,000			
	Family Mod Contingency @ 2.5%	1502	8 Du	\$4,500			
Wilson Hi-Rise MN 1-14	Install sprinklers, replace fire alarm system	1460	187 DU	\$500,000			
	Sprinkler, fire alarm contingency @ 2.5%	1460	187 DU	\$12,500			
	Sprinkler, fire alarm engineering fees	1430	187 DU	\$45,000			
	Roof replacement consultant	1430	lump sum	\$25,000			
	Replace roof	1460	lump sum	\$250,000			
	Replace fuel oil storage tanks	1460	lump sum	\$75,000			
Seal Hi-Rise MN 1-27	Engineering fees for elevator modernization	1430	145 DU	\$20,000			
	Elevator modernization	1460	145 DU	\$400,000			

**Annual Statement/Performance and Evaluation Report per 03 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost		Status of Work	
				Per FFY04 Agency Plan	Revised		Funds Obligated
Scattered Site MN 1-29/37	Additional modernization funds (includes appliances)	1460	30 DU	\$300,000			
	General Modernization	1460	15 DU	\$80,000			
	Driveway Replacement	1450	12 DU	\$30,000			
	Roof Replacement	1460	20 DU	\$90,000			
	Siding Replacement	1460	4 DU	\$32,000			
	Window Replacement	1460	18 DU	\$120,000			
	Wet Basements/Mold & Mildew	1460	20 DU	\$63,000			
	Lead paint abatement/Interim Controls	1460	lump sum	\$50,000			
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500			
	Manager's Discretionary Paint Fund	1406	50 DU	\$60,000			
	DU Handicapped mod per resident request	1460	per req.	\$15,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$40,000			
	Moisture control and correction	1460	lump sum	\$20,000			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000			
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$250,000			
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$2,000			

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

Part III: Implementation Schedule

PHA Name: Public Housing Agency of Saint Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Central Admin. Office	June 30, 2005			Sep 30, 2008			
Scattered Site MN 1-29/37	Sep 30, 2006			Sep 30, 2008			
Agency Wide	Sep 30, 2006			Sep 30, 2008			
Equipment	Sep 30, 2006			Sep 30, 2008			
Management Improvements	Sep 30, 2006			Sep 30, 2008			
Administrative Costs	Sep 30, 2006			Sep 30, 2008			

ATTACHMENT D to Saint Paul PHA Agency Plan for FY2005

VOLUNTEER COMMUNITY SERVICE SUMMARY “GIVING BACK TO YOUR COMMUNITY”

Beginning April 1, 2003 the PHA resumed the “**Giving Back to Your Community**” Service Project, implementing a HUD regulation (Congress had suspended the requirement last year). In order to be eligible for continued occupancy, many adult public housing residents now have to either contribute **eight hours per month** of volunteer community service, or participate in an economic self-sufficiency program.¹

- This requirement applies to residents who are 18-61 years old and not working or attending school.
- Adults who are participating in MFIP are exempt from this requirement.
- Adults who are caring for a disabled family member are also exempt.
- An adult who has a disability which prevents him or her from doing volunteer work is exempt from the requirement.

Other adult residents exempted from the PHA’s Community Service Program are those who are²

- Caring for a child under 6 years old
- Working at least 10 hours per week
- Actively looking for work or searching for suitable community service activities for at least 10 hours per week.
- Engaged in other types of “work activity” listed in HUD notice PIH 2003-17 (HA).

PHA staff estimate that 600-700 current residents may be required to participate in volunteer community service or economic self-sufficiency programs, to continue living in public housing.

The PHA sent a notice of the reinstated requirement to all public housing households in March 2003 with rent statements and made the revived requirement applicable for households admitted after April 1, 2003. Starting in April 2003 (for lease renewals on August 1), PHA staff sent packets of information to each resident household with upcoming “ACO” interviews³. The packet includes a notice explaining the volunteer community service requirement and listing the exemptions. The notice also explains that non-exempt adult residents will have to comply with this requirement to be eligible to live in public housing.

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

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

² The PHA Board approved these exemptions on January 28, 2004.

³ The “Application for Continued Occupancy” is each household’s annual eligibility review and lease renewal.

ATTACHMENT D to Saint Paul PHA Agency Plan for FY2005

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

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

The "Giving Back To Your Community" Service Project was suspended by Congress for Federal FY 2002, then reinstated for FFY 2003 when Congress passed the HUD Appropriations Act in February 2003.

ATTACHMENT E to Saint Paul PHA Agency Plan for FY2005

PROGRESS MEETING THE 5-YEAR PLAN MISSION AND GOALS

As this Agency Plan for PHA Fiscal Year 2005 was being drafted, the PHA was making good progress toward achieving its mission and goals for the current year.

- The PHA was designated a “High Performer” agency by HUD, recognizing its successful operation of the public housing program during the previous fiscal year (based on the PHAS – Public Housing Assessment System). Some highlights:
 - Occupancy rates regularly exceed 99%.
 - Rents are collected on time.
 - Maintenance work orders are completed quickly.
 - Residents report being satisfied with PHA programs and services.
 - Safety and security programs benefit residents, staff and the community.
 - All funds are managed correctly; the PHA’s latest financial audit showed “zero findings” (that is, no reported findings of non-compliance with statutes, rules and government accounting standards).
- The PHA was designated a “High Performer” agency by HUD, recognizing its successful operation of the Section 8 Housing Choice Voucher Program (based on SEMAP – Section 8 Management Assessment Program FY04).
- The PHA’s modernization projects are on time and within budget, making needed improvements and upgrades to PHA properties.
- The PHA continues its successful HOME homeownership program that provides homebuyer education and entry cost assistance to public housing residents and Section 8 participants who are then able to buy their own homes on the private market.
- The PHA’s welfare-to-work strategies and programs are ongoing. At Mt. Airy Homes where the *Jobs-Plus* demonstration program provided intensive training and support to job-seekers, more than one-half of all households now have one or more employed members. The *Jobs-Plus* grant period ended December 1, 2003 but many of the positive outcomes are continuing.
- Although HUD has no funds for adding more public housing units, the PHA has helped spur the development of new affordable housing by offering some Section 8 subsidies for use as “project-based assistance” (PBA). The Board has approved 17 projects (387 units) for rehab, new construction and rental assistance for existing developments. The PHA plans to expand the PBA program if awarded new Section 8 Vouchers for this purpose. HUD denied the PHA’s 2004 application for 50 “Mainstream” vouchers.

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

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

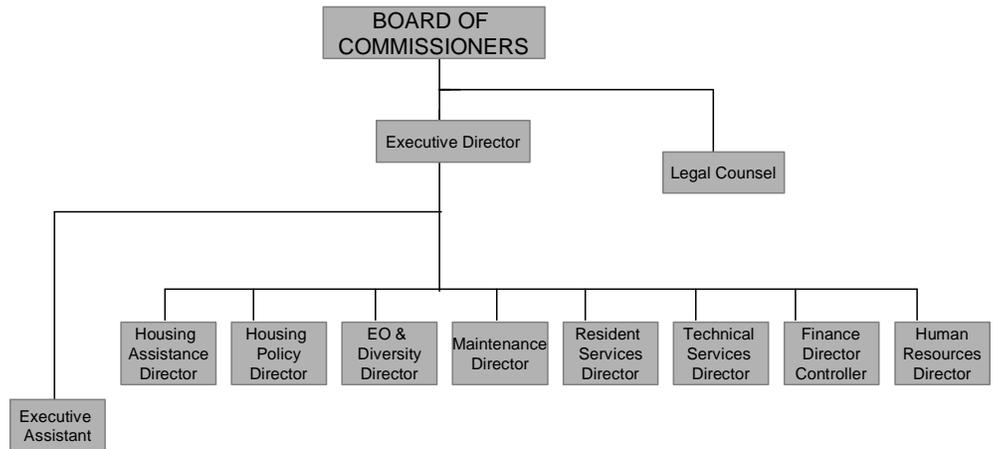
- All members of the Hi-Rise Presidents Council (16 members, comprised of the president of each hi-rise).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- The two PHA Commissioners who are residents of public housing (currently Shirley Kane and Mai-Tong Lee).
- Section 8 representatives who volunteered for the RAB in response to mailings.
- Other public housing resident leaders (not Presidents Council or CWRC members) have participated actively in the RAB meetings.

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

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

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD APPROVED ORGANIZATIONAL CHART
Approved 01-28-04



Revised 01/28/04

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Public Housing Agency of the City of St. Paul		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008
	Annual Statement			
MN 1-1 McDonough		\$ 4,685,082	\$ 4,648,457	\$ 4,648,457
MN 1-2 Roosevelt		\$ 50,000	\$ 50,000	
MN 1-3 Mt. Airy		\$ 50,000	\$ 30,000	
MN 1-5 Central Hi-Rise		\$ 250,000	\$ 250,000	\$ 250,000
MN 1-6 Valley Hi-Rise		\$ -	\$ 85,000	
MN 1-7 Neill Hi-Rise		\$ 91,000	\$ -	\$ 85,000
MN 1-8A McDonough, 2nd Ed		\$ -	\$ -	\$ -
MN 1-9 Dunedin Hi-Rise		\$ 565,000	\$ 15,000	\$ 95,000
MN 1-10 Mt. Airy, 2nd Ed		\$ -	\$ -	\$ -
MN 1-11 Cleveland Hi-Rise		\$ 250,000		\$ -
MN 1-13 Iowa Hi-Rise			\$ 550,000	\$ 250,000
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan		
Public Housing Agency of the City of St. Paul		<input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008
	Annual Statement			
MN 1-14		\$ 50,000	\$ 35,000	\$ 60,000
Wilson Hi-Rise				
MN 1-15		\$ -	\$ 310,000	\$ 250,000
Front Hi-Rise				
MN 1-16		\$ -	\$ -	\$ 40,000
Ravoux Hi-Rise				
MN 1-17		\$ 270,000	\$ 480,000	\$ -
Wabasha Hi-Rise				
MN 1-18		\$ -	\$ -	\$ -
Montreal Hi-Rise				
MN 1-19		\$ -	\$ -	\$ -
Exchange Hi-Rise				
MN 1-24		\$ -	\$ -	\$ -
Edgerton Hi-Rise				
MN 1-26		\$ -	\$ -	\$ 600,000
Hamline Hi-Rise				
MN 1-27			\$ 50,000	\$ 120,000
Seal Hi-Rise				
MN 1-29/37		\$ 765,000	\$ 765,000	\$ 765,000
Scattered Site				
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds				

Work Statement for Year 5	
FFY Grant: 2008	
PHA FY: 2009	
\$	4,648,457
\$	-
\$	250,000
\$	-
\$	-
\$	-
\$	265,000
\$	-
\$	-
\$	-
Cont. Next Page	

Work Statement for Year 5	
FFY Grant: 2008	
PHA FY: 2009	
\$	-
\$	-
\$	650,000
\$	170,000
\$	150,000
\$	-
\$	-
\$	250,000
\$	765,000
Cont. Next Page	

			FFY 2005	FFY 2006	FFY 2007	FFY 2008	
MN	Work	2	3	4	5	6	
#	Item	2,004	2,005	2,006	2,007	2008	
1	AE fees	\$60,000	\$36,625				
1	Contract #2	\$3,750,732	\$4,385,337	\$4,385,337	\$4,385,337	\$4,385,337	
	Calc. 02 award w/10% esc.	\$8,136,069					
1	Contract #2 contingency	\$112,522	\$131,560	\$131,560	\$131,560	\$131,560	
1	Contract #2 misc. costs	\$112,522	\$131,560	\$131,560	\$131,560	\$131,560	
Sprinklers/Fire Alarms							
	Dunedin	\$550,000	\$550,000				
	Iowa	\$550,000		\$550,000			
	Hamline	\$600,000			\$600,000		
	Ravoux	\$650,000				\$650,000	
	Wabasha	\$450,000					
Roof Replacements							
	Cleveland (05)		\$250,000				
	Wabasha (05)			\$150,000			
	Iowa (06)				\$250,000		
	Dunedin (07 & later)					\$250,000	
	Hamline (06)					\$250,000	
	(Mt. Airy garage roofs- 05)	\$30,000					
	(Neill com room roof - 07 & la	\$50,000					
	(Montreal - 07 & later)	\$200,000					
Exterior Building Improvements							
	Wabasha (06)		\$270,000				
	Front (05 & 06)	\$500,000		\$250,000	\$250,000		
	Montreal (06)	\$420,000				\$150,000	
	Seal - caulking (06)	\$60,000			\$60,000		
	Neill - caulking, paint, etc (05)	\$85,000			\$85,000		
	Dunedin - caulk, paint (05)	\$80,000			\$80,000		
	Wilson - restor & repair (06)	\$60,000			\$60,000		
	Ravoux - spall conc & paint (0	\$40,000			\$40,000		
Fuel Oil Tanks							
	Front			\$60,000			
	Seal				\$60,000		
Hi-Rise Nurse Alarm (do prototype investigation now)							
2	Basement water leak correction	\$100,000	\$50,000	\$50,000			
3	Cap blocks/retng walls	\$150,000	\$50,000	\$30,000			
5	HR patio doors	\$250,000					
5	Central Duplex Exteriors	\$750,000	\$250,000	\$250,000	\$250,000	\$250,000	
5	Replace HR DU lights	\$50,000		\$0			
5	HR DU modernization	\$171,254					
6	DU closet doors	\$30,000					
6	Improve parking lot lights	\$20,000	\$0				
6	DU kitchen sinks	\$75,000		\$75,000			
6	Improve stairwell lights	\$10,000		\$0			
6	Remodel RS office	\$10,000		\$10,000			
6	Replace corridor handrails	\$60,000		\$0			

6	Complete hallway rad. Cover	\$75,000		\$0		
7	Replace family playground	\$35,000	\$35,000			
7	Replace family cabinets	\$56,000	\$56,000			
7	Repair HR window tracks	\$45,000	\$0			
9	Family bathroom floors	\$22,000				
9	Family sidewalks	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
9	Replace roof fans	\$45,000		\$0		
10	DU mod, gfi's etc	\$15,000				
13	HC bldg entry	\$20,000				
13	Replace DU kit cab/counters.	\$507,500				
14	Patio slab above blr room	\$50,000	\$50,000			
14	DU kitchen & bath faucets	\$35,000		\$35,000		
15	Paint DU closet doors	\$25,000		\$0		
15	Repair cracks in DU walls	\$25,000		\$0		
15	Replace DU bedroom lights	\$15,000		\$0		
16	Plumbing line replacement	\$119,193	\$0	\$0	\$0	
17	Add new elevator in shaft	\$300,000		\$300,000		
17	Eng. Fees for elevator	\$30,000		\$30,000		\$20,000
17	Modernize elevator	\$150,000				\$150,000
17	DU modernization	\$155,570	\$0			
18	Water supply line replace	\$200,000	\$0	\$0	\$0	
18	Replace smokes w/ strobes	\$40,000				
24	Replace DU screen doors	\$55,000	\$0			
24	Replace stairwell exit doors	\$27,500	\$0			
26	DU closet doors	\$20,000				
26	DU grease shields	\$25,000				
26	Improve kitchen lighting	\$10,000				
27	Expand parking lot	\$50,000		\$50,000		
	Scat Site Work	\$765,000	\$765,000	\$765,000	\$765,000	\$765,000
	Agency Wide	\$748,500	\$748,500	\$748,500	\$748,500	\$748,500
	Equipment	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Management Improvements	\$978,620	\$978,620	\$978,620	\$978,620	\$978,620
	Admin. Costs	\$713,954	\$713,954	\$713,954	\$713,954	\$713,954
			\$6,261,082	\$6,503,457	\$6,398,457	\$6,383,457
			\$3,221,074	\$3,221,074	\$3,221,074	\$3,221,074
			\$9,482,156	\$9,724,531	\$9,619,531	\$9,604,531
			\$9,500,000	\$9,500,001	\$9,500,002	\$9,500,003
			\$17,844	-\$224,530	-\$119,529	-\$104,528

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

Activities for Year :__2__ FFY Grant: 2005 PHA FY: 2006				Activities for Year :__2__ FFY Grant: 2005 PHA FY: 2006	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	
McDonough	McDonough Modernization A/E fees	\$ 36,625	Cleveland Hi-Rise	Replace roof @ hi-rise	
MN 1-1	McDon. 1-1 mod. contract #2 (116 DU)	\$ 4,385,337	MN 1-11	Eng. Fees for roof replacement	
	McDonough 1-1 mod. cont. @3%	\$ 131,560			
	McDonough 1-1 mod. misc. @3%	\$ 131,560		Subtotal	
	Subtotal	\$ 4,685,082	Wilson Hi-Rise	Replace patio slab over boiler room	
			MN 1-14		
Roosevelt	Correct wet basements	\$ 50,000		Subtotal	
MN 1-2					
	Subtotal	\$ 50,000	Wabasha Hi-Rise	Repair and modernize building exterior	
			MN 1-17	Arch. / Eng. Fees for building exterior modern.	
Mt. Airy Homes	Repair deteriorated family area rock faced block	\$ 50,000			
MN 1-3				Subtotal	
	Subtotal	\$ 50,000			
Central Duplex & HR	Central Duplex exterior modernization	\$ 235,000			
MN 1-5	Central Duplex ext. mod. Arch/Eng. Fees	\$ 15,000			
	Subtotal	\$ 250,000			
West Side Duplexes	Replace playground	\$ 35,000			
MN 1-7	Replace DU kitchen cabinets	\$ 56,000			
	Subtotal	\$ 91,000			
Dunedin Fam & HR	Install fire suppression sprinklers & fire alarm @ Hi-Rise	\$ 490,000			
MN 1-9	Engineering fees for new sprinklers & fire alarm system	\$ 45,000			
	Contingency for sprinklers & fire alarm system	\$ 15,000			
	Replace family area sidewalks	\$ 15,000			
	Subtotal	\$ 565,000			
Total CFP Estimated Cost		\$ Cont. Next Col.			

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

Activities for Year : <u> 4 </u> FFY Grant: 2007 PHA FY: 2008			Activities for Year : <u> 4 </u> FFY Grant: 2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	
McDonough	McDon. 1-1 mod. contract #3 (108 DU)	\$ 4,385,337	Ravoux Hi-Rise	Repair spalled concrete and paint exterior metal	
MN 1-1	McDonough 1-1 mod. cont. @3%	\$ 131,560	MN 1-16		
	McDonough 1-1 mod. misc. @3%	\$ 131,560	Subtotal		
Subtotal		\$ 4,648,457	Hamline Hi-Rise	Install sprinklers and replace fire alarm system	
			MN 1-26	Eng. Fees for sprinkler install and fire alarm replacement	
Central Duplexes	Exterior family unit modernization	\$ 250,000	Subtotal		
MN 1-5					
Subtotal		\$ 250,000	Seal Hi-Rise	Recaulk building exterior	
			MN 1-27	Remove and replace fuel oil storage tank	
Neill Hi-Rise	Replace exterior building caulking & paint exterior metal	\$ 85,000	Subtotal		
MN 1-7					
Subtotal		\$ 85,000			
Dunedin HR & fam.	Replace exterior building caulking & paint exterior metal	\$ 80,000			
MN 1-9	Replace family site sidewalks	\$ 15,000			
Subtotal		\$ 95,000			
Iowa Hi-Rise	Replace roof	\$ 225,000			
MN 1-13	Eng. Fees for roof replacement	\$ 25,000			
Subtotal		\$ 250,000			
Wilson Hi-Rise	Restore and repair building exterior	\$ 60,000			
MN 1-14					
Subtotal		\$ 60,000			
Front Hi-Rise	Repair building exterior	\$ 250,000			
MN 1-15					
Subtotal		\$ 250,000			
Total CFP Estimated Cost		\$ Cont. Next Col.			

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

Activities for Year :__5__ FFY Grant: 2008 PHA FY: 2009			Activities for Year :__5__ FFY Grant: 2008 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
McDonough	McDon. 1-1 mod. contract #3 (108 DU)	\$ 4,385,337			
MN 1-1	McDonough 1-1 mod. cont. @3%	\$ 131,560			
	McDonough 1-1 mod. misc. @3%	\$ 131,560			
Subtotal		\$ 4,648,457			
Central Duplexes	Duplex exterior modernization	\$ 250,000			
MN 1-5					
Subtotal		\$ 250,000			
Dunedin HR & fam	Replace hi-rise roof	\$ 225,000			
MN 1-9	Eng. Fees for hi-rise roof replacement	\$ 25,000			
	Replace family area sidewalks	\$ 15,000			
Subtotal		\$ 265,000			
Ravoux Hi-Rise	Install sprinklers and replace fire alarm system	\$ 600,000			
MN 1-16	Eng. Fees for sprinklers and fire alarm system	\$ 50,000			
Subtotal		\$ 650,000			
Wabasha Hi-Rise	Modernize original hi-rise elevator	\$ 150,000			
MN 1-17	Eng. Fees to modernize elevator	\$ 20,000			
Subtotal		\$ 170,000			
Montreal Hi-Rise	Exterior building envelope repair	\$ 150,000			
Subtotal		\$ 150,000			
Hamline Hi-Rise	Roof replacement	\$ 225,000			
MN 1-26	Eng. For roof replacement	\$ 25,000			
Subtotal		\$ 250,000			
Total CFP Estimated Cost		\$ Cont. Next Col.			

Estimated Cost

\$	409,500
\$	81,480
\$	218,250
\$	60,390
\$	7,000
\$	3,500
\$	7,500
\$	3,000
\$	36,000
\$	147,000
\$	5,000
\$	978,620
\$	156,400
\$	375,678
\$	159,376
\$	2,000
\$	18,000
\$	2,500
\$	-
\$	713,954
\$	9,619,531

Estimated Cost

\$	409,500
\$	81,480
\$	218,250
\$	60,390
\$	7,000
\$	3,500
\$	7,500
\$	3,000
\$	36,000
\$	147,000
\$	5,000
\$	978,620
\$	156,400
\$	375,678
\$	159,376
\$	2,000
\$	18,000
\$	2,500
\$	-
\$	713,954
\$	9,604,531

SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

SUMMARY OF AGENCY PLAN PUBLIC HEARING

The Agency Plan Public Hearing was held November 19, 2003, at Neill Hi-rise, 3:00 p.m. There were a total of 15 attendees at the Public Hearing, including Resident Advisory Board (RAB) members Shirley Kane (PHA Commissioner), Phoebe McNeill (Neill Hi-Rise), Ida Okafor (Hamline Hi-Rise, formerly McDonough Homes), Dennis Sohlstrom (Hamline Hi-Rise), Pam Werdal (Voucher participant) and Gloria Wilson (Montreal Hi-Rise). Others residents from hi-rises, scattered sites and family developments also attended. Interpreters were present but not needed by any attendees. Barb Sporlein, Al Hester and Dave Lang reviewed the Draft Agency Plan with a Power Point presentation. Dave Lang explained the Capital Fund Program and Barb and Al outlined the rest of the draft Plan. Tristy Auger coordinated the meeting logistics.

Public Hearing Comments and Staff Responses:

- [Resident]: Informed attendees that she was just at McDonough Homes yesterday and wanted to tell the PHA the site looks so beautiful. The new “face-lift” has brightened it up. Residents are pleased with the interior modernization as well.

PHA staff thanked Ida for her comments.

- [Resident]: Commended the staff’s use of the Capital Fund Program to maintain great properties. Expressed concerns of racial discrimination in housing (residents’ conduct toward other residents); and stated that a letter has been sent to HUD outlining these concerns. He has spoken with Julius Erolin, Equal Opportunity and Diversity Director. He understands there is a diversity plan in the process, but finds no provisions of this plan in the draft Agency Plan. Asked what are the plans to fund this program?

Barb Sporlein and Al Hester replied that the PHA recently created a new Equal Opportunity and Diversity Department, which will take a more active role with Fair Housing issues as they relate to discrimination. Fair Housing has been a primary concern of PHA staff and Commissioners throughout the Agency’s history. As new issues arise the PHA wants to hear about them and do whatever is necessary to resolve them. Staff takes several initiatives towards promoting equal housing opportunity as stated in all contracts we sign at the PHA. The Agency Plan does not show details on the PHA Operating Budget, so expenses related to the diversity plan are not shown here.

3. [Resident]: Asked what is the diversity of the Equal Opportunity and Diversity Department?

Barb Sporlein replied that the Equal Opportunity and Diversity Department consists of three staff total. Two of which are from a protected class. Barb also

explained 33% of PHA staff are from minority groups and two of the seven PHA Board of Commissioners are also minorities.

4. [Resident]: Asked about flat rents and ceiling rents as it pertains to his personal income?

Al Hester replied there are four different types of rents: minimum, 30% adjusted income, ceiling rent, and flat rent. He generally explained how the rents related to each other, and offered to meet with the resident to discuss this further outside of the group setting. Further discussion of flat rents and ceiling rents. PHA staff have been working with HUD staff to clarify the requirements, right up to the day of the hearing. HUD Washington staff is expected to provide further guidance soon.

5. [Resident]: Thanked the PHA for the completion of projects going on at Hamline Hi-Rise and commented he was happy to see replacement of the elevators at Seal Hi-Rise is being funded in the current plan.

PHA staff thanked Mr. Sohlstrom for his comments.

6. [Resident]: Commented that the elevators in Montreal Hi-Rise need replacement also. Residents are getting stuck in the elevators often or they are constantly breaking down.

Dave Lang replied the elevators at Montreal Hi-Rise were replaced a few years ago and the expressed concerns may be an issue of needed maintenance repairs. Dave indicated he would look into this further and follow up with residents at Montreal Hi-Rise.

7. [Resident]: Asked if PHA replaces the carpet in the Scattered Site homes?

PHA staff replied that the resident would need to be in contact with her housing manager for authorization of the replacement of the carpet in her home. The PHA does not replace the carpet in our scattered site homes on a regular basis. Only as needed.

SMRLS (Southern Minnesota Regional Legal Services) also submitted written comments, which will be addressed separately.

Barb Sporlein stated that written comments would be accepted until the RAB meeting on November 25, 2003. No further comments were received.

PHA Responses to written comments from Laura Jellinek, Southern Minnesota Regional Legal Services, Inc. (SMRLS):

- Criminal history screening for Section 8 Voucher applicants (pp. 11-12 in the draft). We made two corrections in the draft, based on your comments. You pointed out that we had checked the “Other” box on page 11 of the draft but had

not filled in additional information. We removed the checkmark, since we had no “other” information to insert. We also expanded the phrase about “increased criminal history screening” to read as follows:

Increased criminal history screening to deny persons in categories prohibited by HUD statutes; e.g., lifetime registration as sexual offender, convicted of methamphetamine manufacture on the premises of federally assisted housing, etc.

As I said during our phone conversation, the PHA will still be using the same statutory requirements for eligibility. In the future we will obtain criminal history information on all applicants, not just those who self-disclose that they have been arrested or convicted.

- Target available assistance for families with disabilities (p. 13). Unfortunately, HUD denied the PHA’s latest application for Mainstream Vouchers for people with disabilities. The only Mainstream Vouchers awarded in all of HUD’s Region V in this round were 50 for Illinois. The PHA will continue to apply for these needed resources at every opportunity.

We are still administering 100 Mainstream Vouchers that were awarded previously. Many of the new local programs approved for Project-Based Assistance (PBA) vouchers are supportive housing developments assisting persons with disabilities.

- Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs (p. 13). When the waiting lists for public housing and vouchers reopen, we will consult with SMRLS and other groups to identify and reach that population. We also would like to discuss additional ways of providing services to people with limited English proficiency (LEP), as you recommend. In general, we believe we are meeting the need through our use of bi-lingual staff, notices to applicants and residents offering interpreter assistance, and contracts for interpreters in all languages. However, we would be happy to talk with you about further measures which might be feasible.
- Admission preferences for public housing (p. 18). The preference for involuntarily displaced applicants for hi-rises is not a new policy. As we drafted this year’s plan we noted that we had not stated it in the previous plan, so we added it. We would be glad to discuss other possible preferences with you, but each time we have considered adding special preferences in the past, the PHA Board and staff have concluded that we should not adopt them. There are so many “special needs” that it is difficult to recommend any one for special consideration in public housing and Section 8 voucher admissions. Many applicants already fit into one or more of those high needs categories like homelessness, spousal abuse, physical and/or mental disability, job training

participants, new immigrants, etc. The logistics of administering those kinds of preferences are troublesome, too.

- Minimum rents (pp. 25 and 28). We appreciate your comments on this proposal. At this time the PHA is not planning to increase the minimum rents. We raised the possibility early in 2003, when HUD announced that operating subsidies would be prorated at 70% due to budget shortfalls. At that time, our analysis showed that raising the minimum rent from \$25 to \$50 in both public housing might generate at least \$90,000 in additional rents. That amount could have staved off some staff layoffs. We acknowledged at the time that some households would experience (greater) hardship if required to pay more rent, but we were looking at a series of difficult alternatives. Later in the year HUD increased the amount of operating subsidy, so we are not planning to raise the minimum rents just now. We will keep your comments in mind if we address the issue again.
- Payment Standards (p. 27). To clarify the PHA's current policy, we kept our payment standards for Section 8 at the same amounts as last year, even though HUD raised the Fair Market Rents (FMRs) for the Twin Cities area on October 1, 2003. We understand your concern that the subsidy standards be kept high enough to provide voucherholders sufficient housing choice. However, we believe the latest FMR increases have outpaced the market somewhat in Saint Paul and surrounding areas. As you know, a couple of years ago HUD raised the Twin Cities FMRs from the 40th percentile of rents to the 50th percentile, which increased the potential pool of housing available to voucherholders by 25%. That jump was welcome at the time, but the large increase in payment standards then still appear to be sufficient for the current market. The voucher "shopping success" rates and utilization rates are both high, which are two indicators that the subsidies are adequate to provide housing choice. We will continue to monitor market conditions and voucherholders' success in finding units to rent.

Resident Advisory Board Excerpts from Meeting Minutes; RAB Comments and PHA Responses

The PHA **Resident Advisory Board** (RAB) met July 29, August 12 and 26, and September 9 and 23, November 26, 2003 and January 8, 2004 to discuss the Agency Plan requirements and drafts and other policy issues. The RAB did not submit written comments on the draft plan, but staff recorded and responded to RAB members' oral comments during the meetings (complete meeting summaries are available upon request).

Date: August 12, 2003

RAB members commented on several issues during the 5-Year Plan review.

- Modernization work: [Resident] said she was very pleased with most of the modernization work which started at McDonough before she moved to Hamline

- Hi-Rise. She cited the new sliding closet doors, wall finishes, new parking lots, children's play areas and other features.
- Safety and security: [Resident] also said the ACOP community policing program had made a great improvement in the McDonough neighborhood, so neighbors could enjoy sitting on their front porches and visiting now.
 - Services to promote independent living: [Resident] praised the new assisted living program (CHSP, Congregate Housing Services Program) at Mt. Airy Hi-Rise. He said the food was excellent, and the meals and services make it much easier for participants to get good nutrition and meet the PHA's housekeeping requirements.
 - Diversity, new residents: [Resident] said as the resident orientor, he sometimes has difficulty communicating with new residents who do not speak English. Mt. Airy staff can assist with some languages. Barb explained to the group that the PHA has a contract with an agency which will provide an interpreter for any language the PHA requires. Arrangements can be made for a contract interpreter to be present for orientations, appointments with management staff, etc.

Date: September 9, 2003

Ceiling Rents. LHAs may establish ceiling rents, which are a cap on the level of rent any household would have to pay, based on the size of their home or apartment. The current HUD rule says that if the PHA chooses to have ceiling rents, those rents must equal the flat rents (adjusted for utility allowances). For the last year the PHA's ceiling rents have been higher than its flat rents. HUD staff recently called this to our attention, so the PHA now must either lower its ceiling rents to equal the flat rents (adjusted for utility allowances) or eliminate the ceiling rents. [Staff had later discussions with local HUD staff which led to further research, but HUD's final answer was the same.] RAB members commented that there is some benefit to residents and supported keeping ceiling rents, if possible. PHA staff subsequently concluded that the logistics of making ceiling rents exactly equal to flat rents were too difficult. The PHA Board is expected to approve eliminating ceiling rents at its 1/28/2004 meeting.

Date: September 23, 2003

Grievance procedures. Al Hester provided an overview of the grievance procedure process and proposed changes. The RAB members voiced support for the changes.

One resident commented on Hamline Hi Rise needing an expansion to the management office space. Some residents have complained of the space being too small. Staff will consider that need in future modernization plans for the building.

One RAB member commented on the need to communicate more clearly and regularly to residents at family sites regarding the PHA's pet policy. She has noticed several cats and dogs (specifically at McDonough Homes) and would like staff to follow up on this concern. Staff will review the pet policy with management staff to be sure it is being applied consistently. Keeping an unauthorized pet is a lease violation, but proving ownership is difficult.

Date: January 8, 2004

Capital Fund Budget Update

Dave Lang gave a brief update on the current Capital Fund allocations for 2003. HUD has allocated \$9.2 million of the expected \$9.6 million for PHA's in 2003. This means that some of the funding for projects will need to be cut by approximately \$100,000 for FY 2004. Some of the funding being considered for cutting includes: continued modernization of the Central Duplexes, roof replacement at Montreal hi-rise, rehab on some scattered site homes, interior painting in hi-rises, and floor replacement in some hi-rises. The RAB members said they understood the need to adjust the budget and generally supported the staff's approach. They requested that RAB members be sent an updated spreadsheet of the recommended adjustments (see attachment).

Al Hester continued the meeting and summarized the two topics for discussion by RAB members:

Reduce the Section 8 Voucher "Shopping Period"?

Currently a household with a voucher has 180 days (6 months) to find a home or apartment, and sometimes 240 days (8 months). These time limits apply both to an applicant who come to the top of the voucher waiting list and is found eligible and issued a voucher, and to a current voucher holder who is moving from their current apartment. In both cases, they are issued a voucher and given an initial 120-day time period (4 months) in which to find an eligible, suitable unit. If they need more time, they can request another 60 days, for a total of 180 days (6 months). The PHA must also approve an additional 60 days (for a total of 240 days, or 8 months) as a reasonable accommodation for person with a verified disability. If the "shopper" has not found a unit by the end of the shopping period, the voucher expires.

The PHA used to allow a shorter shopping period, but a few years ago we extended it in response to the tight rental market. Voucher holders needed more time to shop. Now that the rental market has loosened up, we are thinking about decreasing the shopping time. Our vouchers are fully utilized. Voucher holders have been quite successful in finding units. The turnover rate is low. We are not issuing vouchers to households on the waiting list at this time.

HUD authorizes (and funds) the PHA to "lease up" a specific number of vouchers. There are penalties for leasing too many or too few, so the PHA needs to carefully manage how many vouchers are issued and go under lease. Our goal is to use every voucher that is authorized (100% utilization) but not go over the limit. If we are at risk of ending the year above 100%, we may need to take more drastic measures such as pulling back issued vouchers. We do not want to do that. The longer the shopping period is, the harder it is for PHA staff to predict how many vouchers will be leased each month.

We think now is the time to decrease the shopping period to an initial term of 60 days (2 months). Voucher holders could request an additional 60 days, for a total of 120 days (4 months). We would still be required to approve an additional 60 days as a reasonable accommodation for person with disabilities.

RAB members and the advocates (SMRLS and Community Stabilization Project) discussed the issue and recommended a compromise: Reduce the initial shopping period from 120 days to 90 days (3 months). If “shoppers” need more time, they can request an additional 60 days (2 months), for a total of 150 days (5 months). The PHA must also approve an additional 60 days (for a total of 210 days, or 7 months) as a reasonable accommodation for person with a verified disability. If the “shopper” has not found a unit by the end of the shopping period, the voucher expires. The PHA staff plan to make this recommendation to the PHA Board in February.

“Lease-in-Place” Admission Preference

PHA staff asked the group whether we should change the current policy, which allows applicants to move up on the waiting list if their current landlord will accept a voucher. We call this the “Lease-in-Place” admission preference.

The PHA implemented this strategy a few years ago to help voucher holders lease up in a tight rental market. The admission preference is given to an applicant who currently lives within the city limits of St. Paul and can certify that their existing landlord is willing to continue renting to them with a voucher subsidy, if the tenant is found eligible for the Section 8 program. PHA staff is now wondering whether this strategy is needed any more, and whether it gives those “lease-in-place” applicants an unnecessary advantage on the waiting list.

Based on today’s discussion and other considerations, PHA staff may recommend that the PHA Board of Commissioner revise the policies. If the shopping period and/or lease-in-place admission policies were changed as described above, the PHA would monitor the impact and the rental market, and recommend future changes as needed.

RAB members discussed the issue and unanimously voted to recommend changing the policy discontinuing the lease-in-place preference availability on the Section 8 waiting list. Staff intend to recommend this to the Board in February.

RESIDENT COMMENTS ON CAPITAL IMPROVEMENTS PLANS

Technical Services staff attended each of the following **Resident Council Meetings** in August and September 2004 to inform them about the revisions to the 2003 Capital Fund Program budget and the 2004 Capital Fund Program application that were made necessary by HUD's reduction in the PHA's FY03 Capital Fund Grant. The attached spreadsheet, was discussed with each relevant Resident Council and, shows the major work items that were deleted from each of the Capital Fund Program budgets as well as the security services, administration and Central Administrative Office Building expenses that were added to the 2002 and 2003 Capital Fund Program budgets.

The following comments were received from the residents:***Hi-Rises***

Mt. Airy Hi-Rise, 200 E. Arch. No comments received. Meeting will be held on June 2, 2003.

Central Hi-Rise, 554 W. Central. Meeting held 4/10/03 at 6:00 pm.

Comment: Will there be a cut to the ACOP program? Residents seem to understand the issues and the difficult times we are experiencing. Kedrick White, from the PHA, mentioned that there were PHA lay-offs as a result of the cuts from HUD. Kedrick assured the residents that their safety and security were top concerns of the PHA.

Valley Hi-Rise, 261 E. University. Meeting held 4/1/03 at 6:30 pm.

Comment: Resident wanted to know if it is possible to have handicap door openers installed for the bathrooms in the community room as they are hard to open.

Neill Hi-Rise, 325 Laurel. Meeting held 4/10/03 at 7:00 pm. No comments received.

Dunedin Hi-Rise, 469 Ada. Meeting held 4/14/03 at 2:00 pm.

Comments:

1. Residents asked about sprinklers and the new cable system
2. Residents asked about blinds. Eula, Resident Council President, said a new sunscreen had been purchased.
3. Residents asked about new community room chairs but understood that they would have to wait.
4. One resident suggested that we should keep reminding HUD to watch their figures. John Wold, of the PHA, pointed out that Jon Gutzmann, our Executive Director, had just talked to Congress this past week on the topic.
5. Residents expressed their gratitude that the dumpster location had been changed and that a lighter lid had been installed.

Cleveland Hi-Rise, 899 S. Cleveland. Meeting held 4/8/03 at 6:30 pm.

Comments:

1. John Wright, of the PHA, told the residents that the window caulking that had been in the budget had been deferred due to the CFP funding reductions.
2. John asked for input for future CFP budget items and received the following input:
 - a. Repaint the corridors in pastel color.
 - b. Install power operators on the doors to the community room and to the laundry room.
 - c. Add an enunciator function to the elevators so that deaf people would know what floor the elevator was on.
 - d. It was also suggested that the door to the restrooms on the first floor be made easier to operate. Residents were informed to call this in as a work order.

Iowa Hi-Rise, 1743 E. Iowa. Meeting held 4/14/03 at 7:00 pm. No comments received.

Wilson Hi-Rise, 1300 Wilson. Meeting held 4/8/03 at 5:00 pm.

Comment: One resident had a comment about bees during the summer. This concern was forwarded to Larry Gurtin who takes care of pest control.

Front Hi-Rise, 727 Front Ave. Meeting held 4/2/03 at 7:00 pm.

Comments:

1. Residents were glad to hear that the roof and wall work were not being cut.
2. Residents requested that the driveway entrance be repaired so that cars and buses don't scrape bottom when they enter the lot.
3. Residents were very happy with hallway wall painting.

Ravoux Hi-Rise, 280 Ravoux. Meeting held 4/9/03 at 1:00 pm.

Comments:

1. Residents had no comment about the deferral of the exterior stucco panel redashing or the domestic water piping replacement.
2. Residents suggested the following work items for future budget consideration:
 - a. Clean the radiation covers in the apartments.
 - b. One resident suggested that the water supply piping replacement and the installation of the new sprinkler system be done at the same time in the future to minimize disruption to the residents.
3. Residents were informed of the PHA's plan to sell the westerly portion of the Ravoux site and the proposed plan to build 5 single-family homes on the site. One resident indicated that this property is not widely used by the Ravoux residents.

Wabasha Hi-Rise, 545 N. Wabasha. Meeting held 4/14/03 at 6:00 pm.

Comments:

1. One resident wanted to know if they were still going to get a new elevator. It was explained that a shaft for a new elevator for Wabasha was being built as a part of the new PHA office building at 555 N. Wabasha but that the installation of the elevator has been deferred to future years due to funding limitations.

2. One resident wanted to know about the sound and vibration readings for the hammer rock excavation for the new PHA office building at 555 N. Wabasha. The resident was informed that the PHA's consultant is monitoring the vibrations.

Montreal Hi-Rise, 1085 Montreal. Meeting held 4/10/03 at 2:00 pm.

Comments:

1. Residents had no comments about the deferral of the dwelling unit lock replacement, exterior building repairs or the dwelling unit water supply line replacement.
2. The following items were offered for consideration for future CFP funding:
 - a. Fix the lock on the Community Room door.
 - b. Install a light above the bulletin board located in the Lobby.
 - c. Install gutters over both entry doors. Residents say the sidewalks get all wet and icy in the winter.

Exchange Hi-Rise, 10 W. Exchange. Meeting held 4/14/03 at 7:00 pm.

Comments:

1. No comments were received on the work items that are being cut.
2. Residents requested that the PHA either replace the structurally unsound benches in the rear of the building or add additional new benches.

Edgerton Hi-Rise, 1000 Edgerton. Meeting held 4/9/03 at 1:30 pm.

Comments:

1. Residents wanted to know if their rent was going to go up as a result of the budget cuts. No, rents are based on income or flat rents, the PHA does not have rent setting control.
2. One resident wanted to know if the block granting of the Section 8 funds to the State was final. No, it is a proposal. Kedrick White explained that Jon Gutzmann was testifying to Congress about this issue.

Hamline Hi-Rise, 777 N. Hamline Ave. Meeting held 4/1/03 at 2:00 pm.

Comments:

1. Residents were informed that the final phase of the exterior building brick repair would continue and should be completed this fall.
2. Dwelling unit glass repair has been deferred. However residents should report fogged or cloudy glass panes to the Manager for future replacement.

Seal Hi-Rise, 825 Seal. Meeting held 4/8/03 at 6:30 pm.

Comments:

1. Residents were happy to hear that more dwelling unit fogged or cloudy windowpane replacement was still in the budget.
2. The Council will be purchasing a TV and VCR to install overhead on a wall – mounted bracket. Tim Angaran, of the PHA, volunteered to help with the installation of it.

President's Council. Meeting held 4/28/03 at 10:00 am.

Resident Council Presidents were invited to the Tuesday, May 6, 2003 Public Hearing @ 3:30 pm at 480 Cedar that will discuss the 3rd Revision to the Agency Plan.

Comments:

1. One President wanted to know if new non-slip stair treads could be installed in the stairwells at Front Hi-Rise because the elevator keeps breaking down.
2. One President wanted to know when the dining room entry door at Montreal Hi-Rise would be repaired.
3. One resident from Hamline Hi-Rise asked when they would be able to use their patio by the community room again.

Family Developments

McDonough Family Site. Meeting held 4/1/03 at 6:30 pm.

Comment: One resident was concerned about which Hi-Rises had work that would be deferred. Not many comments when group found out that the work at McDonough will not be affected.

Roosevelt Family Site. Meeting held 4/28/03 at 6:00 pm.

Comments:

1. Residents were curious about the planned work south of Ames by Habitat for Humanity.
2. Several residents asked if there would be assigned parking because they have no place to park at night on Ames.

Mt. Airy Family Site. Meeting held 4/15/03 at 6:00 pm.

Comment: Some residents of the MN 1-3 family units asked about getting air conditioner sleeves.

Dunedin Family Site. Meeting held 4/15/03 at 6:00 pm. No comments received.

City Wide Resident Council. Meeting will be held 5/27/03 at 6:00 pm.

Adjustments to 2002 / 2003 Capital Fund Budgets

2002 Reductions	Original	Reduced	Final \$
Seal Coat McDonough Parking Lots	\$10,000	\$10,000	\$0
Repair retaining walls/trash encl @ Mt. Airy	\$50,000	\$42,226	\$7,774
Repair windows that won't lock at 1-4	\$2,188	\$2,188	\$0
Install Central HR sprinklers	\$500,000	\$74,110	\$426,199
Repair windows that won't lock at 1-8a	\$2,183	\$2,183	\$0
Dunedin envelope caulking & repair	\$20,000	\$20,000	\$0
Replace bad sidewalks @ Dunedin	\$15,000	\$15,000	\$0

1-10 smokes, GFI's, etc.	\$15,000	\$5,000	\$10,000
Cleveland window caulking	\$20,000	\$20,000	\$0
Iowa DU sink replacement	\$95,000	\$95,000	\$0
Wilson sprinkler engineering fees	\$38,000	\$38,000	\$0
Replace Wilson boiler room roof slab	\$5,000	\$5,000	\$0
Redash Ravoux exterior stucco panels	\$50,000	\$50,000	\$0
Montreal DU Lock Replacement	\$45,000	\$45,000	\$200
Montreal exterior bldg repair consultant	\$40,000	\$40,000	\$0
Phase IV brick replacement @ Hamline	\$367,496	\$67,524	\$299,972
Seal post tension end repairs	\$40,000	\$10,000	\$30,000
Replace HR community room furniture	\$60,000	\$20,000	\$41,482
Tech. Services CAD equipment	\$10,000	\$8,000	\$2,000
Computer hardware and software	\$90,000	\$20,000	\$70,000
Resident Initiatives - staff training	\$2,500	\$2,500	\$0
Hi-Rise Resident Council Training	\$10,000	\$10,000	\$0
Family Resident Council Training	\$3,500	\$3,500	\$0
Resident Training and Employment	\$4,000	\$4,000	\$0
Resident training in crime prevention	\$1,000	\$1,000	\$0
Interpreter fees	\$3,000	\$3,000	\$0
Security training program	\$36,000	\$36,000	\$0
Janitorial training program	\$147,000	\$47,000	\$100,000
Youth employment program	\$2,000	\$2,000	\$0
Contingency	\$15,000	\$15,000	\$0
		\$713,231	

02 Funded \$1,046,990 of scattered site single family home modernization

2002 Additions	Original	Addition	Final \$
New Central Admin. Office Bldg.	\$0	\$300,000	\$300,000
Protective Services (ACOP)	\$0	\$170,625	\$170,625
Non Tech Salaries	\$56,180	\$64,581	\$120,761
Non Tech Benefits	\$138,000	\$15,608	\$153,608

2003 Reductions	Original	Reduced	Final \$
Dunedin sprinkler eng. Fees	\$40,000	\$40,000	\$0
Install Wilson HR sprinklers	\$512,500	\$512,500	\$0
Replace Wilson DU windows	\$50,000	\$50,000	\$0
Wabasha elevator mod.	\$400,000	\$164,400	\$235,600
Seal elevator mod engineering	\$20,000	\$20,000	\$0
Scat Site modernization	\$802,750	\$155,250	\$647,500
Agency wide masonry repair	\$30,000	\$30,000	\$0
Ag. Wide moisture control	\$10,000	\$10,000	\$0
Replace Hi-Rise com. Room furn.	\$60,000	\$40,000	\$20,000
Replace hi-rise boilers	\$250,000	\$150,000	\$100,000
CAD drawing software	\$10,000	\$9,000	\$1,000
Resident Initiatives training	\$2,500	\$2,500	\$0

Hi-Rise resident council trng	\$1,000	\$1,000	\$0
Family resident council trng	\$1,000	\$1,000	\$0
Interpreter fees	\$3,000	\$3,000	\$0
Youth employment	\$5,000	\$5,000	\$0
Advertising bids	\$18,000	\$8,000	\$10,000
Contingency	\$13,394	\$13,394	\$0
		\$1,215,044	

2003 Additions	Original	Addition	Final \$
New Central Admin. Office Bldg	\$1,000	\$999,000	\$1,000,000
Protective Services (ACOP)	\$0	\$409,500	\$409,500
Non Tech Salaries	\$130,340	\$26,060	\$156,400

Resident Membership of the PHA Governing Board

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

The current resident Commissioners are

- Shirley Kane, resident of Neill Hi-Rise (2-year term), representing elderly housing (hi-rise) residents; and
- Mai-Tong Lee, resident of a scattered site home (3-year term), representing family residents.

Section 8 Project-Based Assistance

The PHA's Board of Commissioners has approved a Project-Based Assistance (PBA) program, using up to 544 units of the PHA's existing 3,984 units of tenant-based Section 8 assistance.

"Project-basing" program attaches the rent subsidy to a specific development or certain apartments in a development. If the tenant moves out, the subsidy stays with the apartment. However, the PHA will issue the tenant a voucher to use elsewhere, if more vouchers are available. (When the program is "overutilized" the PHA will not issue vouchers either to tenants moving out of project-based assistance units or to applicants on the waiting list. This is the case as of January 2004.)

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

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

Proposal Review Criteria (100 Points Total):

1. Prior experience of the applicant in developing and managing similar residential housing, and demonstrated ability and capacity of the applicant to proceed expeditiously with the proposal. 25 Points.

ATTACHMENT L to Saint Paul PHA Agency Plan for FY2005 – Page 2

2. Documented need for the proposed type of residential housing in the proposed geographic area. Projects that serve families with children (specifically 2+ bedroom units) will receive highest priority in this category. 25 Points.
3. Extent to which the project contributes to the geographic distribution of affordable housing throughout the city of Saint Paul, promotes deconcentration of poverty, and furthers fair housing objectives. 20 Points.
4. Extent to which the project identifies and integrates tenant support and self-sufficiency services (i.e., education, job training, employment, day care); or special accessibility for physically handicapped; or amenities or services for elderly, handicapped, or special need tenants. 10 Points.
5. Relationship of the proposed development to public facilities, sources of employment and services, including public transportation, health, education, and recreational facilities. 5 Points.
6. Extent of community and constituency support for the proposed type of housing. 5 Points.
7. Extent to which the proposed project has been developed as a result of a cooperative agreement or arrangement among public, semi-public or non-profit agencies or organizations. 5 Points.
8. Extent to which Women, Minority and Disabled-Owned Business Enterprises are represented in the development, ownership, administrative and/or management process. 5 Points.

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

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

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

Officer In Residence Program

HUD and the PHA's Board of Commissioners have approved the plan for the **Officer In Residence Program** that currently allows one Saint Paul Police Department officer to live in each of the PHA's hi-rise apartment buildings, and at one of the PHA's family housing developments. Each of the PH's sixteen's hi-rises has an Officer In Residence.

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

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

Under the Public Housing Reform Act of 1998 (QHWRA), the PHA receives operating subsidy for all dwelling units rented to law enforcement officers.

(Required Statement)

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

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

On September 17, 2003 HUD published a new rule on mandatory and voluntary conversions, which will require each housing agency to do an annual assessment. That rule is effective March 17, 2004, allowing time for comment on the proposed cost methodology. The Saint Paul PHA and many other agencies and organizations submitted comments on the methodology, pointing out deficiencies and proposing alternatives. The new rule will require conversion only for large projects (250 or more units on contiguous sites) with high vacancy rates (12-15%). Even when major modernization work is underway, the Saint Paul PHA consistently maintains occupancy levels at or above 99%, so no further analysis will be required.

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

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

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

- (1) Not be more expensive than continuing to operate the development (or portion of it) as public housing;

- (2) Principally benefit the residents of the public housing development to be converted and the community; and
- (3) Not adversely affect the availability of affordable housing in the community.

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

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

Voluntary Conversion of Developments from Public Housing Stock

Required Initial Assessment

As required by 24 CFR 972

Resolution No 01-9/26-2
PHA Board approved on 9/26/2001

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

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

MN #	DU #	Development Name	1. Conversion would adversely affect the availability of affordable housing in the community?	2. Conversion would be more expensive than continuing to operate the development (or a portion of it) as public housing?	3. Conversion would principally benefit residents of the public housing development to be converted and the community?
1	484	McDonough Homes	Yes	*	*
2	314	Roosevelt Homes	Yes	*	*
3	425	Mt. Airy Hi-Rise & Family Homes	Yes	*	*
4	42	1st Add. McDonough Homes	Yes	*	*
5	184	Central Hi-Rise & Duplexes	Yes	*	*
6	158	Valley Hi-Rise	Yes	*	*
7	118	Neill Hi-Rise & West Side Duplexes	Yes	*	*
8a	54	2nd Add. McDonough Homes	Yes	*	*
8b	22	1st Add. Mt. Airy Homes	Yes	*	*
9	230	Dunedin Hi-Rise & Family Homes	Yes	*	*

10	3	2nd Add. Mt. Airy Homes	Yes	*	*
11	144	Cleveland Hi-Rise	Yes	*	*
13	148	Iowa Hi-Rise	Yes	*	*
14	187	Wilson Hi-Rise	Yes	*	*
15	151	Front Hi-Rise	Yes	*	*
16	220	Ravoux Hi-Rise	Yes	*	*
17	71	Wabasha Hi-Rise	Yes	*	*
18	185	Montreal Hi-Rise	Yes	*	*
19	194	Exchange Hi-Rise	Yes	*	*
20	18	Scattered Site Homes	Yes	*	*
22	16	Scattered Site Duplexes & Fourplexes	Yes	*	*
23	26	Scattered Site Homes	Yes	*	*
24	220	Edgerton Hi-Rise	Yes	*	*
26	186	Hamline Hi-Rise	NA - Designated elderly housing		
27	144	Seal Hi-Rise	Yes	*	*
29	67	Scattered Site Homes	Yes	*	*
30	25	Scattered Site Homes	Yes	*	*
31	75	Scattered Site Homes	Yes	*	*
32	26	Scattered Site Homes	Yes	*	*
33	45	Scattered Site Homes	Yes	*	*
34	50	Scattered Site Homes	Yes	*	*
35	16	Scattered Site Homes	Yes	*	*
37	25	Scattered Site Homes	Yes	*	*
38	2	Homeward Homes	Yes	*	*
39	1	3rd Add. To Mt. Airy Homes	Yes	*	*

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