

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

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

PHA Plan Agency Identification

PHA Name: Housing and Redevelopment Authority of Duluth, MN

PHA Number: MN003

PHA Fiscal Year Beginning: 10/2004

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 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The Housing and Redevelopment Authority (HRA) of Duluth will strive to ensure that decent, safe, and affordable housing conditions are available to all residents of the community. The HRA will work to achieve excellence in the property we own and manage, and the programs and services we provide. Through the efforts of its Board, staff and clients, the HRA will take pride in being among the best and highest performing housing agencies in the Nation.

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: *Two hundred vouchers were funded in 2003 to assist with the relocation needs of our funded HOPE VI project. The HRA will consider applying for additional rental vouchers if such funding becomes available, depending upon our waiting list numbers, the rental market vacancy rate, and other relevant factors.*
 - Reduce public housing vacancies: *Will strive to sustain a public housing vacancy rate of 3% or less.*
 - Leverage private or other public funds to create additional housing opportunities: *Through implementation of our HOPE VI Revitalization Plan.*

- Acquire or build units or developments *Through HOPE VI program.*
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) *The HRA received a FY 2003 PHAS score of 91 and was designated a High Performer for the third year in a row. The HRA will work to sustain this High Performer designation for FY 2004 by achieving a score of at least 90.*

Improve voucher management: (SEMAP score) *The HRA received a FY 2003 SEMAP score of 91 and a High Performer designation, which it will work to sustain in FY 2004 by achieving a score of at least 90.*

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing: *We have begun implementation of our HUD-funded HOPE VI Revitalization Plan involving the ultimate deconstruction/demolition of the 200 unit Harbor View Home development. Some demo-dispo of other selected scattered-site units is also planned for FY 2004, along with one vacant land parcel disposition under 2 acres and the granting of an easement on a portion of vacant land to the Minnesota Dept. of Transportation for road construction.*

Provide replacement public housing: *Through our mixed financed HOPE VI Revitalization project, both public housing rental and homeownership units are being developed.*

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program: *Program began in 2003.*

Three participants have purchased to date with a fourth closing pending. Further activity will be dependent upon the security and sufficiency of Section 8 funding provided by HUD.

Implement public housing or other homeownership programs: *Homeownership opportunities will be made available under the HOPE VI program.*

Implement public housing site-based waiting lists: *Only for new HOPE VI mixed financed developments containing public housing units, since this is a HUD requirement.*

Convert public housing to vouchers:

Other: (list below) *Continue implementation of project basing of Housing Choice Vouchers begun in 2003. Extent and scope of program will be dependent upon sufficiency of Section 8 funding provided by HUD.*

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: *HOPE VI developments will achieve this goal when constructed.*

Implement public housing security improvements: *Have resumed arrangement with Midwest Patrol for patrols at TriTowers and the deconstruction area at Harbor View.*

Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *The HRA may consider this option in the coming fiscal year. The RAB would be consulted if any proposal is contemplated.*

Other: (list below)

Will continue implementation of the HOPE VI Revitalization Plan which will provide mixed finance/mixed income housing developments.

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: *Though HOPE VI, the HRA is going to be sponsoring a Step-Up Apprenticeship Program with the Duluth Building and Construction Trades Council to provide both a resident self-sufficiency tool and a vehicle for construction contractor to fulfill HUD Sec. 3 requirements. The HRA has also entered into a CSS contract with Women in Construction Company (WICC) for construction training and recruitment for women and people of color. We also plan to have WICC build three public housing replacement units for us as part of a Section 3 initiative. We are also working with the health care industry on additional Sec. 3 employment possibilities. HOPE VI funds also have*

provided the revenue for several CSS contracts in the area job readiness, career counseling, and job training, such as Project SOAR, Choice Unlimited, Inc., UDAC, NEMOJT, Lake Superior College, Duluth Workforce Development, MRC Flex Work Duluth, and Northeast Entrepreneur Fund. We also were funded for the Neighborhood Networks program in conjunction with HOPE VI, providing computer training and other educational services through another HOPE VI partner – Copeland Community Center.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Will continue participation in the ROSS program, providing outreach, case management, education and supportive service coordination.*

- Other: (list below)

The HRA will consider the financial feasibility of enlarging its public housing family self-sufficiency program, depending upon the level of HUD support that can be obtained. Likewise, further growth in the Section 8 family self-sufficiency program will be dependent upon sufficient HUD funding of the Section 8 program.

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

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

Continue participation in the Affordable Housing Coalition's annual Fair Housing Fun Fair.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2004
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)] *Completion of this section is optional.*

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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement: *file name: (mn003a01)*
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan: *file name: (mn003f01)*
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Capital Fund Performance and Evaluation Reports for 2002 (one grant) and 2003 (two grants) for the quarter ending 3-31-04 found in file names: (mn003b01), (mn0003c01), and (mn003d01), respectively. Also see separate file attachment name (mn003e01) for Public Housing Pet Policy required in Section 14 of Plan.

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by

completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio-n
Income <= 30% of AMI	4,581	76%	77%	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	4,728	68%	52%	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	5,857	26%	25%	N/A	N/A	N/A	N/A
Elderly	3,236	63%	53%	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Caucasian	14,362	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Afro-American	312	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	53	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Nat.Am/Asian	439	N/A	N/A	N/A	N/A	N/A	N/A

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: *2001-2005*
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset *We expect to use the 2000 Census Info. next fiscal year.*
- American Housing Survey data
Indicate year: *We expect this data to be available for our 2005 and five year plan due next year.*
- Other housing market study
Indicate year: *2003 Maxfield Study & 2002 St. Louis County Planning Department Study*
- Other sources: (list and indicate year of information)
Duluth HRA Waiting Lists

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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 Public Hsg.& Sec. 8
Waiting list total	1,619		350 (combined total)
Extremely low income <=30% AMI	1,428	88%	
Very low income (>30% but <=50% AMI)	172	11%	
Low income (>50% but <80% AMI)	19	1%	
Families with children	644	40%	
Elderly families	49	3%	
Families with Disabilities	306	19%	
Race/ethnicity Caucasian	1,065	66%	
Race/ethnicity – Afro-American	308	19%	
Race/ethnicity – Native American	175	11%	
Race/ethnicity – Asian	34	2%	

Housing Needs of Families on the Waiting List			
Race Ethnicity – White/Hispanic		37	2%
Characteristics by Bedroom Size	Public Housing and Section 8 programs		Public Housing T.O Estimate only (200) (excludes internal transfer estimates)
1BR	852	53.0%	Est. 134-1BR turns
2 BR	565	35.0%	Est. 28-2BR turns
3 BR	170	10.0%	Est. 26-3BR turns
4 BR	30	1.9%	Est. 10-4BR turns
5 BR	2	.1%	Est. 2-5BR turns
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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 (*through implementation of HOPE VI program.*)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction (*depending upon level of funding provided by HUD*).
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Will construct three replacement public housing units with Capital Fund resources.

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.(*through implementation of HOPE VI Project*.)
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

We are planning to include an elderly building on the Harbor View site as part of our mixed financed/mixed income strategy under our HOPE VI Revitalization Plan.

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) *Construct additional handicap accessible units with HOPE VI resources 2003-2007. Also, one of the 3 replacement public housing units to be constructed with Capital Fund resources will be handicapped accessible.*

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)

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: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	2,052,563	
b) Public Housing Capital Fund	1,826,928	
c) HOPE VI Revitalization	5,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,317,311	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	104,923	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Neighborhood Networks	50,000	Resident digital learning resources
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	500,000	CF eligible uses only
3. Public Housing Dwelling Rental Income	2,744,797	PH Operations
4. Other income (list below)		
PH non-dwelling rental income	119,172	PH Operations
		PH Operations
4. Non-federal sources (list below)		
Bridges (State)	212,454	Sec. 8 program
Total resources	\$18,928,148	As shown above

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) *Six weeks.*
 - Other: (describe) *At initial application.*
- 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) *Other applicable references.*
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists *Will be implemented only for HOPE VI mixed financed developments which include public housing units, as required by HUD.*
 - 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 may also be obtained by mail upon request.*
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? *We expect that three mixed financed developments will be in the marketing/occupancy phase in the next year, each with a site-based waiting list.*

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? *All three of these lists will be new; the HRA has not operated any site-based waiting lists in the past for its regular public housing program.*

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *Families may be on as many lists as they choose.*

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 (*The HOPE VI developments will be privately managed, so any applications received by the HRA will be forwarded to that company.*)

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)

Since these HOPE VI mixed financed developments will be privately managed, that private management company may also develop other methods of receiving applications(including those for public housing) such as by mail, phone, or fax, or other means that may reflect its standard practice.

(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:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below) *In an effort to support customer satisfaction & choice, the HRA will continue its practice of processing one convenience transfer per month.*
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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.

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

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) *A Resident's Guide is also provided.*

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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)

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)

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

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below) *Applications may be made through the mail and applications can be down loaded from our website: www.duluthhousing.com*

(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 HRA may grant one or more extensions of the term, but the initial term plus any extensions will never exceed 120 calendar days from the initial date of issuance. To obtain an extension the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. If additional time can reasonably be expected to result in success, the HRA will grant the length of request sought by the family or 60 days, whichever is less.*

Consideration of requests for extensions may be suspended temporarily if federal funding is insufficient.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below) *Through referrals and coordinated efforts with other housing providers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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)

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

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

- Yes for all developments

- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) *Only when family composition changes or if granted a rent decrease within the certification year.*

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) *Section 8 FMRs.*

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR (*a reduction from the current 110% of the 50th percentile FMR option down to 110% of the 40th percentile FMR will be effective August 1, 2004 for new lease ups. For current participants, the change will be phased in, in accordance with applicable HUD regulations.*)
- 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)

Payment standards will be evaluated at least annually, and more frequently if necessary to insure financial feasibility of the program,

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)

The level of federal funding available to cover any estimated increase in the average HAP cost.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)
HRA is a High Performer so exempt from completion of this section.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

HRA is a high performer and exempt from completion of this section.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *file name: (mn003a01)*

-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 (state name) *file name: (mn003f01)*

-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: Harbor View Homes
2. Development (project) number: MN003-01
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: *We expect construction will be underway on 3 various mixed finance developments connected to the HOPE VI Revitalization Plan – at Harbor View (Phase 1), Village Place, and The Matterhorn.*

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
We will also be developing scattered-site public housing units at Hawk Ridge, a mixed-income development of primarily homeownership units, but with some public housing rental replacement units interspersed.

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
<p>1a. Development name: <i>Various scattered-site projects and Harbor View Homes</i> 1b. Development (project) number: <i>MN003: - 7, 8, 11, 12, 17, 18 & 20 and MN003-01</i></p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/> <i>Demolition of one (1) scatted site home beyond repair at 216 S. Basswood will be undertaken under the DeMinimis exception. Replacement home will be constructed with Capital Fund resources. DeMinimis exception exempts the HRA from needing to obtain approval from the HUD Field Office or SAC under the applicable HUD regulations, but it will be reported as required in PIC.</i></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/> <i>Dispositions of three(3) vacant, high level lead-based paint homes in the East Hillside Neighborhood area (at 1009 North 6th Avenue East in Project 3-7, 501 North 13th Avenue East in Project 3-11, and 1141 North 6th Avenue East in Project 3-12) by direct sale to the Northern Communities Land Trust for their rehab and sale under their homeownership program, which gives priority to our public housing residents and section 8 participants Other properties with similar levels of lead based paint may also be disposed of in the same fashion if they become vacant, including, but not limited to: 1023 North 9th Avenue East in Project 3-7, 1308 East 5th Street, 9 & 11 South 16th Avenue East, and 920 North 8th Avenue East – all in Project 3-11, and 1518 North 9th Avenue East in Project 3-18. Proceeds of sales of these properties to the Land Trust will be used to fund replacement units and/or other eligible program activities. Also will seek disposition approval from SAC for a vacant land parcel under 2 acres which is in excess of the HRA’s needs due to another land purchase at the Harbor View site (Project No. MN003-01). Finally, an easement is being granted to MN DOT on land of a parcel in Project 3-20 in Lincoln Park.</i></p>
<p>3. Application status (select one)</p> <p style="padding-left: 20px;">Approved <input type="checkbox"/></p> <p style="padding-left: 20px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 20px;">Planned application <input checked="" type="checkbox"/> <i>(Application activities currently in progress; some dispo activity in the Plan was previously planned and mentioned in 2003 Agency Plan.)</i></p>
<p>4. Date application approved, submitted, or planned for submission: <i>Estimated submittal date to the HUD Special Applications Center for the three vacant properties and the two vacant land parcels will be submitted, through PIC, in Fall 2004. Others may follow at a later date, in the new fiscal year, should select properties become vacant.</i></p>

5. Number of units affected: *from three units (current number vacant) to ten units should additional units become vacant which have excessive lead abatement and other rehab costs, rendering them financially infeasible to retain and renovate under the public housing Capital Fund program.*

6. Coverage of action (select one)

Part of the development (*selected scattered-site properties of several project numbers as noted above under item 2.*)

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: *Sales estimated for. early winter 2005 (and potentially again in Spring or Summer of FY if some of the identified properties become vacant).*

b. Projected end date of activity: *est. Winter 2005 (and potentially again in Spring of Summer of 2005, again if some of the identified properties become vacant).*

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.) *The HRA may study this issue in the next year.*

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: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input 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 type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input 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: *MNO 3-01, -02, -04, -05, -06, -07, -08, -10, -12, -14, -17, -18, -20, -22, and -23.*

2. What is the status of the required assessment?
 Assessment underway
 Assessment results submitted to HUD
 Assessment results approved by HUD (if marked, proceed to next question)
 Other (explain below) *Voluntary Assessment completed August 13, 2002; determined that all 16 developments if converted would adversely affect the availability of affordable housing in the community, which met the test of #c., 3 of 24CFR972.200.*

3. Yes 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)
 Conversion Plan in development
 Conversion Plan submitted to HUD on: (DD/MM/YYYY)
 Conversion Plan approved by HUD on: (DD/MM/YYYY)
 Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
 Units addressed in a pending or approved demolition application (date submitted or approved:
 Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
 Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
 Requirements no longer applicable: vacancy rates are less than 10 percent
 Requirements no longer applicable: site now has less than 300 units
 Other: (describe below) *This was a "Required Initial Voluntary Assessment of Conversion from PH stock to Tenant Based Assistance", and was completed on August 13, 2002.*

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.) *There is a homeownership component to our HOPE VI Revitalization Plan, but it does not fall under these types and will be reviewed and approved for completeness by the HOPE VI Office only under the Term Sheet review process, unless HUD dictates otherwise. We are a high performing agency and not required to complete this section in any case..*

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)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

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.) *HRA is a High Performer and exempt from this section.*

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

The HRA is a High Performer and exempt from this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

(The HRA is a High Performer and exempt from completing this section.)

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.

HRA is a High Performer and exempt from this section.

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

- Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment file name (*mn003e01*).

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? 1
- 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. *HRA is a High Performer and exempt from this section.*

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

The Resident Advisory Board, though supportive of the Plan and the Capital Fund spending plans for 2004 and the overall Five Year Capital Fund spending plans, did voice at the meetings held on both May 11, 2004 and June 15, 2004 their continuing concern over HUD's termination of the Drug Elimination program without providing sufficient additional resources to cover security, drug elimination, and drug and crime prevention strategies. They requested that staff give them the names and addresses of both their federal and state legislative representatives, and plan to write them letters on this issue, urging federal resources to be made available to meet these needs.

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)

Staff provided the RAB members with the state and federal legislative representatives, as requested.

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.)

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) *The Mayor of Duluth appoints all Board members, including the tenant commissioner. The current Tenant Commissioner is Glenn Fitzgerald, a resident of TriTowers highrise.*

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: (provide name here) *City of Duluth, 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)
 - *Continue implementation of HOPE VI Grant for Revitalization of Harbor View Homes.*
 - *Provide housing rehabilitation assistance.*
 - *Provide down payment assistance.*
 - *Create homeownership opportunities for low and moderate income people.*
- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Working jointly to resolve impediments to Fair Housing and in partnership related to Five-Year Plan involving HOPE VI activities.

D. Other Information Required by HUD

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

1. *The HRA of Duluth defines substantial deviations or significant amendments or modifications to these plans as discretionary changes in the plans or policies of the HRA that fundamentally change the mission, goals, objectives, or plans of the agency by requiring formal approval of the Board of Commissioners when necessary.*
2. *The Duluth HRA's Resident Advisory Board (RAB) for the 2004 Agency Plan review consisted of the following members, who are all hold elected positions at their respective public housing developments:*

*Linda Ankrum
Kurt Wahle
Debra Radke
Glenn Fitzgerald
Bobby Joe Moe
Sandy Ray*

3. The Duluth HRA's Public Housing Tenant Commissioner is Glenn Fitzgerald. He resides at the public housing highrise called TriTowers and is also the TriTowers Residents' Club President. He was appointed to the HRA Board by the Mayor of Duluth, as are all Duluth HRA Commissioners.

Attachments

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

All Plan attachments are found in specific word files that are attached to this Agency Plan template.

The specific word file attachments to this plan mentioned above and referenced in the body of the template are as follows:

(mn003a01): Capital Fund Annual Statement for 2004

(mn003b01),(mn003c0)1, and (mn003d01): Capital Fund Performance and Evaluation Reports for 2002 and 2003.

(mn003e01): Public Housing Pet Policy (this is provided as an option attachment)

(mn003f01): Optional 5-Year Action Plan for the Capital Fund (this is provided in the format requested by the HUD Field Office which utilizes a portion of the Small PHA Streamlined Annual Plan template, which we are otherwise not eligible to use)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

*The Annual Statement is an attachment to the Plan at file name:
(mn003a01)*

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP 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	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

Measures

See attachment file name: (mn003a01)

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

See attachment file name: (mn003a01)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

*See attachment
file name:
(mn003a01)*

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

The Option Table for 5-Year Action Plan for Capital Fund is found in attachment file number (mn003f01).

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46P00350104 Capital Fund Program 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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	211,577.20			
3	1408 Management Improvements	5,000.00			
4	1410 Administration	211,577.20			
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	105,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	981,870.68			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	50,000.00			
14	1485 Demolition	100,746.92			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	400,000.00			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	2,115,772.00			
21	Amount of line 20 Related to LBP Activities	106,870.68			
22	Amount of line 20 Related to Section 504 Compliance	150,000.00			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	100,746.92			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HOPE VI ACTIVITEIS	Modernization For Development Activities	1498	Lump Sum	400,000.00				
	<hr/> TOTAL HOPE VI ACTIVITIES			<hr/> \$400,000.00				

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: <u> </u> MN46P00350104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

MN46P003002 Grandview Manor	Replace Carpet in Public Areas/Hallways	1460	All	25,000.00				
	TOTAL: MN. 3-2 Grandview Manor			\$25,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003004 Midtowne Manor I	Replace Roof	1460	1	110,000.00				
	<hr/> TOTAL: MN. 3-4 Midtowne Manor I			<hr/> \$110,000.00				

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: <u> </u> MN46P00350104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

MN46P003006 Tri-Towers	Energy Performance Contract Payback/Demolition/Disposal	1485	All	\$88,349.33				
	Replace Domestic Hot Water Boiler	1460	1	\$50,000.00				
	TOTAL: MN. 3-6 Tri-Towers			\$138,349.33				

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: <u> </u> MN46P00350104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

MN46P003008 Scattered Sites	Upgrade Kitchens	1460	65	340,000.00				
	TOTAL: MN. 3-8 Scattered Sites			\$340,000.00				

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003010 King Manor	Energy Performance Contract Payback/Demolition/Disposal	1485	All	12,397.59				
	Replace Carpet in Public Areas/Hallways	1460	All	50,000.00				
	TOTAL: MN. 3-10 King Manor				\$62,397.59			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003011 Scattered Sites	Lead Paint/Hazardous Material Abatement and Modernization	1460	1	\$56,870.68				
	<hr/> TOTAL: MN. 3-11 Scattered Sites			<hr/> \$56,870.68				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003012 Scattered Sites	Lead Paint/Hazardous Material Abatement/Modernization	1460	1	50,000.00				
	<hr/> TOTAL: MN. 3-12 Scattered Sites			<hr/> \$50,000.00				

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

MN46P003014 Midtowne Manor II	Elevator Upgrades	1460	All	300,000.00				
	Replace Furniture In Dining Pod	1465.1	All	50,000.00				
	<hr/> TOTAL: MN. 3-14 Midtowne Manor II				\$350,000.00			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: <u> </u> MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL Agency Wide Activities	<u>Operations</u>	1406	HA-Wide	211,577.20				
	<u>Management Improvements</u> a. Training	1408	All	5,000.00				
	<u>Non Technical Salaries and Fringe Benefits</u>	1410	All	211,577.20				
	<u>Architectural/Engineering Fees</u>	1430	All	105,000.00				
	<u>Computer Hardware</u>	1475	All	50,000.00				
	TOTAL: MN46P003 Agency Wide				\$583,154.40			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: _MN46P00350104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P003050104 Capital Fund Program Replacement Housing Factor #:					2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<u>HOPE VI ACTIVITES</u>	9-13-06			9-13-08			
MN46P003002 Gandview Manor	9-13-06			9-13-08			
MN46P003004 Midtowne Manor I	9-13-06			9-13-08			
MN46P003006 Tri-Towers	9-13-06			9-13-08			
MN46P003008 Scattered Sites	9-13-06			9-13-08			
MN46P003010 King Manor	9-13-06			9-13-08			
MN46P003011 Scattered Sites	9-13-06			9-13-08			
MN46P003012 Scattered Sites	9-13-06			9-13-08			
MN46P003014 Midtowne Manor II	9-13-06			9-13-08			
MN 46P003 ET AL Agency Wide Activities	9-13-06			9-13-08			

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and NumberS Capital Fund Program: MN46P00350102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 2)
 X Performance and Evaluation Report for Period Ending: 3-31-04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision No. 1	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	223,592.70	223,592.70	223,592.70	223,592.70
3	1408 Management Improvements	25,000.00	55,905.36	55,905.36	22,343.26
4	1410 Administration	223,592.70	223,592.70	223,592.70	223,592.70
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000.00	216,618.70	216,618.70	162,969.41
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	1,599,100.68	1,405,243.77	1,405,243.77	1,295,819.65
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	15,000.00	61,332.85	61,332.85	61,332.85
14	1485 Demolition	100,746.92	100,746.92	100,746.92	100,746.92
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,287,033.00	\$2,287,033.00	\$2,287,033.00	\$2,090,397.49
21	Amount of line 20 Related to LBP Activities	\$104,405.48	\$103,345.87	\$103,345.87	\$93,220.69
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	\$100,746.92	\$100,746.92	100,746.92	100,746.92

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003001 Harbor View Homes	Exterior Renovations TOTAL MN. 3-1 Harbor View Homes	1460	47 Bldgs.	329,607.24	0	0	0	HOPE VI Grant Awarded Cancel Work
				<u>\$329,607.24</u>	<u>0</u>	<u>0</u>	<u>\$0</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003002 Fairmont Homes	Exterior Renovations (Continued)	1460		\$52,314.39	\$65,596.89	65,596.89	65,596.89	Complete
	TOTAL MN. 3-2 Fairmont Homes			<u>\$52,314.39</u>	<u>\$65,596.89</u>	<u>\$65,596.89</u>	<u>\$65,596.89</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003006 Tri-Towers	Replace Windows	1460	Building	1,072,826.07	1,086,320.07	1,086,320.07	1,086,320.07	Contract Complete
	TOTAL MN. 3-6 Tri-Towers			<u>1,072,826.07</u>	<u>1,086,320.07</u>	<u>1,086,320.07</u>	<u>1,086,320.07</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003002 Grandview Manor	Energy Performance Contract Repayment/Demolition/Disposal Costs	1485	All	100,746.92	100,746.92	100,746.92	100,746.92	Work Completed
	Install Glycol Loop	1460	1	0	19,000.00	19,000.00	19,000.00	Complete
	TOTAL MN. 3-2 Grandview Manor				\$100,746.92	\$119,746.92	\$119,746.92	119,746.92

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003007 Scattered Sites	<u>Lead Paint/Hazardous Material Abatement @:</u> <u>Modernization @:</u> 2114 W. 6 th Street (\$5,566.00) TOTAL MN. 3-7 Scattered Sites	1460	1	66.00	5,566.00	5,566.00	5,566.00	Complete
				\$66.00	\$5,566.00	\$5,566.00	\$5,566.00	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003010 King Manor	<u>Carpet Administrative Offices</u>	1460	1	17,785.00	22,882.00	22,882.00	22,882.00	Complete
	<u>Replace kitchen Cabinets, Countertops and Sinks</u>	1460	23	0	99,298.94	99,298.94	0	Contract Awarded Work moved up from 50103
	TOTAL MN. 3-10 King Manor			<u>\$17,785.00</u>	<u>\$122,180.94</u>	<u>\$122,180.94</u>	<u>\$22,882.00</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003011 Scattered Sites	<u>Lead Paint/Hazardous Material Abatement @:</u>	1460	2	3,579.51	3,579.51	3,579.51	3,579.51	Complete
	<u>Modernization @:</u> 1125 Maple Grove \$2,407.50 619 N. 22 nd Ave West \$1,172.01							
	<u>Demolition of 216 South Basswood</u>	1450	0	0	0	0	0	
<hr/> TOTAL MN. 3-11 Scattered Sites				<hr/> \$3,579.51	<hr/> \$3,579.51	<hr/> \$3,579.51	<hr/> \$3,579.51	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003012 Scattered Sites	<u>Lead Paint/Hazardous Material Abatement @</u>	1460	0	839.97	839.97	839.97	839.97	Complete
	<u>Modernization @</u> 506 Spear \$244.00 1422 N. 2 nd Ave. E. \$595.97		2					
TOTAL MN. 3-12 Scattered Sites				\$839.97	\$839.97	\$839.97	\$839.97	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003018 Scattered Sites	<u>Lead Paint/Hazardous Material Abatement @</u> 624 N. 60 th Ave. West (\$24,129.81) <u>Modernization @</u> 2239 Livingston \$434.00 2723 W. 8 th \$781.80 624 North 60 th Ave. West (\$67,156.78) <hr/> TOTAL MN. 3-18 Scattered Sites	1460	3	\$100,000.00	\$93,360.39	93,360.39	83,235.21	Contract Awarded
				<u>\$100,000.00</u>	<u>\$93,360.39</u>	<u>\$93,360.39</u>	<u>\$83,235.21</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL Agency W Wide	<u>Operations</u>	1406	HA-Wide	223,592.70	223,592.70	223,592.70	223,592.70	Complete
	<u>Management Improvements</u> a. Management Training \$1,500 b. Capital Fund Training \$871 c. Inventory Specialist Salary/Fringes \$52,434.00 d. Mold Training \$1100.36	1408	HA-Wide	25,000.00	55,905.36	55,905.36	22,343.26	Ongoing
	<u>Non Technical Salaries and Fringe Benefits</u>	1410	HA-Wide	223,592.70	223,592.70	223,592.70	223,592.70	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: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003 ETAL Agency Wide (Continued)	<u>Architectural/Engineering Fees</u> a. Lead Paint/Hazardous material Abatement and Modernization (\$15,996.00) b. Lead Risk Assessments (\$26,693.70) c. Hi-Rise Balconies (\$500) d. Tri-Towers Window Replacement (\$51,520.00) e. Tri-Towers Fire Alarm Upgrades (\$29,083.00) f. Ramsey Manor Reroofing (\$24,063.00) g. Misc. Hi-Rise Upgrades (\$26,650.00) h. King Manor Kitchen Renovations (\$42,113.00)	1430	All	\$100,000.00	\$216,618.70	\$216,618.70	162,969.41	Ongoing
	<u>Computer Hardware</u>	1475	Ha-Wide	15,000.00	61,332.85	61,332.85	61,332.85	Complete
	<u>TOTAL MN46P003 ET AL HA WIDE</u>				<u>\$587,185.40</u>	<u>\$781,042.31</u>	<u>\$781,042.31</u>	<u>693,830.92</u>
MN46P003014	<u>Computer Hardware</u>	1475		15,000.00				Ongoing

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #1	Revised	Funds Obligated	Funds Expended	
MN46P003014 Midtowne Manor II	Duct Cleaning	1460	Building	8,800.00	8,800.00	8,800.00	8,800.00	Complete
	TOTAL: MN. 3-14 Midtowne Manor II			<u>8,800.00</u>	<u>8,800.00</u>	<u>8,800.00</u>	<u>8,800.00</u>	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
Project	Revision #1	Revised	Actual	Revision #1	Revised	Actual		
MN46P003001 Harbor View Homes	3-31-04	N/A	N/A	N/A	N/A	N/A		
MN46P003002 Fairmont Homes	3-31-04	3-31-04	10-31-02	9-30-05	9-30-05	10-31-03		
MN46P003002 Grandview Manor	3-31-04	3-31-04	1-31-03	9-30-05	9-30-05	4-30-03		
MN46P003006 Tri-Towers	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	2-29-04		
MN46P003007 Scattered Sites	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	4-30-03		
MN46P003010 King Manor	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	9-30-03		
MN46P003011 Scattered Sites	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	4-30-03		
MN46P003012 Scattered Sites	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	4-30-03		
MN46P003018 Scattered Sites	3-31-04	3-31-04	3-31-04	9-30-05	9-30-05			
MN46P003 ET AL Agency Wide Activities	3-31-04	3-31-04	2-29-04	9-30-05	9-30-05			
MN46P003014 Midtowne Manor II	3-31-04	3-31-04	3-31-03	9-30-05	9-30-05	3-31-03		

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Project	Revision #1	Revised	Actual	Revision #1	Revised	Actual	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46P00350103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)
X Performance and Evaluation Report for Period Ending: 3-31-04 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	0	0	0	0
2	1406 Operations	\$182,692.80	182,692.80	182,692.80	182,692.80
3	1408 Management Improvements	0	52,434.00	52,434.00	0
4	1410 Administration	\$182,692.80	182,692.80	99,992.86	99,992.86
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$50,000.00	50,000.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	\$835,795.48	783,361.48	360,005.86	124,424.50
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	\$75,000.00	75,000.00	24,938.73	24,938.73
14	1485 Demolition	\$100,746.92	100,746.92	100,746.92	100,746.92
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	\$400,000.00	400,000.00	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,826,928.00	1,826,928.00	820,811.17	486,275.31
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security	\$75,000.00	75,000.00	0	0
24	Amount of line 20 Related to Energy Conservation Measures	\$100,746.92	100,746.92	100,746.92	100,746.92

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

HOPE VI	Hope VI Activities Modernization for Development	1498	Lump Sum	400,000.00	400,000.00	0	0	
	TOTAL: HOPE VI			<u>\$400,000.00</u>	<u>\$400,000.00</u>	<u>0</u>	<u>0</u>	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003002 Grandview Manor	Energy Performance Contract Payback/Demolitions/Disposal	1485	All	74.63	74.63	74.63	74.63	Complete
	Install Domestic High Efficiency Hot Water Heater	1460	1 Ea.	40,000.00	40,000.00	0	0	
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	Upgrade Hallway Wall Coverings	1460	8 Floors	20,000.00	20,000.00	0	0	
	TOTAL: MN. 3-2 Grandview Manor				<u>\$65,074.63</u>	<u>\$65,074.63</u>	<u>\$74.63</u>	

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003004 Midtowne Manor I	Energy Performance Contract Payback/Demolition/Disposal	1485	All	9,615.83	9,615.83	9,615.83	9,615.83	Complete
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	Balcony Enclosure	1460	1 Ea.	15,000.00	15,000.00	0	0	
	TOTAL: MN. 3-4 Midtowne Manor I			<u>\$29,615.83</u>	<u>\$29,615.83</u>	<u>\$9,615.83</u>	<u>\$9,615.83</u>	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003005 Ramsey Manor	Replace Roof	1460	1 Ea.	115,000.00	115,000.00	81,000.00	0	Contract Awarded
	Energy Performance Contract Payback/Demolition/Disposal	1485	All	9,799.14	9,799.14	9,799.14	9,799.14	Complete
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	TOTAL: MN. 3-5 Ramsey Manor			\$129,799.14	\$129,799.14	\$90,779.14	\$9,799.14	

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003006 Tri-Towers	Energy Performance Contract Payback/Demolition/Disposal	1485	All	56,666.69	56,666.69	56,666.69	56,666.69	Complete
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	Enclose Balcony	1460	1 Ea.	20,000.00	20,000.00	0	0	
	Upgrade Fire Alarm System	1460	Bldg.	250,000.00	197,566.00	168,837.00	77,904.00	Contract Awarded
	Duct Cleaning	1460	Bldg.	15,000.00	15,000.00	0	0	
	Install Ceramic Tile in First Floor Lobby/Entrance	1460	1 Ea.	15,000.00	15,000.00	0	0	
	TOTAL: MN. 3-6 Tri Towers				\$361,666.61	\$309,232.69	225,503.69	\$134,570.69

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

PHA Name: HRA of Duluth, Minnesota	Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003010 King Manor	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	Contract Awarded
	Enclose Balcony	1460	1 Ea.	10,000.00	10,000.00	0	0	
	Upgrade Hallway Wall Coverings	1460	5 Floors	25,000.00	25,000.00	0	0	
	Install Handicap Door Buttons	1460		15,000.00	15,000.00	0	0	
	Replace Kitchen Cabinets, Countertops and Sinks	1460	25 Ea.	265,795.48	265,795.48	110,168.86	0	
	TOTAL: MN. 3-10 King Manor				\$315,795.48	\$315,795.48	110,168.86	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003014 Midtowne Manor II	Energy Performance Contract Payback/Demolition/Disposal	1485	All	\$24,590.63	24,590.63	24,590.63	24,590.63	Complete
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	TOTAL: MN. 3-14 Midtowne Manor II			<u>\$29,590.63</u>	<u>\$29,590.63</u>	<u>\$24,590.63</u>	<u>\$24,590.63</u>	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL H-A Wide Activities	Operations	1406	HA-Wide	182,692.80	182,692.80	182,692.80	182,692.80	Complete
	<u>Management Improvements</u> Inventory Specialist Salary & Fringe Benefits - \$52,434.00	1408	1	0	52,434.00	52,434.00	0	
	Non-Technical Salaries and Fringe Benefits	1410	All	182,692.80	182,692.80	99,992.86	99,992.86	Ongoing
	Architectural/Engineering Fees	1430	All	50,000.00	50,000.00	0	0	
	Computer Hardware	1475	HA-Wide	50,000.00	50,000.00	1,348.98	1,348.98	Ongoing
	Vehicle - For Capital Fund Inspections	1475	1 Ea.	25,000.00	25,000.00	23,589.75	23,589.75	
	TOTAL: MN46P003 HA Wide Activities				<u>\$490,385.60</u>	<u>\$542,819.60</u>	<u>360,058.39</u>	<u>\$307,624.39</u>

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350503 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HOPE VI	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003002 – Grandview Manor	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003004 – Midtowne Manor I	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003005 – Ramsey Manor	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003006 – Tri- Towers	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003010 – King Manor	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003014 – Midtowne Manor II	9-16-05	9-16-05		9-16-07	9-16-07		
MN46P003 – HA Wide Activities	9-16-05	9-16-05		9-16-07	9-16-07		

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350503 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46P00350203	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies xRevised Annual Statement (revision no)
Performance and Evaluation Report for Period Ending: 8-31-04 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	0		0	0
2	1406 Operations	\$36,409.90		36,409.90	36,409.90
3	1408 Management Improvements	0		0	0
4	1410 Administration	\$36,409.90		0	0
5	1411 Audit	0		0	0
6	1415 liquidated Damages	0		0	0
7	1430 Fees and Costs	\$75,000.00		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	\$216,279.20		\$216,279.20	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1498 Mod Used for Development	0		0	0
19	1502 Contingency	0		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	\$364,099.00		\$252,689.10	\$36,409.90
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Compliance	0		0	0
23	Amount of line 20 Related to Security	0		0	0
24	Amount of line 20 Related to Energy Conservation Measures	0		0	0

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350203 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003010 – King Manor	Replace Kitchen Cabinets, Countertops and Sinks	1460	Lump Sum	\$216,279.20		\$216,279.20	0	Contract Awarded
	TOTAL: MN. 3-10 KING MANOR			\$216,279.20		\$216,279.20	0	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350203 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL	<u>Operations</u>	1406	All	\$36,409.90		36,409.90	36,409.90	Complete
	<u>Non Technical Salaries and Fringe Benefits</u>	1410	All	\$36,409.90		0	0	
	<u>Architectural/Engineering Fees</u>	1430	All	\$75,000.00		0	0	
	TOTAL MN46P003 HA Wide Activities			\$147,819.80		\$36,409.90	\$36,409.90	

PET POLICY

INTRODUCTION

The purpose of this Policy is to establish the HRA's policy and procedures for ownership of pets and to establish reasonable rules governing the keeping of pets. The rules adopted are related to the legitimate interest of the HRA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property and the financial interest of the HRA.

Pet owners will be required to adhere to all State and local laws, city ordinances, and this Pet Policy regarding their pets.

ASSISTIVE ANIMALS

This policy and the dwelling lease does not limit or impair the right of persons with disabilities to own animals that are used to assist them. Appropriate documentation of the following must be submitted to the HRA:

That there is a person in the household who has a disability which requires such an animal;

That the animal has been professionally trained to assist with the specified disability.

For animals that assist the disabled, the HRA will waive the pet policy (such as size of animal) once the resident or applicant has submitted appropriate documentation.

A. MANAGEMENT APPROVAL OF PETS

The pet owner must enter into a Pet Agreement, which will be a lease addendum, with the HRA.

Pets will not be kept in the unit prior to approval of the pet by HRA management.

Registration of Pets

Pets must be registered with the HRA before they are brought onto the premises. Registration includes a certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law and/or the HRA, and that the pet has no communicable disease(s) and is pest-free.

Proof of updated inoculations must be submitted each year at the time of the owner's annual recertification.

Dogs and cats must be spayed or neutered by the age of 6 months.

Execution of a Pet Agreement with the HRA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

The HRA will take a photo of cats and dogs for registration, as well as require the pet to wear an identification tag to show the pet has been registered with the HRA.

If an approved pet that is not required to be spayed or neutered (e.g., gerbil, bird, etc.) gives birth to a litter, the resident must remove the litter from the premises.

Refusal To Register Pets

If the HRA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial. The reasons the HRA will refuse to register include, but are not limited to:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any part of the Pet Policy;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HRA reasonably determines that the resident was unable to fulfill their past obligations as a pet owner;

The HRA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

B. STANDARDS FOR PETS

Types of Pets Allowed

No more than a TOTAL of three non-aquatic animals may be kept in the unit at one time. One dog or one cat may be kept in the unit, but not one of each. The HRA will allow NO exotic, non-domesticated, dangerous, wild, poisonous, farm or breeding animals to occupy an apartment or home. Allowing such an animal to occupy the unit will be a violation of the lease agreement.

Types of pets allowed:

1. Dogs

Maximum number: one

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law, local ordinance and/or the HRA. The HRA must be provided with a copy of the license.

Cats

Maximum number: one

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law, local ordinance and/or the HRA. The HRA must be provided with a copy of the license.

3. Small Birds (Canaries, parakeets, lovebirds, or others as approved by Management)

Maximum number: 2 TOTAL

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: **10 gallons**

Must be maintained on an approved stand

5. Rodents (Guinea pig, hamster, or gerbil ONLY)

Maximum number: 2 TOTAL

Must be enclosed in an acceptable cage at all times

Must have all inoculations as specified now or in the future by State law, local ordinance and/or the HRA.

6. Small Turtles

Maximum number: 2

Must be enclosed in an acceptable cage or container at all times.

7. Ferrets

Maximum number: 1

Must have any or all inoculations as specified now or in the future by State law, local ordinance and/or the HRA.

C. PETS TEMPORARILY ON THE PREMISES

Pets that are not registered with a tenant may not visit the complex/buildings.

Residents are prohibited from feeding or harboring stray animals or pests (including squirrels, seagulls, etc.)

D. DESIGNATION OF PET/NO-PET AREAS

For the benefit of families who are allergic, frightened, or for other reasons, do not want to reside in a complex which allows cats, dogs and rodent type pets, in addition to the density and lack of pet exercise area in accordance with Federal law, the following areas are designated as no-pet areas:

ALL PROPERTY AND UNITS AT HARBORVIEW HOMES – NO DOGS OR CATS

**TRI-TOWERS, KING MANOR, GRANDVIEW MANOR, MIDTOWNE I AND II AND RAMSEY MANOR
NO DOGS, OR RODENT TYPE PETS**

Any resident who lives in one of these designated areas who has a pet already registered with the HRA as of 7/1/01 which would otherwise be prohibited, will have that pet grandfathered in under this policy. Once the “grandfathered in” registered pet is removed from the unit, the resident will fall under the terms and conditions of the current pet policy.

E. PET FEES AND DEPOSITS

The resident/pet owner shall be required to pay a \$200.00 refundable deposit (for the purpose of defraying all reasonable costs directly attributable to the presence of the pet in the unit). Pet deposits apply to dogs and cats only.

Payment will be as follows: the deposit of \$200.00 will be paid on or prior to the date the pet is properly registered and brought into the apartment. NO EXCEPTIONS.

The HRA reserves the right to change or increase the required deposit.

The HRA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, within 21 days upon removal of the pet or the owner from the unit. If the tenant moves as well, excess charges will be taken from the regular unit security deposit. The resident will be billed for any charges remaining after these deposits have been applied. If the tenant

remains, excess charges will be billed to the tenant's account and payment of these charges will be due and payable upon receipt of the billing.

The HRA will return the Pet Deposit to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

All reasonable expenses incurred by the HRA as a result of damages directly attributable to the presence of the resident's pet in the unit and/or project will be the responsibility of the resident.

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. CLEANLINESS REQUIREMENTS

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Litter Box Requirements. Residents owning cats shall maintain waterproof litter boxes for cat waste. All animal waste from litter boxes shall be picked up daily by the pet owner and the waste and/or litter from the litter box must be disposed of in sealed plastic trash bags, and placed in a trash bin or dumpster. Under no circumstances should litter be placed in a trash chute in the high rise buildings.

Litter shall not be disposed of by being flushed through a toilet or in a sink.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste, both indoors and outdoors, by placing it in a sealed plastic bag and disposing of it.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

H. PET WASTE REMOVAL CHARGE

Action to be taken if the family responsible for the pet fails to remove waste created by their animal:

First offense: a pet waste removal charge of \$25.00 and/or report of the incident to the proper authorities

Second offense: a pet waste removal charge of \$50.00 and/or a report of the incident to the proper authorities

Third offense: eviction and/or a report of the incident to the proper authorities.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

If the tenant is in occupancy when damage, repair, removal of waste, etc. occurs, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. Excess charges will be taken from the regular security deposit. The resident will be billed for any charges remaining after these deposits have been applied.

The expense of flea/pest treatment for the dwelling, shall be the responsibility of the resident.

I. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash and under the control of the resident or other responsible individual at all times.

Pets are not allowed to roam free outside the unit. Pets may not be left tied, chained or tethered outside or left in a vehicle unattended.

Pets are not permitted in common areas such as community rooms and laundry areas. Pet bedding shall not be washed in any common laundry facilities.

A pet owner shall physically control or confine his/her pet during the times when HRA employees, agents of the HRA, or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

J. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud, continuous, or incessant barking, howling, whining, biting, scratching, chirping, meowing, or other such activities.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 30 minutes or more, which disturbs any person at any time during the day or night will be considered a nuisance.

Repeated substantiated complaints regarding the pet disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet and/or him/herself from the unit.

K. PET CARE

Cats may not be left unattended in any apartment for a period of more than two days. Dogs may not be left unattended in any apartment for a period of more than 9 hours. Other pets (excluding fish) may not be left unattended in any apartment for an excessive period of time.

All resident pet owners must provide adequate care, nutrition, exercise and medical attention for his/her pet. Resident pet owners must maintain the pet in accordance with State, local, public health, animal control, and/or anti-cruelty laws.

Upon request, the HRA must be provided with a copy of a veterinarian statement/diagnosis in the case of an animal suffering from an illness.

Resident pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

L. RESPONSIBLE PARTIES

The resident pet owner will be required to designate a responsible party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

The resident pet owner is fully responsible and liable for their pet in regard to any liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet and/or their guest's pet, and agrees to hold the HRA harmless from any claims caused by any action or inaction of the pet. The HRA will assume no responsibility for any damages or injuries to person or property caused by pets.

M. PET RULE VIOLATION NOTICE

If a determination is made that a resident pet owner has violated the Pet Rule Policy, the HRA will attempt to resolve the issue, depending on the severity of the violation. The HRA may speak with the resident/pet owner verbally, and/or give written notice.

A written notice will contain a brief statement of the basis for the determination and the pet rule(s) which were violated. The notice will also state the time period the resident has to correct the violation and that the resident/pet owner's failure to correct the violation or appear at any requested meeting will result in initiation of procedures to terminate the pet owner's tenancy.

N. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HRA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HRA, the HRA may serve notice to remove the pet.

The notice shall contain:

A brief statement of the factual basis for the HRA's determination of the Pet Rule that has been violated;

The requirement that the resident /pet owner must remove the pet within a specified time (determined by the HRA based on the severity of the situation), and

A statement that failure to remove the pet will result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY

The HRA may initiate procedures for termination of tenancy based on a pet rule violation including, but not limited to:

The pet owner has failed to remove the pet or correct a Pet Policy/Agreement violation within the time period specified,

The pet owner has had repeated Pet Policy/Agreement violations, or

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

The HRA grievance policy shall be applicable to all individual grievances arising out of violations of this Pet Policy.

P. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. This includes pets that are poorly cared for or have been left unattended as stated in Section J of this Pet Policy.

If the responsible party is unwilling or unable to care for the pet, or if the HRA after reasonable efforts cannot contact the responsible party, the HRA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises. No pet that bites or attacks will be permitted, nor will any animal deemed to be potentially harmful to the health or safety of others.

If the owner has not been responsible in caring for the pet or in other matters concerning the Pet Policy or Pet Agreement, the HRA will have discretion as to whether other pets will be allowed in the household in the future. This will be determined on a case-by-case basis.

Q. EMERGENCIES

The HRA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness or abuse, or demonstrates behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals. When deemed necessary, the HRA, in conjunction with an appropriate agency, may enter the apartment on an emergency basis to remove the pet and place it with an appropriate agency.

If it is necessary for the HRA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

R. INOCULATIONS

Animals who are kept in any unit must be inoculated by a licensed veterinarian as required by State law, local ordinance, and/or the HRA.

Dogs must be inoculated for rabies, canine distemper, hepatitis, parainfluenza, and parvovirus.

Cats must be inoculated for rabies, feline distemper, rhinotracheitis, calici virus, and panleukopenia virus.

Ferrets must be inoculated for canine distemper.

Residents must take appropriate action to protect their pets from fleas and ticks to prevent fleas and ticks from becoming commonplace. Verification of this will be required from a veterinarian or other professional. Residents will be required to update these inoculations annually, and submit proof at each annual reexamination.

Pet Policy Acknowledgement and Agreement

Name _____

Address _____

I have been provided with a copy of the Pet Policy and agree to comply with all conditions and rules outlined in the Pet Policy. I understand that I must return my pet registration tag at the time of move-out or removal of the pet from my home or I will be charged a \$5.00 fee.

_____ **Date** _____

Signature

HRA Staff

PET AFTERCARE AGREEMENT

Resident name and address:

Type of pet and pet's name: _____

Printed name of aftercare provider and address:

Phone: _____

In the event the resident identified above should pass away or become unable to care for the pet identified above, I certify and agree by my signature below to take charge of the pet and remove it immediately upon notification from the HRA property.

_____ **Date** _____

Signature

_____ **Notary Stamp/Seal**

Notary Public

**PET REGISTRATION
HRA OF DULUTH, MN**

Date _____

Resident Name _____

Address _____

Type/breed of Pet: _____ Name _____

Color/distinguishing marks _____

Pet's Weight _____ License (dog only) _____

Cat declawed _____ Spayed/neutered _____

Proof of Vaccinations provided _____

ID Tag issued _____ Number _____ Photo _____

Aftercare Agreement signed _____ Pet policy signed _____

Security Deposit Paid \$ _____

Notes: _____

The foregoing pet has met the HRA registration requirements or resident has agreed to meet the requirements within the time specified under "notes". The pet shall be permitted to reside with the resident under the terms and conditions of the pet policy.

_____ Date _____

Authorized Staff Member

Cc: Maintenance Supervisor

Certification of Vaccinations

Owner Name _____

Pet Name _____ Type _____

The HRA of Duluth, MN, requires that dogs have the following vaccinations:

Rabies, Canine Distemper, Hepatitis, Parainfluenz and Parvo Virus

Cats shall have the following vaccinations:

Rabies, Feline Distemper, Rhinotracheitis, Calici Virus, Panleukopenia Virus

Ferrets shall have canine distemper vaccination.

I certify that the pet identified above has received all the vaccinations required by the HRA and that all such vaccinations are current and up to date.

Veterinary Clinic Name _____

Veterinarian Signature _____

Date _____

Alternative Format for Capital Fund Five-Year Action Plan, as requested by the Minneapolis HUD Field Office:

Proceed to pages 4 through 7 of this otherwise empty template (which is otherwise only used by small PHAs) for the Capital Fund Program Five-Year Action Plan for the Duluth, Minnesota HRA.

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2005 PHA FY: 2005	FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
HOPE VI		\$400,000.00	\$400,000.00	\$400,000.00	0
MN.3-2 (FMH)		0	\$490,000.00	0	0
MN.3-2 (GVM)		0	\$125,000.00	0	\$75,000.00
MN.3-4		0	\$75,000.00	\$250,000.00	\$15,000.00
MN.3-5		0	\$134,888.66	0	0
MN.3-6		\$350,000.00	0	\$350,000.00	0
MN.3-8		0	0	\$455,000.00	\$325,000.00
MN.3-10		\$225,746.92	\$12,911.34	0	\$322,800.00
MN.3-11		0	0	\$122,800.00	0
MN.3-12		0	0	0	\$200,000.00
MN.3-14		\$627,053.08	0	0	\$415,000.00
MN.3-17		0	\$240,000.00	0	0
MN.3-18		0	\$100,000.00	0	\$200,000.00
HA-WIDE		\$588,200.00	\$613,200.00	\$613,200.00	\$638,200.00
CFP Funds Listed for 5-year planning		\$2,191,000.00	\$2,191,000.00	\$2,191,000.00	\$2,191,000.00

8. Capital Fund Program Five-Year Action Plan

Replacement Housing Factor Funds					
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Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2005 PHA FY: 2005			Activities for Year: __3__ FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>HOPE VI</i>	<i>Construct New Units</i>	\$400,000.00	<i>HOPE VI</i>	<i>Construct New Units</i>	\$400,000.00
Annual	MN.3-6	<i>Elevator Upgrades</i>	\$350,000.00	MN. 3-2 (FMH)	<i>Kitchen & Bath Upgrades</i>	\$490,000.00
Statement	<i>MN.3-10</i>	Performance Contract Payback	\$100,746.92	<i>MN.3-2 (GVM)</i>	<i>Replace Roof</i>	\$125,000.00
	MN.3-10	Skywalk Upgrade	\$125,000.00	MN. 3-4	Replace Stoves & Refrigerators	\$75,000.00
	MN.3-14	Replace Windows	\$627,053.08	MN. 3-5	Replace Interior Doors	\$134,888.66
	HA-Wide	Operations	\$219,100.00	MN. 3-10	Energy Performance Contract Payback	\$12,911.34
		Admin.	\$219,100.00	MN. 3-17	Construct Front Porches	\$240,000.00
		A&E Fees	\$125,000.00	MN.3-18	Mod/Hazardous Material Abatement	\$100,000.00
		Computer Upgrade	\$25,000.00	HA-WIDE	Operations	\$219,100.00

8. Capital Fund Program Five-Year Action Plan

					Admin.	\$219,100.00
					Computer Upgrades	\$25,000.00
					A&E Fees	\$125,000.00
					CF Vehicle	\$25,000.00
Total CFP Estimated Cost			\$2,191,000.00			\$2,191,100.00

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

Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>HOPE VI</i>	<i>Construct New Units</i>	\$400,000.00	<i>MN.3-2 (GVM)</i>	<i>Replace Interior Doors</i>	\$75,000.00
MN.3-4	<i>Elevator Upgrades</i>	\$250,000.00	MN. 3-4	<i>Upgrade Exterior Lighting</i>	\$15,000.00
<i>MN.3-6</i>	Replace Interior Doors/Upgrade Exterior Lighting	\$350,000.00	<i>MN. 3-8</i>	<i>Driveway Upgrades</i>	\$325,000.00
MN.3-8	Upgrade Bathrooms	\$455,000.00	MN. 3-10	Exterior Site Improvements	\$322,800.00
MN.3-11	Mod/Hazardous Material Abatement	\$122,800.00	MN. 3-12	Mod/Hazardous Material Abatement	\$200,000.00

