

Public Housing Agency of the City of Saint Paul

PHA Plan

Five-Year Plan for Federal Fiscal Years 2005 - 2009
(PHA Fiscal Years 2006 - 2010)

Annual Plan for Federal Fiscal Year 2005
(PHA Fiscal Year 2006)

- **HUD approved the PHA's 5-YEAR PLAN and ANNUAL PLAN for the PHA's Fiscal Year 2005 (Version 3) on June 29, 2004.**

- **This draft plan for the PHA's Fiscal Year 2006, beginning April 1, 2005, was released for public comment on September 30, 2004.**
- **A public hearing on the draft plan was held on Tuesday, November 16, 2004 at 4:00-5:30 PM at the PHA's Neill Hi-Rise, 325 Laurel Avenue, Saint Paul MN.**
- **The PHA Board of Commissioners approved this plan on December 22, 2004.**

**PHA Plan
Agency Identification**

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

PHA Number: MN001

PHA Fiscal Year Beginning: 04/01/2005

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 2006- 2010

[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

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

- Renovate or modernize public housing units: *focus on McDonough Homes*
- Demolish or dispose of obsolete public housing: *If HUD Operating Fund and Capital Fund subsidies are not sufficient, the PHA will consider disposing of certain public housing scattered site units, and replacing them with other housing resources.*
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below): *As opportunities may arise, the PHA will consider managing other affordable housing, including public housing, owned by other entities.*

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 - Other: (list below) *Demonstrated "cultural competency" is considered in hiring, promoting and evaluating staff. The PHA's Equal Opportunity and Diversity Department coordinates training for supervisors and all staff, and for residents.*

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

FY 2005 PHA AGENCY GOALS – APPROVED AUGUST 25, 2004

PERFORMANCE EXCELLENCE

1. **Public Housing:** Maintain "High Performer" status under HUD's Public Housing Assessment System (PHAS). Ensure that PHA properties continue to be managed to the highest possible standards, including thorough and uniform applicant eligibility determination, fair lease enforcement, regular preventative maintenance, prompt responses to maintenance work orders, full occupancy and timely turnover of vacant units, and all other components of quality property management and maintenance. Begin exploring "project-based accounting" and "project-based management" systems related to the new Public Housing Operating Fund rule.
2. **Section 8 Housing Choice Vouchers:** Maintain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP). Continue successful strategies to maintain high utilization of authorized vouchers and budget without exceeding authorized limits. Successfully

implement and administer current agreements for Project-Based Assistance (PBA). Continue to advocate for full voucher funding and program reform.

3. **Capital Improvements:** Continue renovation of McDonough Homes and other sites. Continue to make capital improvements which promote fire safety and life safety. Maintain high quality and timely design, bidding and construction. Continue to actively involve residents, staff and the community in planning capital improvements.

EMPLOYEE AND ORGANIZATIONAL DEVELOPMENT

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

RESPECTED AND RESPONSIVE COMMUNITY PARTNER

8. **Fair Housing:** Work cooperatively with community representatives and other units of government to ensure non-discrimination in PHA programs and to affirmatively further fair housing objectives. Promote the value of diversity and respect for differences.
9. **Linking Residents to Community Services:** Promote links to community services through PHA Community Centers and at other sites to meet the changing needs of PHA residents, focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies in public housing. Continue CHSP and other assisted living programs.
10. **Housing Preservation and Development:** Work with agencies and organizations to preserve, develop, and/or manage affordable housing through programs such as the Section 8 Project-Based Assistance and Preservation Vouchers, through the disposition of property, and other cooperative and entrepreneurial efforts. Secure replacement units for any scattered sites that may be sold.
11. **National and State Leadership Responsibilities:** Continue active leadership in national and state housing organizations to improve national housing policy and funding. Continue to provide assistance to other housing authorities and organizations seeking organizational development, business systems, or program support.

Annual PHA Plan
PHA Fiscal Year 2006
(4/1/2005-3/31/2006)
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This Saint Paul PHA Agency Plan describes the programs, policies and practices that the PHA will carry out in its Fiscal Year beginning April 1, 2005. In general the PHA will continue the same course of action described in the HUD-approved plan for the current fiscal year. This plan has proved successful over several years in meeting the needs of residents and the community, within the limits of available resources. The PHA will continue to focus on its mission and Agency Goals, stressing sound property management, modernization and maintenance, and sound administration of the Housing Choice Voucher (Section 8) program. The PHA will also continue its successful homeownership and jobs programs for residents, and work with other community partners to address the critical shortage of affordable housing in the Twin Cities. As opportunities may arise, the PHA will consider managing other affordable housing, including public housing, owned by other entities. The PHA will adjust and refine its flat rents structure as may be required. The PHA will implement its Five-Year and Annual Capital Fund Plan, including continuing the major renovation of McDonough Homes.

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

- The PHA will implement new public housing flat rents as required by HUD.
- The PHA will consider selling additional scattered site public housing properties, in addition to the eight sold during the previous fiscal year. Such sales raise revenue (to offset cuts in subsidies from HUD) and stimulate the production of affordable housing by other housing providers. The PHA will replace the units which are sold with a

combination of public housing units returned to dwelling use, and project-based Housing Choice Vouchers.

- The PHA will only have one designated “elderly-only” hi-rise building (777 North Hamline Avenue). HUD denied the PHA’s request to continue the “elderly-only” designation for Edgerton Hi-Rise.
- The PHA closed its Section 8 Housing Choice Voucher Program waiting list for new applications effective November 21, 2002 due to the large number of households on the list and relatively low turnover. The closure was widely advertised. The PHA’s public housing waiting list is open for all unit sizes and categories of applicants, after being partially closed from April 1, 2003 to September 13, 2004. (Applications were accepted for elderly, near-elderly and disabled households only.)

ii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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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: (All attachments are attached in “mn001a01.doc” except the Capital Fund attachments, B. and H.)

- A. Admissions Policy for Deconcentration
- B. FY 2003 Capital Fund Annual Report (mn001b01.doc)
- C. Most recent board-approved operating budget (Not attached; Required only for PHAs that are troubled or at risk of being designated troubled.)
- D. Implementation of Public Housing Resident Community Service Requirements
- E. Progress Toward Meeting the 5-Year Plan Mission and Goals
- F. Membership of the Resident Advisory Board

Optional Attachments:

- G. PHA Management Organizational Chart [available for review, not attached]
- H. FY 2003 Capital Fund Application and FY 2004-07 Five-Year Action Plan (mn001h01.doc)
- I. Comments of Resident Advisory Board or Boards
- OTHER** (List below, providing each attachment name)
- J. Pet Ownership in Public Housing [available for review, not attached]
- K. Resident Membership of the PHA Governing Board
- L. Section 8 Project-Based Assistance
- M. Officer in Residence Program
- N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.)

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require 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 (Admission and Occupancy Policy for the Section 8 Program)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing – as of 10/21/2004			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover Fiscal Year 2004 (housed off waiting list)
Waiting list total 10/21/2004	3884		607 in FY 2004
Extremely low income <=30% AMI	3526	91%	
Very low income (>30% but <=50% AMI)	316	8%	
Low income (>50% but <80% AMI)	38	1%	
Families with children	2345	60%	
Elderly families	223	6%	
Families with Disabilities	1016	26%	
Race/ethnicity – White	891	23%	
Race/ethnicity – African American	2367	61%	
Race/ethnicity – Native American	95	2%	
Race/ethnicity – Asian/Pacific Islander	530	14%	
Race/ethnicity – Hispanic	171	4%	
Characteristics by Bedroom Size (Public Housing Only)			Turnover during PHA FY 2003
0 BR	396	14%	31
1BR	684	25%	376
2 BR	1135	41%	79
3 BR	418	15%	87
4 BR	117	14%	27
5 BR	35	1%	7
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes . <i>NO – reopened for all unit sizes and applicant categories 9/13/2004.</i>			
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 checked="" type="checkbox"/> Yes			

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <i>as of 10/21/2004</i>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover Fiscal Year 2003: Vouchers issued
Waiting list total <i>10/21/2004</i>	2764		261
Extremely low income <=30% AMI	2364	86%	
Very low income (>30% but <=50% AMI)	373	13%	
Low income (>50% but <80% AMI)	25	1%	
Families with children	1757	64%	
Elderly families	153	6%	
Families with Disabilities	607	22%	
Race/ethnicity – White	828	30%	
Race/ethnicity – African American	1719	62%	
Race/ethnicity – Native American	86	3%	
Race/ethnicity – Asian/Pacific Islander	178	6%	
Race/ethnicity - Hispanic	134	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>The PHA closed its Section 8 waiting list for new applications on 11/21/2002 due to the large number of households on the list and the relatively low turnover. The closure was widely advertised.</i>			
If yes:			
How long has it been closed (# of months)? <i>22 months as of October 1, 2004</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes - <i>Do not know - Depends on the reduction in the current waiting list.</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes: <i>Applicants for special programs, including project-based supportive housing.</i>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

- Other: (list below): The PHA adopted a local hi-rise admission preference for households headed by a person who is elderly (62+) or disabled; secondary preference for near-elderly (50-61).

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

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

Financial Resources: PHA FY 2006; Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2005 grants)		
a) Public Housing Operating Fund	\$9,000,000	
b) Public Housing Capital Fund	4,500,000	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	34,000,000	
f) Resident Opportunity and Self-Sufficiency Grants	-	
g) Community Development Block Grant	-	
h) HOME	-	
Other Federal Grants (list below)		
Congregate Housing Services Program	\$430,000	Public Housing Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund * (FFY 2003A)	50,000	Public Housing Capital Improvements
Public Housing Capital Fund * (FFY 2003B)	400,000	Public Housing Capital Improvements
Public Housing Capital Fund * (FFY 2004)	6,000,000	Public Housing Capital Improvements
Resident Opportunity & Self-Sufficiency Grants (\$350,000 grant approved 12/19/03)	120,000	Public Housing Supportive Services
Congregate Housing Services Program (FFY 2004)	200,000	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	10,700,000	Public Housing Operations
4. Other income (list below)		
Interest on Investments	300,000	Public Housing Operations
Other (rooftop rental for communications equipment, Section 8 other income, bad debt, etc.	500,000	Public Housing Operations
Excess Utilities	50,000	Public Housing Operations
4. Non-federal sources (list below)		
Building	850,000	Administrative and Commercial Operations
State rental assistance (RAFS)	150,000	State rental assistance
CHSP - Congregate Housing Services Program (Assisted Living)	1,300,000	Public Housing Supportive Services
Wilder Foundation (Assisted Living Program)	30,000	Public Housing Supportive Services
Total resources	\$68,580,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? *None*

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *Elderly and disabled applicants for Hi Rise units receive three choices.*

(4) Admissions Preferences

a. Income targeting:

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

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Newsletters, special mailings

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

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

(6) Deconcentration and Income Mixing

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

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

See deconcentration analysis in Attachment A.

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8 (Housing Choice Vouchers)

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

6 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

The PHA has adopted all required income deductions and exclusions.

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

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

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

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

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

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

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

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

f. Rent re-determinations:

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

(select all that apply)

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR. *Eff. 9/1/2004, 93% of then-current FMRs (50th percentile FMRs for the Minneapolis-Saint Paul Metro Area); except*

for Project-Based Assistance (PBA) units which are approximately 100% of 10/1/2003 FMRs.

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) *HUD funding is insufficient to support higher payment standards and contract rents.*

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) *At least annually, more frequently if required by changes in subsidies and utilization rates.*

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) *Sufficiency of HUD subsidies; metropolitan area rental vacancy rates.*

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 4/1/2005	Expected Turnover
Public Housing	4246	14% (607 units, FY 2004)
Section 8 Vouchers	3984	240? [Do not know*]
Section 8 Mod Rehab: Mary Hall Single Room Occupancy units(SRO)	75	20%
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included above	
Other Federal Programs (list individually)		
Congregate Housing Services Program (CHSP)	134	40% (52 enrolled in 12 mos)
Resident Opportunity and Self-Sufficiency	150	NA

- ***Voucher issuance in the Plan year will depend on funding and utilization rates.***

C. Management and Maintenance Policies

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

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

- Admission and Occupancy Policies
- Housing Managers Manual
- Hi Rise Residents Handbook
- Family Residents Handbook
- Technical Specifications for Pest Control Contracts

(2) Section 8 Management: (list below)

- Admission and Occupancy Policies

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

PHA Rental Office, 555 North Wabasha St., 3rd Floor, St. Paul MN 55102

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as an Attachment (mn001b01.xls)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as an Attachment (mn001h01.xls)

-or-

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

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

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

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

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

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

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

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? *With HUD's approval, during PHA FY 2005 the PHA sold 18 units (8 properties) of scattered site housing and replaced them with a combination of project-based voucher-assisted units in new mixed income developments, and by restoring public housing units previously used for non-dwelling purposes (offices, etc.) for dwelling use by eligible households. If HUD funding for operating subsidies and Capital Fund is not sufficient in the PHA's FY 2006 (the Plan year), the PHA may ask*

HUD approval to sell additional scattered site units, after discussions with the RAB and other community stakeholders.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

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

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

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

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

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

6. Coverage of action (select one)

Part of the development
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: *Sale Closing 5/7/2004*

b. Projected end date of activity: *Closing on purchase of replacement home occurred on 12/15/2004.*

**Demolition/Disposition Activity Description #2: MN 1-35 Scattered Site Home
(Exchange of Properties)**

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

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

2. Activity type: Demolition

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

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

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

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

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: *Pending HUD approval, 11/1/2004*

b. Projected end date of activity: *12/1/2004*

**Demolition/Disposition Activity Description #3:
Possible Future Sales of Scattered Site Homes**

- 1a. Development name: Scattered Site Homes – *To be determined.*
- 1b. Development (project) number: *To be determined.*
2. Activity type: Demolition
Disposition .
3. Application status (select one)
Approved
Submitted, pending approval
Planned application (*Pre-planning stage, depending on the reliability of HUD operating subsidies in future years.*)
4. Date application approved, submitted, or planned for submission: *To be determined.*
5. Number of units affected: *To be determined.*
6. Coverage of action (select one)
 Part of the development
 Total development
7. Timeline for activity:
a. Actual or projected start date of activity: *To be determined.*
b. Projected end date of activity: *To be determined.*

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below: *(This will be discussed further; still in early planning stages.)*

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below): *The St. Paul PHA has administered a home ownership program called HOME (Home Ownership Made Easy) for 15 years, in collaboration with the Family Housing Fund, the City of Saint Paul and Thompson Associates. More than 225 low-income families have bought their own homes, after living in public housing or using Section 8 assistance.*

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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 [2002] PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Note: Congress eliminated PHDEP Funding in 2001.

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

14. PETPOLICY

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached – *see Attachment (mn001a01.doc).*

Provided below:

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

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

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

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

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

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

D. Other Information Required by HUD

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

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

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

Attachments to Agency Plan for PHA FY2006

Attachments to Agency Plan

- Attachment A. Admissions Policy for Deconcentration of Poverty
- Attachment B. FFY 2004 Capital Fund Annual Statement
- Attachment C. Budget – Not a required attachment, but available on request.
- Attachment D. Implementation of Public Housing Resident Community Service Requirements
- Attachment E. Progress Toward Meeting the 5-Year Plan Mission and Goals
- Attachment F. Membership of the Resident Advisory Board
- Attachment G. PHA Management Organizational Chart
- Attachment H. Capital Fund Program 5-Year Action Plan
- Attachment I. Comments on Agency Plan and PHA Responses
- Attachment J. Pet Ownership in Public Housing - Not a required attachment, but available on request.
- Attachment K. Resident Membership of the PHA Governing Board
- Attachment L. Section 8 Project-Based Assistance
- Attachment M. Officer in Residence Program
- Attachment N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.)

Public Housing Agency of the City of Saint Paul

PHA Plan for PHA FY2006

Attachments to Agency Plan

Note: All of the documents created in MS-Word are combined in a single file, and the two Excel workbooks (Attachments B and H) are separate files.

- Attachment A. Admissions Policy for Deconcentration of Poverty
- Attachment B. FFY 2004 Capital Fund Annual Statement
- [Attachment C. Budget – Not a required attachment; available on request]
- Attachment D. Implementation of Public Housing Resident Community Service Requirements
- Attachment E. Progress Toward Meeting the 5-Year Plan Mission and Goals
- Attachment F. Membership of the Resident Advisory Board
- Attachment G. PHA Management Organizational Chart
- Attachment H. Capital Fund Program 5-Year Action Plan
- Attachment I. Comments on Agency Plan and PHA Responses
- [Attachment J. Pet Ownership in Public Housing – not attached; available on request]
- Attachment K. Resident Membership of the PHA Governing Board
- Attachment L. Section 8 Project-Based Assistance
- Attachment M. Officer in Residence Program
- Attachment N. Voluntary Conversion of Public Housing to Tenant-Based Assistance (Required Statement – No conversions are planned.)

PUBLIC HOUSING ADMISSION & OCCUPANCY POLICIES

**PART TWO:
APPLICANT SELECTION**

I. OVERVIEW:

Refer to:
24 CFR

A. The PHA will house the maximum number of eligible applicants within available resources.

B. Selecting Applicants: Applicants will be selected from the waiting list. Their place on the waiting list will be determined by two factors:

1. Local Preference factors (there are different policies for applying Local Preferences to family units and hi-rise units); and;
2. Date and time of application.

C. **Income Mix:** As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), this admissions policy is designed to provide for deconcentration of poverty and income-mixing, in a manner which is also consistent with meeting the housing needs of the maximum number of very-low income families in the PHA's jurisdiction. Of the public housing dwelling units made available for occupancy in any fiscal year by eligible families, not less than 55 percent shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income.

II. DEFINITIONS OF PREFERENCES AND RELATED TERMS:

§960.212
960.212

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

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

ATTACHMENT A to Saint Paul PHA Agency Plan for FY2006

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

PART FOUR: DWELLING UNIT ASSIGNMENT

I. OVERVIEW:

Refer to:

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

24 CFR

ATTACHMENT D to Saint Paul PHA Agency Plan for FY2006

VOLUNTEER COMMUNITY SERVICE SUMMARY

“GIVING BACK TO YOUR COMMUNITY”

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

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

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

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

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

The PHA sent a notice of the reinstated requirement to all public housing households in March 2003 with rent statements and made the revived requirement applicable for households admitted after April 1, 2003. Starting in April 2003 (for lease renewals on August 1), PHA staff

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

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

ATTACHMENT D to Saint Paul PHA Agency Plan for FY2006

sent packets of information to each resident household with upcoming "ACO" interviews³. The packet includes a notice explaining the volunteer community service requirement and listing the exemptions. The notice also explains that non-exempt adult residents will have to comply with this requirement to be eligible to live in public housing.

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

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

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

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

³ The "Application for Continued Occupancy" is each household's annual eligibility review and lease renewal.

PROGRESS MEETING THE 5-YEAR PLAN MISSION AND GOALS

As this Agency Plan for PHA Fiscal Year 2006 was being drafted, the PHA was making good progress toward achieving its mission and goals for the current year.

- The PHA was designated a “High Performer” agency by HUD, recognizing its successful operation of the public housing program during the previous fiscal year (based on the PHAS – Public Housing Assessment System). Some highlights:
 - Occupancy rates regularly exceed 99%.
 - Rents are collected on time.
 - Maintenance work orders are completed quickly.
 - Residents report being satisfied with PHA programs and services.
 - Safety and security programs benefit residents, staff and the community.
 - All funds are managed correctly; the PHA’s latest financial audit showed “zero findings” (that is, no reported findings of non-compliance with statutes, rules and government accounting standards).
- The PHA was designated a “High Performer” agency by HUD, recognizing its successful operation of the Section 8 Housing Choice Voucher Program (based on SEMAP – Section 8 Management Assessment Program FY05).
- The PHA’s modernization projects are on time and within budget, making needed improvements and upgrades to PHA properties.
- The PHA continues its successful HOME homeownership program that provides homebuyer education and entry cost assistance to public housing residents and Section 8 voucher participants who are then able to buy their own homes on the private market.
- The PHA’s welfare-to-work strategies and programs are ongoing. At Mt. Airy Homes where the *Jobs-Plus* demonstration program provided intensive training and support to job-seekers, more than one-half of all households now

ATTACHMENT E to Saint Paul PHA Agency Plan for FY2006

have one or more employed members. The *Jobs-Plus* grant period ended December 1, 2003 but many of the positive outcomes are continuing.

- Although HUD has no funds for adding more public housing units, the PHA has helped spur the development of new affordable housing by offering some Section 8 subsidies for use as “project-based assistance” (PBA). The Board has approved 17 projects (384 units) for rehab, new construction and rental assistance for existing developments. The PHA plans to expand the PBA program if awarded new Section 8 Vouchers for this purpose. HUD denied the PHA’s 2004 application for 50 “Mainstream” vouchers.

ATTACHMENT F to Saint Paul PHA Agency Plan for FY2006

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

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

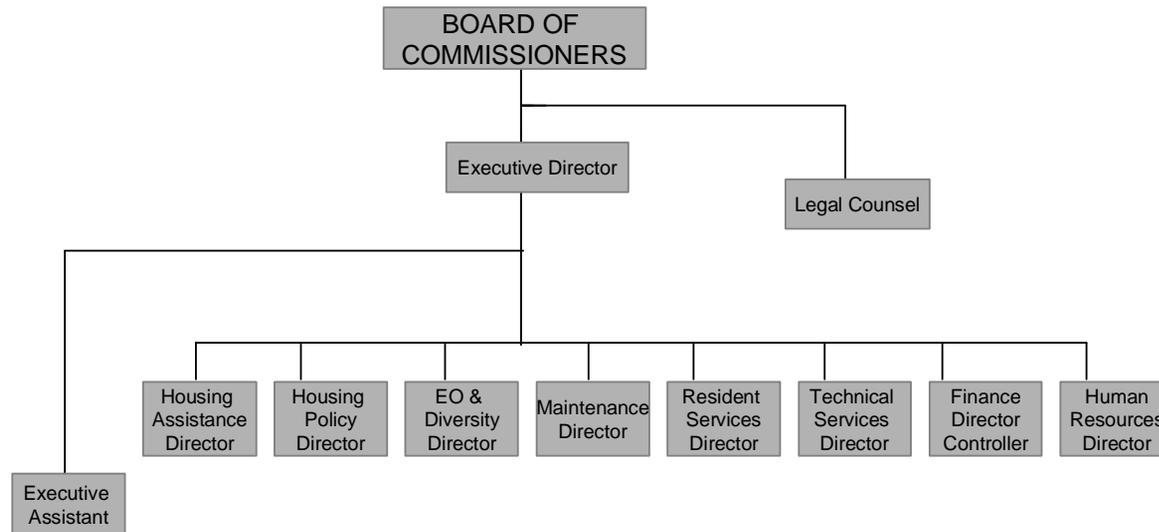
- All members of the Hi-Rise Presidents Council (16 members, comprised of the president of each hi-rise).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- The two PHA Commissioners who are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

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

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

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD APPROVED ORGANIZATIONAL CHART
Approved 01-28-04



Revised 01/28/04

SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

AGENCY PLAN PUBLIC HEARING

The Agency Plan Public Hearing was held November 16, 2003, at Neill Hi-rise, 325 Laurel Avenue at 3:00 p.m. There were a total of 15 attendees at the Public Hearing, including Resident Advisory Board (RAB) members Shirley Kane (PHA Commissioner), Phoebe McNeill (Neill Hi-Rise Resident Council President) and other Neill Hi-Rise residents. There were no comments on the proposed Agency Plan, other than expressions of approval and thanks to PHA staff for making the presentation.

RAB Comments and PHA Responses

The PHA **Resident Advisory Board** (RAB) met August 16 and 23, and September 2, 13 and 20 to discuss the Agency Plan requirements and drafts and other policy issues. The RAB did not submit written comments on the draft plan, but staff responded to RAB members' oral comments during the meetings.

Dave Lang talked to the Resident Advisory Board at several of their meetings updating them of the PHA process and timeline for developing the Capital Fund Program budget. The RAB did not submit any written comments, and no specific comments on capital improvement needs. In addition to talking through the entire Agency Plan, the following special topics were discussed by RAB members during the meetings:

1. **Limited English Proficiency (LEP)**. The SMRLS representative (legal services) recommended that the PHA consider greater use of translated documents for various language groups who may be eligible for the PHA's programs.
PHA Response: The PHA is developing an LEP policy and welcomes comments from residents, advocates and other interested parties in the community. The PHA employs several bilingual staff and maintains ties with a variety of community agencies which assist LEP clients through the PHA application process. The PHA also contracts with a firm which will provide a qualified interpreter (paid by the PHA) for any resident or applicant who requires such assistance to have meaningful access to the PHA programs. Staff will continue to monitor usage of the interpreter contract to identify usage trends which may signal a need for additional LEP measures for one or more language groups.
2. **Minimum rents**. RAB members that the PHA not raise minimum rents above the current level of \$25 per month. They also recommended that staff continue efforts to advise residents on minimum rent of their right to request a hardship waivers under certain circumstances.
PHA Response: Noted. PHA staff have developed some new guidelines for approving hardship waivers of minimum rent, to clarify when they can be approved.

3. Voucher homeownership pilot program. RAB members supported a limited pilot program of voucher homeownership, although they recommended against a large-scale diversion of vouchers away from rent subsidies for extremely low income families.
PHA Response: The PHA may initiate a pilot program to help up to 25 families buy homes with vouchers. This concept requires more research, community discussion and PHA Board approval before a pilot program is started.

4. Foster care. The SMRLS representative and some RAB members recommended that the PHA review and if necessary revise its policies and procedures to allow a family resident to transfer to a larger unit, to permit the family to take in foster children.
PHA Response: Staff will consider this issue and discuss further with residents and SMRLS.

5. Parking issues at downtown hi-rises. One RAB member asked the PHA could provide parking for residents of the two hi-rises in downtown St. Paul.
PHA Response: It is not financially feasible for the PHA to provide parking at those locations. The other fourteen hi-rises have on-site parking for residents with cars. Some residents who do not have cars prefer the downtown locations which are within walking distance of many stores and services. Residents are told there is no on-site parking before they accept a unit in those two buildings.

Resident Comments on Capital Fund Needs

PHA staff attended Resident Council meetings in all hi-rises and family developments to describe the Capital Fund planning process and receive resident comments on capital planning needs. The residents did not submit written comments. The following is a summary of oral comments from individual residents at the meetings. (Routine maintenance issues are not included here unless there is a potential connection to capital improvements.)

HI-RISES

1. **Valley Hi-Rise, 261 E. University** - Meeting held October 5, 2004
 - a. Resident comment: Problems with plugged sink and bathtub drains in apartments.
PHA Response: Residents need to call in a work order when there is a plumbing system backup. Residents can also help the PHA by being very careful about what is put into all drains, so as to help minimize plumbing problems.
 - b. Resident comment: Paint stairwell walls and improve lighting in stairwells.
PHA Response: The stairwell lighting seems to be an ongoing concern. The current lighting was installed as an energy saving measure by our Technical Services Department and has provided the energy cost savings. While the light level may not seem as bright as residents would like, it has been found to be

- within an industry standard acceptable light level range. At this point the stairwell walls are not at a point where they are in need of paint.*
- c. Resident comment: Improve lighting within apartment bathrooms.
PHA Response: PHA will review the apartment lighting and will discuss it with on site staff.
 - d. Resident comment: Is it possible to replace the first floor mailboxes?
PHA Response: Staff will review the condition and operation of the first floor mailboxes with on site staff. Maintenance staff are not aware of any recurrent problems with the mailboxes and replacement is a great expense.
 - e. Resident comment: Refinish or replace kitchen cabinets in apartments.
PHA Response: Staff will review the condition of the apartment kitchen cabinets with on site staff. Extensive work was done on the kitchen cabinets when the building was modernized in the early 1990's. Valley Hi-Rise cabinets are not currently in line for replacement. On an on-going basis PHA staff work at prioritizing all of our buildings needs. We have to prioritize all sixteen building kitchen cabinets during this process.
 - f. Resident comment: Install handicap door operators on first and second floor public restrooms.
PHA Response: Staff will review the operation of the community room bathroom doors and see if this type of request is possible.
 - g. Resident comment: Can a fireplace be installed in the community room? [similar request from other hi-rises]
PHA Response: Staff will put the installation of a fireplace in the Valley Community Room on a list with other requests for community room improvements and new furniture for prioritization. It is unlikely that the installation of a fireplace in the community room at Valley will have a higher priority than some of the community room furniture replacements at other buildings that are already on the list. At this point there are no plans to install additional fireplaces in our hi-rises. This type of work is normally included in very large modernization projects.
- 2. Neill Hi-Rise, 325 Laurel - Meeting held October 10, 2004**
- a. Resident comment: Would like a gas fireplace in community room (wish list).
PHA Response: [See #1g. above.]
 - b. Resident comment: Would like connection to building TV antenna at center column of community center. (Resident Council is purchasing a TV and would like it to be located in this area without running cable on ceiling from wall.)
PHA Response: Currently Comcast is recabling our buildings and Neill is on their work list. As Comcast proceeds with this project they are installing cable hookups in community rooms. Technical Services staff can coordinate a cable hook up in the location requested by the Resident Council. The Resident Council can then elect to provide cable access to residents at that location through use of the Resident Council funds. Cable will provide even better reception than the building antenna. This will prove especially true with a new television.
 - c. Resident comment: Put skid resistant /mud trapping carpet outside elevators on every floor.

PHA Response: Skid resistant wax is used on the new tile in the corridors. Since walk-off rugs are placed at the entryways at Neill, staff believes that individual elevator lobby rugs are not needed. Our hope is to catch the debris at the entrance, before it gets to the elevator lobby. Again, residents can help in this process by being careful about tracking in mud and snow on their shoes.

- d. Resident comment: Add borders or pictures on corridor walls.

PHA Response: The PHA has found that wallpaper and wallpaper borders become cost prohibitive in many locations, due to the additional amount of time it takes to remove and restore walls once it has reached the end of its useful life. Wallpaper is also a vandalism target. Paint is easily cleaned and restored as needed. Additionally it is much less expensive to cover when the need arises. We are continuing the process of painting corridors as funds permit.

3. Dunedin Hi-Rise, 469 Ada- Meeting held October 14, 2004

- a. Resident comment: Want water line to vending machine area for new coffee machine.

PHA Response: Installing a water line to that area appears to be cost prohibitive for a coffee machine. Unsightly appearance and the likelihood of leaks are also a problem. Staff will consider alternatives and discuss with residents.

- b. Resident comment: Want better control of heat. Units at ends of corridors are too hot.

PHA Response: Residents should call in a work order for any complaints or concerns about heat. While the end units may be slightly warmer than the others, the temperatures are within standard levels. Staff are currently working on a solution to this problem and expect to have it resolved within a short time.

- c. Resident comment: Water backs up through floor drain in 14th floor laundry room.

PHA Response: Residents should call in a work order for any problem of this type.

4. Cleveland Hi-Rise, 899 S. Cleveland - Meeting held October 12, 2004

- a. Resident comment: Can PHA expand the parking lot?

PHA Response: The lot was expanded in the early 90's when the building was modernized; further expansion would be very expensive. PHA staff will discuss costs and alternatives with residents. Residents can help by reporting parking in fire lanes and other unauthorized places and cooperate with the vehicle registration system.

- b. Resident comment: Install additional security cameras within the main level.

PHA Response: The Resident Council could purchase additional cameras (funds are available) and work with PHA staff to have them installed. PHA Technical Services staff are available to discuss the feasibility of expanding the number and location of cameras, depending on whether there is evidence of undesirable activity which might be deterred by additional cameras. Ongoing

responsibility for maintenance and monitoring of additional cameras must be considered.

- c. Resident comment: Install handicapped door operator for the main level community room entry door.

PHA Response: Handicapped access to common areas is a PHA priority. Staff will review the current accessibility including operation of the community room doors. If needed, the request for installation of power door operators will be put on a list with other similar requests for prioritization.

5. Iowa Hi-Rise, 1743 E. Iowa - Meeting held October 11, 2004

- a. Resident comment: Request for new kitchen sinks, cabinets and countertops.

PHA Response: The PHA will survey the condition of the kitchen sinks, cabinets and countertops and prioritize this work with all the other needs that are incorporated in our Five Year Action Plan.

- b. Resident comment: Replace folding door in community room.

PHA Response: PHA staff will survey the condition of the community room folding door and discuss whether replacement or removal is needed, depending on the amount of use. Large folding doors are quite expensive. If staff and residents agree on replacement, it will be added to the list of possible future community room improvements, for prioritization in future budgets.

6. Front Hi-Rise, 727 Front - Meeting held October 5, 2004

- a. Resident comment: Install an alarm on the back door from the stairwell to the outside to prevent people from blocking the door open. Paul Labelle told the residents that the PHA would pay to install the camera if the Resident Council voted to use their funds to buy the camera.

PHA Response: Alarm has been installed.

- b. Resident comment: Residents would like to view the image from the existing security camera at back door on their apartment TV sets.

PHA Response: PHA staff will work with a contractor to determine if this is feasible.

- c. Resident comment: Improve lighting on parking lot – especially in the far back. Residents would like to be able to have a camera installed on the parking lot but many thought the lighting was too dim for this.

PHA Response: PHA Technical Services staff will work with the Resident Council to evaluate and possibly implement security improvements at the parking lot.

- d. Resident comment: The floor or laundry tub drains in the laundry room are prone to backing up and overflowing.

PHA Response: PHA staff are investigating the problem and looking for solutions (enlarging the drain line, repositioning it). The leaking washing machine will be replaced soon.

- e. Resident comment: Weather-strip the dwelling unit windows.

PHA Response: PHA staff will survey the condition of the window weather-stripping and determine if it needs to be replaced.

- 7. Ravoux Hi-Rise, 280 Ravoux - Meeting held October 18, 2004**
- a. Resident comment: Install a shelf or cabinet for the hair salon/beauty shop from floor to ceiling for towels, etc.
PHA Response: This is the responsibility of the salon operator, under their contract with the PHA. The Resident Council could utilize their funds for this purpose if they wish.
 - b. Resident comment: Install power door operators on the community room men's and women's toilets.
PHA Response: Staff will review the operation of the community room bathroom doors. The request for installation of power door operators will be put on a list with other similar requests for prioritization.
 - c. Resident comment: Install a new bus bench that is a better height for elderly and disabled. The white metal benches in the front of the building are a nice height.
PHA Response: Staff will discuss possible corrections for the bus bench on Ravoux Street and respond to the residents. (The height of benches may be a code or standard issue.)
 - d. Resident comment: Install new, locking, toilet paper dispensers in the public restrooms and use a larger roll of toilet paper.
PHA Response: The PHA uses standard products so we are able to more quickly provide service and maintenance of hi-rise building equipment. This includes toilet paper holders and toilet paper rolls. They are all a standard size. Our experience with locked toilet paper holders has not been positive because we have found it to not be successful in stopping theft. Vandals broke them open and in the process damaged the walls. Maintenance staff will continue to check and replace toilet paper in public restrooms on a regular basis. Staff and residents should report if they observe someone taking PHA supplies.
- 8. Wabasha Hi-Rise, 545 N. Wabasha - Meeting held October 11, 2004**
- a. Resident comment: Residents were glad to hear that the installation of the new elevator is included in the 2004 CFP budget.
 - b. Resident comment: They were also glad to hear about the PHA's plans to give the building a face-lift to match better with the new PHA CAO next door.
 - c. Resident comment: One resident wanted a swimming pool.
PHA Response: The PHA does not provide swimming pools, with our limited funding.
 - d. Resident comment: ACOP Officer suggested that we add a fake camera with a big red light in the building lobby, as a psychological deterrent to people who may want to commit crimes in the building.
PHA Response: The PHA does not install fake security cameras. Staff will review the current camera locations and discuss with the officer and the Resident Council whether another camera is needed. The Resident Council could purchase a camera with its funds and the PHA would install it.

- 9. Montreal Hi-Rise, 1085 Montreal - Meeting held October 7, 2004**
- a. Resident comment: Want signs in trash rooms saying big items should be brought to dumpsters. People are leaving trash in rooms that won't fit through chute doors.
PHA Response: Staff have learned that signs have limited effect in these situations. Staff and residents should continue to educate and remind other residents about the proper way to dispose of trash. The PHA has a Design Review Committee that reviews any and all building signage.
 - b. Resident comment: Want parking lot signs for visitor parking. Residents say people across the street are using the lot and there is no place for them or their guests to park.
PHA Response: See above.
 - c. Resident comment: Want canopy over benches in front of building to allow residents to wait for rides without getting wet.
PHA Response: There is a canopy in the front of the building that can be used for cover from rain. The Agency also provides many chairs inside the building that have good visibility of the driveway, while waiting for a ride. Due to the high cost of extending the canopy and limited benefit, staff does not recommend this action.
- 10. Exchange Hi-Rise, 10 W. Exchange - Meeting held October 11, 2004**
- a. Resident comment: They appreciate the new bench in the back courtyard, but they were under the impression that they would be getting another one.
PHA Response: One is on order.
 - b. Resident comment: They would like new chairs for the back courtyard.
PHA Response: See response above.
Maintenance comment: There are quite a few wrought iron chairs available for residents to use.
 - c. Resident comment: Purchase new ashtrays for outside.
PHA Response: Staff are reviewing the current number, placement and usage of outside ashtrays.
- 11. Edgerton Hi-Rise, 1000 Edgerton - Meeting held October 13, 2004**
- a. Resident comment: The "roll-up" kitchen counter door in the community room needs repair or replacement. .
PHA Response: The door will be replaced.
 - b. Resident comment: Install range hoods and grease shields by the stoves in the apartments.
PHA Response: This will be added to the list of future improvements to be considered for funding.
 - c. Resident comment: Install speed bumps in the parking lot to slow down traffic.
PHA Response: The Agency has tried using speed bumps in the past and removed them. Speed bumps hinder snow removal activities. Since prompt

snow removal can affect emergency vehicle access and resident safety, speed bumps will not be added to existing PHA parking lots.

- d. Resident comment: Expand the parking lot.
PHA Response: Staff will review the parking lot usage and whether there is a need to expand the lot. In most locations expansion would be very expensive.
- e. Resident comment: Create a larger drop off area from the parking lot.
PHA Response: Staff are not sure that there is a need for this. There already is a pretty good sized drop off area. Monitor usage.
- f. Resident comment: Install more security cameras.
PHA Response: See above #4.b.
- g. Resident comment: Replace the apartment kitchen cabinets.
PHA Response: Staff will inspect the cabinets and determine if replacement of the kitchen cabinets should be added to the list of improvements for future funding. In relation to the kitchen cabinets in all of our buildings, these cabinets are in good shape.

12. Hamline Hi-Rise, 777 N. Hamline - Meeting held October 5, 2004

- a. Resident comment: Install a short-term handicapped parking area on the south side of the front of the building.
PHA Response: Staff will review. Currently MTC buses use the Hamline driveway as a turnaround. This provides residents with front door pick up, rather than waiting on the street. If short term handicapped parking was put in place, the bus could not make the corner at all. Additionally, "short term" parking is difficult to monitor. These spots end up being just more parking spots because it is impossible to monitor.
- b. Resident comment: Install cameras and card readers at specific doors in the community room.
PHA Response: See above #4.b.
- c. Resident comment: Install an electric barbeque on the patio.
PHA Response: This is up to the Resident Council. The PHA is concerned about upkeep and safety if you decide to install a barbeque and will want to weigh in before you proceed. Other hi-rise Resident Councils purchased grilles that use charcoal, not gas or electric.
- d. Resident comment: Provide a new Manager's office.
PHA Response: Staff will review the need and alternatives.
- e. Resident comment: Provide carbon monoxide monitors within the building.
PHA Response: PHA staff do not think there is a need for carbon monoxide monitoring in the building. According to City code, boilers in all of our buildings are tested yearly for carbon monoxide. The boilers are the only equipment burning gas at Hamline; there are no gas stoves in the apartments.

13. Seal Hi-Rise, 825 Seal - Meeting held October 12, 2004

- a. Resident comment: Residents were informed of the upcoming elevator modernization and apartment window reglazing to correct the fogged window panes that are included in the 2004 CFP.

- b. Resident comment: Resident Council mentioned need for carpet replacement in the community room.
PHA Response: The carpet will be replaced.
- a. Resident comment: Paint interior of kitchen cupboards in the community room or replace with new updated cupboards.
PHA Response: Staff will review. The current cabinets are melamine and as a result are not a good candidate for paint. Maintenance staff also do not believe that the cabinets are in a condition that warrant replacement.
- b. Resident comment: Need new window shades in the laundry rooms.
PHA Response: Staff will review.
- c. Resident comment: Install handicap tubs and bench systems in the handicap rooms. They only have showers now.
PHA Response: The cost to install tubs in individual apartments would be excessive. This is the reason that the tub rooms were installed in the building.

- 14. Hi-Rise Presidents Council - Meeting held October 25, 2004**
No comments.

Family Units

- 1. McDonough Homes - Meeting held October 5, 2004**
Staff updated the residents on the Phase I and II McDonough Homes Modernization progress. No comments about the proposed budgets were received.
- 2. Roosevelt Townhomes - Meeting held October 25, 2004**
 - a. Resident comment: Correct the problems with the entry systems on the "A" buildings.
PHA Response: This work has been included in the list of items to be budgeted next year.
 - b. Resident comment: Improve lighting behind Management office and Community Center at 1576 Ames.
PHA Response: Staff will investigate and make a recommendation.
- 4. Dunedin Terrace - Meeting held October 19, 2004**
 - a. Resident comment: Install air conditioner sleeves in the dwelling units.
PHA Response: Staff will continue to examine alternative solutions and consider this item for future funding. It is very expensive.
 - b. Resident comment: Do something about the tub shower surrounds. Some of the tiles are falling off.
PHA Response: Work orders should be called in any time there is a problem with the shower, tub surround, etc.
 - c. Resident comment: Do something about the inadequate heat, mildew and peeling paint in the units.

PHA Response: PHA staff will discuss this problem and decide if a survey of all the units should be conducted. Residents should call in work orders for any of these problems.

- d. Resident comment: Install fences to keep the children close to the units.

PHA Response: This would be cost prohibitive at this time.

- e. Resident comment: Do a modernization of the Dunedin Family area similar to that done at Mt. Airy and Roosevelt.

PHA Response: This will be discussed in the future. There has been a lot of work completed in the last decade at Dunedin that makes an extensive modernization unnecessary at this time.

Resident Membership of the PHA Governing Board

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

The current resident Commissioners are

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

ATTACHMENT L to Saint Paul PHA Agency Plan for FY2006

Section 8 Project-Based Assistance

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

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

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

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

Proposal Review Criteria (100 Points Total):

1. Prior experience of the applicant in developing and managing similar residential housing, and demonstrated ability and capacity of the applicant to proceed expeditiously with the proposal. 25 Points.
2. Documented need for the proposed type of residential housing in the proposed geographic area. Projects that serve families with children (specifically 2+ bedroom units) will receive highest priority in this category. 25 Points.

ATTACHMENT L to Saint Paul PHA Agency Plan for FY2006

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

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

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

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

Officer In Residence Program

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

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

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

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

(Required Statement)

VOLUNTARY CONVERSION

of Public Housing to Tenant-Based Assistance

(No conversions are planned.)

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

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

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

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

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

- (1) Not be more expensive than continuing to operate the development (or portion of it) as public housing;
- (2) Principally benefit the residents of the public housing development to be converted and the community; and
- (3) Not adversely affect the availability of affordable housing in the community.

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

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

Voluntary Conversion of Developments from Public Housing Stock

Resolution No 01-9/26-2

PHA Board approved on 9/26/2001

Required Initial Assessment

As required by 24 CFR 972

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

1. How many of the PHA's developments are subject to the Required Initial Assessments?

32

2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions? 1 - (Hamline Hi-Rise is designated elderly housing).

3. How many assessments were conducted for the PHA's covered developments? 1

4. Identify PHA developments that may be appropriate for conversion? None.

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

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8a	54	2nd Add. McDonough Homes	Yes	*	*
8b	22	1st Add. Mt. Airy Homes	Yes	*	*
9	230	Dunedin Hi-Rise & Family Homes	Yes	*	*
10	3	2nd Add. Mt. Airy Homes	Yes	*	*
11	144	Cleveland Hi-Rise	Yes	*	*
13	148	Iowa Hi-Rise	Yes	*	*
14	187	Wilson Hi-Rise	Yes	*	*
15	151	Front Hi-Rise	Yes	*	*
16	220	Ravoux Hi-Rise	Yes	*	*
17	71	Wabasha Hi-Rise	Yes	*	*
18	185	Montreal Hi-Rise	Yes	*	*
19	194	Exchange Hi-Rise	Yes	*	*
20	18	Scattered Site Homes	Yes	*	*
22	16	Scattered Site Duplexes & Fourplexes	Yes	*	*
23	26	Scattered Site Homes	Yes	*	*
24	220	Edgerton Hi-Rise	Yes	*	*
26	186	Hamline Hi-Rise	NA - Designated elderly housing		
27	144	Seal Hi-Rise	Yes	*	*
29	67	Scattered Site Homes	Yes	*	*
30	25	Scattered Site Homes	Yes	*	*
31	75	Scattered Site Homes	Yes	*	*
32	26	Scattered Site Homes	Yes	*	*
33	45	Scattered Site Homes	Yes	*	*

ATTACHMENT N to Saint Paul PHA Agency Plan for FY2006

34	50	Scattered Site Homes	Yes	*	*
35	16	Scattered Site Homes	Yes	*	*
37	25	Scattered Site Homes	Yes	*	*
38	2	Scattered Site Homes (Formerly Homeward)	Yes	*	*
39	1	3rd Add. To Mt. Airy Homes	Yes	*	*

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

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Replacement Housing MN46PR00150101	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 19,340		\$ 19,340	\$ 19,340
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 19,340		\$ 19,340	\$ 19,340
22	Amount of line 21 Related to LBP Activities	\$ -			
23	Amount of line 21 Related to Section 504 compliance	\$ -			
24	Amount of line 21 Related to Security – Soft Costs	\$ -			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -			

Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan

Capital Fund Program (CFP) Part I: Summary

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: '11/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost					Total Actual Cost	
		Original	Revision	Revision	Revision	Revision	Obligated	Expended
			7/15/2004	9/10/2004	10/5/2004	12/13/2004	11/30/2004	11/30/2004
1	Total non-CFP Funds							
2	1406 Operations	\$ 75,000	\$ 250,136	\$ 249,156	\$ 250,246	\$ 250,246	\$ 250,246	\$ 250,246
3	1408 Management Improvements	\$ 581,140	\$ 373,791	\$ 373,791	\$ 373,791	\$ 373,791	\$ 373,791	\$ 373,791
4	1410 Administration	\$ 634,180	\$ 650,839	\$ 650,839	\$ 650,839	\$ 650,839	\$ 650,839	\$ 650,838
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages	\$ -					\$ -	\$ -
7	1430 Fees and Costs	\$ 286,500	\$ 83,897	\$ 85,897	\$ 85,100	\$ 85,515	\$ 85,515	\$ 83,445
8	1440 Site Acquisition	\$ -					\$ -	\$ -
9	1450 Site Improvement	\$ 193,500	\$ 185,193	\$ 185,193	\$ 185,193	\$ 185,193	\$ 185,193	\$ 185,193
10	1460 Dwelling Structures	\$ 7,065,868	\$ 7,196,284	\$ 7,196,143	\$ 7,195,850	\$ 7,195,435	\$ 7,195,435	\$ 7,180,644
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -					\$ -	\$ -
12	1470 Nondwelling Structures	\$ 259,193	\$ 513,320	\$ 512,441	\$ 512,441	\$ 512,441	\$ 512,441	\$ 512,441
13	1475 Nondwelling Equipment	\$ 70,000	\$ 49,556	\$ 49,556	\$ 49,556	\$ 49,556	\$ 49,556	\$ 49,556
14	1485 Demolition	\$ -					\$ -	\$ -
15	1490 Replacement Reserve	\$ -					\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -					\$ -	\$ -
17	1495.1 Relocation Costs	\$ -					\$ -	\$ -
18	1499 Development Activities	\$ -					\$ -	\$ -
19	1501 Collaterization or Debt Service	\$ -					\$ -	\$ -
20	1502 Contingency	\$ 137,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,305,516	\$ 9,305,516	\$ 9,305,516	\$ 9,305,516	\$ 9,305,516	\$ 9,305,516	\$ 9,288,654
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
24	Amount of line 21 Related to Security – Soft Costs							
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 26,000	\$ 26,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000

Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:					2002		
Development Number	General Description of Major Work Categories								Status of Work
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04	
McDonough	A/E fees for modernization	1430	580 DU	\$40,779	\$40,779	\$41,194	\$41,194	\$40,779	Work in progress
MN 1-1	A/E fees for Comm Ctr Roof Replace	1430	lump sum				\$0	\$0	Deferred to future years
	Modernization Prototypes (16)	1460	16 DU				\$0	\$0	Completed w/ 01 CFP \$
	Community Ctr Roof Replace	1470	lump sum				\$0	\$0	Deferred to future years
	1-1 Modernization Phase I, Part I (45 DU)	1460	45 DU	\$3,218,302	\$3,218,302	\$3,218,302	\$3,218,302	\$3,218,302	Phase I complete
	1-1 Modernization Phase I, Part I contingency	1502	45 DU				\$0	\$0	Included above
	1-1 Modern. Phase I, Part I misc. costs @ 3%	1460	45 DU	\$125,295	\$125,295	\$124,229	\$124,229	\$124,229	Work complete
	1-1 Modernization Phase I, Part 2 partial fundin	1460	70 DU	\$455,455	\$455,455	\$455,455	\$455,455	\$455,455	Phase I complete
	Roof Replacements (reroof 10 Bldgs before m	1460	3 bldgs	\$11,176	\$11,176	\$11,176	\$11,176	\$11,176	Work complete
	Seal Coat Parking lots	1450	3 lots				\$0	\$0	Defer or use other \$
	Replace Bryant Furnaces	1460	185 DU	\$280,472	\$280,472	\$280,472	\$280,472	\$280,472	Work complete
Mt. Airy	Repair cap blocks, retng walls, trash encl. @	1450	lump sum	\$12,045	\$12,045	\$12,045	\$12,045	\$12,045	Work complete
MN 1-3									
First addition to	1-4 site & exterior modernization	1460	42 DU	\$841,015	\$841,015	\$841,015	\$841,015	\$841,015	Work complete
McDonough	1-4 modernization contingency @ 3%	1502	42 DU				\$0	\$0	Included above
MN 1-4	Repair Windows that won't lock	1460	42 DU	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Work complete
Central Hi-Rise	Install sprinklers, replace fire alarm system	1460	142 DU	\$441,534	\$441,534	\$441,534	\$441,534	\$441,534	Work complete
& Duplexes	Contingency for fire alarm, sprinkler @ 2.5%	1502	142 DU				\$0	\$0	Included above
MN 1-5	Additional exterior building repairs	1460	lump sum				\$0	\$0	
	Family Duplex ext. mod A/E fees	1430	lump sum	\$8,000	\$7,203	\$7,203	\$7,203	\$6,000	From 2001 CFP
	Family Duplex exterior modernization	1460	42 DU	\$254,494	\$254,854	\$254,853	\$254,853	\$252,775	Work in progress
Neill Hi-Rise	Paint or cover exterior trim @ duplexes	1460	16 DU	\$290	\$290	\$290	\$290	\$290	Work deferred to future CFP
MN 1-7									
2nd addition to	Repair windows that won't lock	1460	54 DU				\$0	\$0	Will do w/ NROB \$
McDonough	1-8A site & exterior modernization	1460	54 DU				\$0	\$0	See 03 CFP funding
MN 1-8A	1-8A modernization contingency @ 3%	1502	54 DU				\$0	\$0	See 03 CFP funding

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:					2002		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04	Status of Work
Dunedin Hi-Rise	Exterior envelope caulking and repair	1460	lump sum				\$0	\$0	Deferred to future years
MN 1-9	Replace bad sidewalks	1450	lump sum				\$0	\$0	Deferred to future years
2nd addition to Mt Airy	DU modernization, smokes, GFIs, kitchen cabinets	1460	3 DU	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	Work complete
MN 1-10									
Cleveland Hi-Rise	Recaulk window mullions	1460	60 DU				\$0	\$0	Deferred to future years
MN 1-11									
Iowa Hi-Rise	Replace DU sinks, faucets & counters	1460	144 DU				\$0	\$0	Deferred to future years
MN 1-13	Reconfigure building entry for HC access	1450	lump sum				\$0	\$0	Deferred to future years
Wilson Hi-Rise	Engineering fees for sprinkler, fire alarm	1430	187 DU				\$0	\$0	Deferred to future years
MN 1-14	Phase III Window replacement	1460	60 DU	\$56,415	\$56,415	\$56,415	\$56,415	\$56,415	Work complete
	Replace patio slab above boiler room	1450	lump sum				\$0	\$0	Deferred to future years
	Exterior emerg. Repair/prototype repair	1460	lump sum				\$0	\$0	Deferred to future years
	Hire Roof consultant	1430	lump sum	\$11,900	\$11,900	\$11,900	\$11,900	\$11,448	Work complete
Ravoux Hi-Rise	Redash (change color) of ext. stucco panels	1450	lump sum				\$0	\$0	Deferred to future year
MN 1-16	Stairwell leak corrections	1450	lump sum				\$0	\$0	Deferred to future year
	Phased plumbing supply line replacement	1460	60 DU				\$0	\$0	Deferred to future year
Montreal Hi-Rise	Replace DU entry locks	1460	187 DU	\$200	\$200	\$200	\$200	\$200	Work complete
MN 1-18	Exterior bldg repair consultant	1430	lump sum				\$0	\$0	Deferred to future years
	Exterior bldg repairs/prototype repairs	1460	lump sum				\$0	\$0	Deferred to future years
Exchange Hi-Rise	Install auto opener on door to patio	1450	1				\$0	\$0	Work completed w other \$
MN 1-19									

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:					2002		
Development Number	General Description of Major Work Categories								Status of Work
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04	Status of Work
Hamline Hi-Rise	Insulated DU window glass replacement	1460	35 DU	\$1,984	\$1,984	\$1,984	\$1,984	\$1,984	Work complete
MN 1-26	Phase IV exterior brick repair/replacement	1460	lump sum	\$224,841	\$224,841	\$224,841	\$224,841	\$224,427	Work complete
	Brick repair consulting services	1430	lump sum	\$17,997	\$17,997	\$17,997	\$17,997	\$17,997	Work complete
	Elevator shaft wall repair	1460	lump sum	\$25,855	\$25,855	\$25,855	\$25,855	\$25,855	Work complete
Seal Hi-Rise	Replace DU insulated window glass	1460	45 DU	\$2,446	\$2,446	\$2,446	\$2,446	\$2,446	Work complete
MN 1-27	Post tension end repairs	1460	lump sum	\$29,284	\$29,284	\$29,284	\$29,284	\$29,284	Work complete
Scattered Site	Driveway Replacement	1450	30 DU	\$4,476	\$4,476	\$4,476	\$4,476	\$4,476	Work complete
MN 1-29/37	Unit Modernization funds (includes appliances)	1460	15 DU	\$44,423	\$44,423	\$44,423	\$44,423	\$44,423	Work complete
	General Mod	1460	12 DU				\$0	\$0	
	Roof Replacement	1460	20 DU	\$4,234	\$4,234	\$4,234	\$4,234	\$4,234	Work complete
	Siding Replacement	1460	4 DU	\$48,625	\$47,972	\$48,625	\$48,625	\$43,665	Work complete
	Window Replacement	1460	18 DU				\$0	\$0	Work complete
	Cabinet Replacement	1460	25 DU				\$0	\$0	Work complete
	Wet Basements/Mold & Mildew	1460	20 DU	\$3,055	\$3,055	\$3,055	\$3,055	\$3,055	Work complete
	Lead paint abatement/Interim Controls	1460	lump sum	\$9,352	\$9,352	\$9,352	\$9,352	\$9,352	Work complete
	Replace Schlage locks w/ best	1460	350 DU				\$0	\$0	Deferred to future years
	MN 1-20 DU Site Improvement Costs	1450	LS	\$5,375	\$5,375	\$4,840	\$4,840	\$4,840	Work complete
	MN 1-23 DU Site Improvement Costs	1450	LS	\$9,619	\$9,619	\$9,619	\$9,619	\$9,619	Work complete
	MN 1-29 DU Site Improvement Costs	1450	LS	\$15,274	\$15,274	\$15,274	\$15,274	\$15,274	Work complete
	MN 1-30 DU Site Improvement Costs	1450	LS	\$21,235	\$21,235	\$21,235	\$21,235	\$21,235	Work complete
	MN 1-31 DU Site Improvement Costs	1450	LS	\$55,489	\$55,489	\$56,024	\$56,024	\$56,024	Work complete
	MN 1-32 DU Site Improvement Costs	1450	LS	\$5,101	\$5,101	\$5,101	\$5,101	\$5,101	Work complete
	MN 1-33 DU Site Improvement Costs	1450	LS	\$11,717	\$11,717	\$11,717	\$11,717	\$11,717	Work complete
	MN 1-34 DU Site Improvement Costs	1450	LS	\$26,711	\$26,711	\$26,711	\$26,711	\$26,711	Work complete
	MN 1-35 DU Site Improvement Costs	1450	LS	\$13,529	\$13,529	\$13,529	\$13,529	\$13,529	Work complete
	MN 1-37 DU Site Improvement Costs	1450	LS	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	Work complete
	MN 1-38 DU Site Improvement Costs	1450	LS	\$281	\$281	\$281	\$281	\$281	Work complete
	MN 1-20 DU Improvement Costs	1460	LS	\$2,948	\$2,948	\$2,948	\$2,948	\$2,948	Work complete
	MN 1-22 DU Improvement Costs	1460	LS	\$29,364	\$29,364	\$29,364	\$29,364	\$29,364	Work complete
	MN 1-23 DU Improvement Costs	1460	LS	\$69,912	\$69,912	\$44,513	\$44,513	\$44,513	Work complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:			
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:					2002			
Development Number	General Description of Major Work Categories									
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04	Status of Work	
	MN 1-29 DU Improvement Costs	1460	LS	\$117,420	\$117,420	\$127,019	\$127,019	\$127,019	Work complete	
	MN 1-30 DU Improvement Costs	1460	LS	\$57,594	\$57,594	\$60,593	\$60,593	\$59,928	Work complete	
	MN 1-31 DU Improvement Costs	1460	LS	\$249,827	\$249,827	\$253,027	\$253,027	\$246,953	Work complete	
	MN 1-32 DU Improvement Costs	1460	LS	\$21,111	\$21,111	\$21,111	\$21,111	\$21,111	Work complete	
	MN 1-33 DU Improvement Costs	1460	LS	\$78,117	\$78,117	\$78,117	\$78,117	\$78,117	Work complete	
	MN 1-34 DU Improvement Costs	1460	LS	\$114,348	\$114,348	\$120,748	\$120,748	\$120,148	Work complete	
	MN 1-35 DU Improvement Costs	1460	LS	\$77,049	\$77,049	\$77,049	\$77,049	\$77,049	Work complete	
	MN 1-37 DU Improvement Costs	1460	LS	\$32,719	\$32,719	\$35,919	\$35,919	\$35,919	Work complete	
	MN 1-38 DU Improvement Costs	1460	LS	\$6,062	\$6,062	\$6,062	\$6,062	\$6,062	Work complete	
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	Work complete	
Admin. Building	Administrative Office Building @ 11 W. 11th Street									
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$7,221	\$7,221	\$7,221	\$7,221	\$7,221	Work complete	
	Manager's Discretionary Paint Fund	1406	50 DU	\$80,091	\$81,181	\$81,181	\$81,181	\$81,181	Work complete	
	DU Handicapped mod per resident request	1460	per req.	\$32,290	\$32,290	\$32,290	\$32,290	\$32,290	Work complete	
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$130,284	\$130,284	\$130,284	\$130,284	\$130,284	Work complete	
	PHA Site Office Improvements/moving costs	1470	2 hi-rises	\$9,011	\$9,011	\$9,011	\$9,011	\$9,011	Work complete	
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$88,551	\$88,551	\$88,551	\$88,551	\$88,551	Work complete	
	Replace hi-rise community room furniture	1475	3 hi-rises	\$49,556	\$49,556	\$49,556	\$49,556	\$49,556	Work complete	
	Replace Hi-Rise boilers (1 Bldg/yr)	1470	1 bldg.	\$203,430	\$203,430	\$203,430	\$203,430	\$203,430	Work complete	
Equipment	CAD drawing software, hardware, etc.	1475	lump sum				\$0	\$0		
Operating	Protective Service Costs (ACOP/Central Sec.	1406	lump sum	\$169,065	\$169,065	\$169,065	\$169,065	\$169,065	See add. 03 & 04 \$	
Management	Computer hardware and software	1408	lump sum	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	Work complete	
Improvements	Resident Initiatives - salaries	1408	hourly	\$184,191	\$184,191	\$184,191	\$184,191	\$184,191	Switched to 03 \$	
	Resident Initiatives - benefits	1408	hourly	\$59,358	\$59,358	\$59,358	\$59,358	\$59,358	Switched to 03 \$	
	Resident Initiatives - staff training	1408	lump sum				\$0	\$0		
	Hi-Rise Resident Council Training	1408	lump sum				\$0	\$0		
	Family Resident Council Training	1408	lump sum				\$0	\$0		
	Family Development Improvements	1408	lump sum	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	Work complete	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number	General Description of Major Work Categories								
Name/HA-Wide Activities		Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04	Status of Work
	Resident Training and employment	1408	as req.	\$8,928	\$8,928	\$8,928	\$8,928	\$8,928	Work complete
	Resident Training in crime prevention	1408	lump sum				\$0	\$0	
	Interpreter fees	1408	hourly				\$0	\$0	
	Security Training Program	1408	lump sum				\$0	\$0	Building sold to MPR
	Janitorial Training Program	1408	lump sum	\$47,158	\$47,158	\$47,158	\$47,158	\$47,158	Work complete
	Youth Employment Program	1408	lump sum				\$0	\$0	
Administrative	Non Tech Salaries	1410	hourly	\$118,640	\$118,640	\$118,640	\$118,640	\$118,640	Switched to 03 \$
Costs	Tech Salaries	1410	hourly	\$365,873	\$365,873	\$365,873	\$365,873	\$365,873	Switched to 03 \$
	Employee benefits	1410	hourly	\$155,729	\$155,729	\$155,729	\$155,729	\$155,729	Switched to 03 \$
	Legal fees	1410	lump sum	\$1,799	\$1,799	\$1,799	\$1,799	\$1,798	Switched to 03 \$
	Advertising Bids	1410	lump sum	\$8,798	\$8,798	\$8,798	\$8,798	\$8,798	Work complete
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	Work complete
Contingency		1502	lump sum				\$0	\$0	
	FFY 2002 Total CFP			\$9,305,516	\$9,305,516	\$9,305,516	\$9,305,516	\$9,288,654	
				\$0			100.00%	99.82%	
							\$0		

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

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

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Replacement Housing	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

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

**Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Federal FY of Grant: 2003 Part One
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account					Total Actual Cost	
		Revision 7/15/04	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04
1	Total non-CFP Funds						
2	1406 Operations	\$ 466,531	\$ 469,056	\$ 474,228	\$ 565,665	\$ 565,665	\$ 564,366
3	1408 Management Improvements	\$ 263,178	\$ 264,724	\$ 255,248	\$ 265,740	\$ 265,740	\$ 265,740
4	1410 Administration	\$ 650,276	\$ 578,698	\$ 579,122	\$ 581,016	\$ 581,016	\$ 581,016
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages					\$ -	\$ -
7	1430 Fees and Costs	\$ 106,503	\$ 108,910	\$ 108,910	\$ 108,910	\$ 108,910	\$ 108,909
8	1440 Site Acquisition					\$ -	\$ -
9	1450 Site Improvement	\$ 4,960	\$ 6,710	\$ 6,710	\$ 13,938	\$ 13,938	\$ 12,412
10	1460 Dwelling Structures	\$ 5,279,643	\$ 5,342,993	\$ 5,346,873	\$ 5,235,822	\$ 5,235,822	\$ 5,186,692
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures	\$ 882,849	\$ 882,849	\$ 882,849	\$ 882,849	\$ 882,849	\$ 882,849
13	1475 Nondwelling Equipment					\$ -	\$ -
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collateralization or Debt Service						
20	1502 Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440	\$ 7,604,484
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000

Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103					2003 Part One		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
McDonough	A/E fees for modernization	1430	580 DU	\$103,460	\$103,460	\$103,460	\$103,460	\$103,459	See Add. 02 \$
MN 1-1	1-1 Modern. contract #1, Part II (70 DU)	1460	70 DU	\$4,194,944	\$4,194,944	\$4,210,537	\$4,210,537	\$4,186,841	Work substantially complete
	1-1 Modern. Part II, contingency @ 3%	1502	70 DU				\$0	\$0	Included above
	1-1 Modern. PII, misc. costs @ 3% (moves, LBP	1460	70 DU	\$146,029	\$146,431	\$146,431	\$146,431	\$146,431	Work substantially complete
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs						Deferred until 2nd 03 \$ arrive
Mt. Airy	Repair cap blocks, retng walls, trash encl. @ far	1450	lump sum						Deferred to future years.
MN 1-3									
First addition to	1-4 site & exterior modernization	1460	0 DU						See 02 CFP funding for MN 1-4
McDonough	1-4 modernization contingency @ 3%	1460	0 DU						See 02 CFP funding for MN 1-4
MN 1-4									
Central Duplexes	Family Duplex exterior modernization	1460	12 DU	\$170,382	\$173,209	\$173,214	\$173,214	\$173,213	Marshall/Victoria Site
MN 1-5									
Valley Hi-Rise	Paint Balcony Railings, repair balconies, etc .	1460	LS	\$26,305	\$26,305	\$26,305	\$26,305	\$26,305	Work complete
MN 1-6		1470	LS	\$2,825	\$2,825	\$2,825	\$2,825	\$2,825	Work complete
McDonough Add	1-8A site & exterior modernization	1460	54 DU	\$534,847	\$534,847	\$534,847	\$534,847	\$513,814	Work substantially complete
MN 1-8A	1-8A modernization contingency @ 3%	1502	54 DU				\$0	\$0	
Dunedin Hi-Rise	Engineering fees for sprinklers, fire alarm	1430	lump sum						Deferred to future year
MN 1-9	Replace bad sidewalks	1450	lump sum						Use routine \$ or defer work
Mt. Airy 2nd Ad.	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU						Deferred to future years
MN 1-10									
Wilson Hi-Rise	Install sprinklers, replace fire alarm	1460	187 DU						Deferred to future years
MN 1-14	Sprinkler, fire alarm contingency @ 2.5%	1460	60 DU						Deferred to future years
	Replace patio slab above boiler room	1460	lump sum						Deferred to future years
	Exterior building concrete restoration & repair	1460	lump sum						Deferred to future years

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number								Federal FY of Grant:
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103								2003 Part One
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work	
				Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04		
Wilson Hi-Rise	Replace DU kitchen and bath faucets	1460	lump sum						Deferred to future years	
Continued	Replace DU windows	1460	lump sum						Work complete w/ OB \$	
MN 1-14	Replace roof	1460	lump sum						Repair now, defer replacement	
Front Hi-Rise	Replace Roof and repair parapet walls	1460	lump sum						Deferred until 2nd 03 \$ arrive	
MN 1-15										
Ravoux Hi-Rise	Phased plumbing supply line replacement	1460	lump sum						Investigate W/ 2001 CFP \$	
MN 1-16										
Wabasha	Elevator modernization consultant	1430	lump sum						See 2004 \$	
Hi-Rise	Courtyard Improvements	1450	lump sum						Deferred until 2nd 03 \$ arrive	
	Elevator Modernization	1460	lump sum						See 2004 \$	
Montreal Hi-Rise	Exterior building envelope repairs	1460	lump sum						Defer to future years	
MN 1-18	Replace DU water supply lines	1460	lump sum						Defer to future years	
Exchange Hi-Rise	Remodel Res. Ser. Office to Accom. Staff	1460	1						Defer to future years	
MN 1-19										
Hamline Hi-Rise	Replace DU closet doors	1460	35 DU						Defer to future years	
MN 1-26	Replace first floor mail area ceiling lights	1460	lump sum						Defer to future years	
Seal Hi-Rise	Engineering fees for elevator modernization	1430	45 DU						Defer to future years	
MN 1-27	Caulk building exterior	1460	lump sum						Defer to future years	
Scattered Site	Additional modernization funds (includes applian	1460	30 DU	\$57,389	\$57,389	\$23,378	\$23,378	\$19,778	Bal deferred until 2nd 03 \$ arr.	
MN 1-29/37	General Modernization	1460	15 DU	\$7,885	\$7,885	\$9,130	\$9,130	\$9,130	Bal deferred until 2nd 03 \$ arr.	
	Driveway Replacement	1450	12 DU	\$4,910	\$4,910	\$0	\$0	\$0	Bal deferred until 2nd 03 \$ arr.	
	Roof Replacement	1460	20 DU				\$0	\$0	Bal deferred until 2nd 03 \$ arr.	
	Siding Replacement	1460	4 DU	\$2,170	\$2,170	\$0	\$0	\$0	Bal deferred until 2nd 03 \$ arr.	
	Window Replacement	1460	18 DU				\$0	\$0	Bal deferred until 2nd 03 \$ arr.	

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103					2003 Part One		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision			Total Actual Cost		Status of Work
				9/10/04	10/5/04	12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
Scattered Site	Cabinet Replacement	1460	25 DU				\$0	\$0	Bal deferred until 2nd 03 \$ arr.
MN 1-29/37	Wet Basements/Mold & Mildew	1460	20 DU	\$4,641	\$4,641	\$2,370	\$2,370	\$2,370	Bal deferred until 2nd 03 \$ arr.
Continued	Site Improvements	1450				\$7,464	\$7,464	\$5,938	
	Lead paint abatement/Interim Controls	1460	lump sum						Deferred until 2nd 03 \$ arrive
	MN 1-30 Site Improvement Costs	1450		\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	See add. Part 2 03 \$
	MN 1-20 Operations costs	1406		\$0	\$0	\$4,359	\$4,359	\$4,359	
	MN 1-20 Dwelling construction costs	1460		\$6,108	\$6,108	\$1,749	\$1,749	\$1,749	See add. Part 2 03 \$
	MN 1-22 Dwelling construction costs	1460		\$991	\$991	\$991	\$991	\$991	See add. Part 2 03 \$
	MN 1-29 Operations costs	1406		\$0	\$0	\$5,904	\$5,904	\$5,904	
	MN 1-29 Dwelling construction costs	1460		\$25,562	\$25,562	\$23,528	\$23,528	\$23,528	See add. Part 2 03 \$
	MN 1-30 Dwelling construction costs	1460		\$74	\$74	\$74	\$74	\$74	See add. Part 2 03 \$
	MN 1-31 Operations costs	1406		\$0	\$0	\$25,352	\$25,352	\$25,352	
	MN 1-31 Dwelling construction costs	1460		\$55,009	\$55,660	\$27,809	\$27,809	\$27,009	See add. Part 2 03 \$
	MN 1-32 Operations costs	1406		\$0	\$0	\$11,498	\$11,498	\$11,498	
	MN 1-32 Dwelling construction costs	1460		\$15,893	\$15,893	\$4,395	\$4,395	\$4,395	See add. Part 2 03 \$
	MN 1-33 Operations costs	1406		\$0	\$0	\$18,938	\$18,938	\$18,938	
	MN 1-33 Site Improvements costs	1450		\$0	\$0	\$2,476	\$2,476	\$2,476	
	MN 1-33 Dwelling constructon costs	1460		\$47,618	\$47,618	\$26,204	\$26,204	\$26,204	See add. Part 2 03 \$
	MN 1-34 Operating costs	1406		\$0	\$0	\$10,600	\$10,600	\$10,600	
	MN 1-34 Dwelling construction costs	1460		\$27,522	\$27,522	\$16,922	\$16,922	\$16,922	See add. Part 2 03 \$
	MN 1-35 Operations Costs	1406		\$610	\$610	\$10,098	\$10,098	\$10,098	See add. Part 2 03 \$
	MN 1-35 Site Improvement costs	1450		\$0	\$0	\$2,198	\$2,198	\$2,198	
	MN 1-35 Dwelling construction costs	1460		\$11,686	\$11,686	\$0	\$0	\$0	See add. Part 2 03 \$
	MN 1-37 DU Improvements	1460		\$330	\$330	\$330	\$330	\$330	See add. Part 2 03 \$
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$880,024	\$880,024	\$880,024	\$880,024	\$880,024	Bal deferred until 2nd 03 \$ arr.
Admin. Building	Administrative Office Building @ 11 W. 11th Street								
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450	
Costs	Manager's Discretionary Paint Fund	1406	50 DU	\$58,946	\$59,686	\$62,284	\$62,284	\$60,985	
	DU Handicapped mod per resident request	1460	per req.	\$7,608	\$7,608	\$7,608	\$7,608	\$7,608	See add. Part 2 03 \$
	Hi-Rise Masonry repair @ various sites	1460	lump sum						Deferred unitl 2nd 03 \$ arrive
	Moisture control and correction	1460	lump sum						Deferred unitl 2nd 03 \$ arrive

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103					2003 Part One		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
Agency Wide	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises						Deferred until 2nd 03 \$ arrive
Costs	Paint hi-rise hallways, doors & frames	1460	3 hi-rises						Deferred until 2nd 03 \$ arrive
Continued	Replace hi-rise community room furniture	1475	3 hi-rises						Deferred until 2nd 03 \$ arrive
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.						See add. Part 2 03 \$
Equipment	CAD drawing software, hardware, etc.	1475	lump sum						
	Protective Services (ACOP, central security/parking)	1406	lump sum	\$409,500	\$413,932	\$382,702	\$382,702	\$382,702	
	Scattered site operating costs	1406	lump sum			\$33,930	\$33,930	\$33,930	
Management	Computer hardware and software	1408	lump sum						Deferred until 2nd 03 \$ arrive
Improvements	Resident Initiatives - salaries	1408	hourly	\$150,348	\$150,348	\$152,999	\$152,999	\$152,999	
	Resident Initiatives - benefits	1408	hourly	\$45,728	\$45,728	\$47,541	\$47,541	\$47,541	
	Resident Initiatives - staff training	1408	lump sum						
	Hi-Rise Resident Council Training	1408	lump sum						
	Family Resident Council Training	1408	lump sum						
	Family Development Improvements	1408	lump sum						
	Resident Training and employment	1408	as req.						
	Resident Training in crime prevention	1408	lump sum						
	Interpreter fees	1408	hourly						
	Security Training Program	1408	lump sum						
	Janitorial Training Program	1408	lump sum	\$68,648	\$59,172	\$65,200	\$65,200	\$65,200	
	Youth Employment Program	1408	lump sum						
	Resident Training and employment costs	1408	lump sum						
Administrative	Non Tech Salaries	1410	hourly	\$157,087	\$157,087	\$154,435	\$154,435	\$154,435	Includes AST & Asst. Mgr.
Costs	Tech Salaries	1410	hourly	\$284,855	\$284,855	\$284,854	\$284,854	\$284,854	
	Employee benefits	1410	hourly	\$134,266	\$134,266	\$138,367	\$138,367	\$138,367	Includes AST & Asst. Mgr.
	Legal fees	1410	lump sum	\$0	\$0		\$0	\$0	
	Advertising Bids	1410	lump sum	\$2,490	\$2,914	\$3,360	\$3,360	\$3,360	
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
Contingency		1502	lump sum						
	FFY 2003 Part A Total CFP			\$7,656,440	\$7,656,440	\$7,656,440	\$7,656,440	\$7,604,484	\$51,956
				\$0	\$0	\$0	100.00%	99.32%	

**Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Federal FY of Grant: 2003 Part Two
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account					Total Actual Cost	
		Part 1 Original	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Obligated 11/30/04	Expended 11/30/04
1	Total non-CFP Funds						
2	1406 Operations	\$ 30,000	\$ 160,079	\$ 245,121	\$ 404,689	\$ 377,922	\$ 286,421
3	1408 Management Improvements	\$ 80,000	\$ 40,000	\$ 40,000	\$ 40,298	\$ 37,421	\$ 15,298
4	1410 Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 107,800	\$ 102,850	\$ 96,850	\$ 96,859	\$ 96,859	\$ 96,859
10	1460 Dwelling Structures	\$ 1,047,124	\$ 933,607	\$ 876,133	\$ 733,029	\$ 703,029	\$ 524,004
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -		\$ -	\$ -
12	1470 Nondwelling Structures	\$ 219,976	\$ 218,881	\$ 196,691	\$ 197,891	\$ 197,891	\$ 164,556
13	1475 Nondwelling Equipment	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collaterization or Debt Service						
20	1502 Contingency	\$ 20,000	\$ 70,483	\$ 71,105	\$ 53,134	\$ 53,134	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,525,900	\$ 1,525,900	\$ 1,525,900	\$ 1,525,900	\$ 1,466,256	\$ 1,087,138
22	Amount of line 21 Related to LBP Activities	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 30,000
23	Amount of line 21 Related to Section 504 compliance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 30,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000

Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan

Capital Fund Program (CFP)

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150203					Federal FY of Grant: 2003 Part Two			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work	
				Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04		
McDonough	1-1 Modern. Part II, contingency @ 3%	1502	74 DU	\$30,510	\$57,200	\$53,134	\$53,134	\$0	See Add. 03 Part A \$	
MN 1-1	1-1 Modern. Part II, miscellaneous costs	1460	74 DU	\$53,134	\$10,000	\$0	\$0	\$0		
	Roof Replacements (reroof Bldgs before mod)	1460	2 bldgs	\$0			\$0	\$0		
Mt. Airy Hi-Rise	Water Heater Replacement	1470				\$1,095	\$1,095	\$1,095		
MN 1-3										
Central Hi-Rise	Family Duplex exterior modernization	1460	12 DU	\$120,000	\$88,554	\$88,198	\$88,198	\$88,198	See Add. 03 Part A \$	
& Duplexes										
MN 1-5										
McDonough	Exterior Modernization Costs	1460	96 DU	\$17,000	\$0	\$0				
Add. 1-4/8a										
Front Hi-Rise	Replace Roof and repair parapet walls	1460	lump sum	\$181,350	\$181,350	\$181,350	\$151,350	\$151,350	Work complete	
MN 1-15	Domestic Hot water boiler replacement	1460	lump sum	\$0	\$23,285	\$23,285	\$23,285	\$23,285	Work complete	
Wabasha	Courtyard Improvements	1450	lump sum	\$90,600	\$90,600	\$90,600	\$90,600	\$90,600	Work complete	
Hi-Rise	Elevator Modernization	1460	lump sum	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	Work complete	
Scattered Site	Additional modernization funds (includes appliances)	1460	30 DU	\$22,000	\$78,107	\$931	\$931	\$0	See Add, 03 Part A \$	
MN 1-29/37	General Modernization	1460	15 DU	\$18,000	\$2,261	\$0	\$0	\$0	See Add, 03 Part A \$	
	General Scat Site Operating Expenses	1406		\$0	\$0	\$2,261	\$2,261	\$2,261		
	Driveway Replacement	1450	12 DU	\$6,000		\$9	\$9	\$9	See Add, 03 Part A \$	
	Roof Replacement	1460	20 DU	\$12,000			\$0	\$0	See Add, 03 Part A \$	
	Siding Replacement	1460	4 DU	\$5,000			\$0	\$0	See Add, 03 Part A \$	
	Window Replacement	1460	18 DU	\$42,800	\$42,800	\$43,200	\$43,200	\$42,800	See Add, 03 Part A \$	
	Cabinet Replacement	1460	25 DU	\$15,000			\$0	\$0	See Add, 03 Part A \$	
	Wet Basements/Mold & Mildew	1460	20 DU	\$10,000			\$0	\$0	See Add, 03 Part A \$	
	Lead paint abatement/Interim Controls	1460	lump sum	\$15,084			\$0	\$0	See Add, 03 Part A \$	

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003 Part Two		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		
				Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
	MN 1-20 Operations Costs	1406		\$1,663	\$1,663	\$3,920	\$3,920	\$3,920	
	MN 1-20 Dwelling Construction Costs	1460		\$2,805	\$2,805	\$405	\$405	\$205	
	MN 1-23 Operations Costs	1406		\$564	\$564	\$564	\$564	\$564	
	MN 1-29 Operations Costs	1406		\$44,732	\$69,223	\$96,741	\$96,741	\$81,791	
	MN 1-29 Dwelling Construction Costs	1460		\$10,439	\$15,514	\$8,250	\$8,250	\$6,100	
	MN 1-30 Operations Costs	1406		\$18,415	\$26,845	\$25,241	\$25,241	\$23,119	
	MN 1-31 Operations Cost	1406		\$5,301	\$18,931	\$90,493	\$90,493	\$43,842	
	MN 1-31 Dwelling Construction Costs	1460		\$9,388	\$25,114	\$33,998	\$33,998	\$26,141	
	MN 1-32 Operations Cost	1406		\$700	\$2,092	\$10,390	\$10,390	\$9,190	
	MN 1-32 Dwelling Construction Costs	1460			\$6,736	\$0	\$0	\$0	
	MN 1-33 Operations Costs	1406		\$12,845	\$28,409	\$46,928	\$46,928	\$40,523	
	MN 1-33 Dwelling Construction Costs	1460		\$8,273	\$8,273	\$11,528	\$11,528	\$11,123	
	MN 1-34 Operations Costs	1406		\$13,282	\$20,742	\$42,702	\$42,702	\$32,402	
	MN 1-34 Dwelling Construction Costs	1460		\$3,989	\$3,989	\$10,539	\$10,539	\$0	
	MN 1-35 Operations Costs	1406		\$11,454	\$25,226	\$33,613	\$33,613	\$27,315	
	MN 1-35 Site Improvement Costs	1450		\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	
	MN 1-35 Dwelling Construction Costs	1460		\$4,579	\$4,579	\$0	\$0	\$0	
	MN 1-37 Operations Costs	1406		\$646	\$949	\$1,229	\$1,229	\$929	
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$119,976	\$119,976	\$119,976	\$119,976	\$119,976	Work complete
Admin. Building	Administrative Office Building @ 11 W. 11th Street								
Agency Wide	Manager's Discretionary Paint Fund	1406	50 DU	\$50,477	\$50,477	\$50,607	\$23,840	\$20,565	See Add. 03 Part A \$
	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$15,000	\$11,915	\$11,915	\$11,915	See Add. 03 Part A \$
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$137,766	\$137,766	\$139,577	\$139,577	\$3,234	
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$85,000	\$85,000	\$34,853	\$34,853	\$14,653	
	Replace hi-rise community room furniture	1475	3 hi-rises				\$0	\$0	
	Replace Hi-rRise boilers (1 Bldg/yr)	1470	1 bldg.	\$98,905	\$76,715	\$76,820	\$76,820	\$43,485	
Equipment	CAD drawing software, hardware, etc.	1475	lump sum				\$0	\$0	

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003 Part Two		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision 9/10/04	Revision 10/5/04	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
Management	Computer hardware and software	1408	lump sum	\$25,000	\$25,000	\$25,000	\$22,123	\$0	
Improvements	Security Training Program	1408	lump sum	\$15,000	\$15,000	\$15,298	\$15,298	\$15,298	
	Contingency	1502	lump sum	\$39,973	\$13,905				
FFY 2003 Part B Total CFP				\$1,525,900	\$1,525,900	\$1,525,900	\$1,466,256	\$1,087,138	\$379,118
				\$0	\$0		96.09%	71.25%	
						\$0	\$59,644		

**Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor Grant No:
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Budget with Agency Plan	Original Budget adjd. to funding	Total A	
				Revision 12/13/04	Obligated 11/30/04
1	Total non-CFP Funds				
2	1406 Operations	\$ 469,500	\$ 498,000	\$ 498,000	\$ 290,835
3	1408 Management Improvements	\$ 569,120	\$ 464,680	\$ 473,200	\$ 357,200
4	1410 Administration	\$ 711,454	\$ 711,454	\$ 711,454	\$ 691,454
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 183,500	\$ 216,000	\$ 219,738	\$ 64,535
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 166,363	\$ 255,000	\$ 255,000	\$ -
10	1460 Dwelling Structures	\$ 7,305,651	\$ 5,722,909	\$ 5,710,651	\$ 3,230,697
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 80,000	\$ 739,405	\$ 739,405	\$ 26,005
13	1475 Nondwelling Equipment	\$ 62,000	\$ 60,000	\$ 60,000	\$ -
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ 135,951	\$ 190,426	\$ 190,426	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 9,686,039	\$ 8,860,374	\$ 8,860,374	\$ 4,663,226
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 1,250,000	\$ 1,000,000	\$ 750,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 350,000	\$ 300,000	\$ 200,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000

Federal FY of Grant:	
2004	
Actual Cost	
Expended 11/30/04	
\$	91,281
\$	62,395
\$	103,341
\$	-
\$	-
\$	-
\$	370,177
\$	14,905
\$	-
\$	-
\$	-
\$	642,099

**Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name:		Grant Type and					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150104					2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Per FFY04 Agency Plan	Original Budget	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
McDonough	A/E fees for modernization	1430	580 DU	\$60,000	\$60,000	\$63,738	\$63,738	\$0	
MN 1-1	1-1 Modern. contract #2, Part I (50 DU)	1460	50 DU	\$4,381,700	\$3,189,717	\$3,189,717	\$3,189,717	\$367,047	Revised to Socon bid amt.
	1-1 Modern. Part I, contingency @ 3%	1502	50 DU	\$131,451	\$95,692	\$95,692			3% of above amount
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate	1460	50 DU	\$131,451	\$95,692	\$95,692	\$40,530	\$3,130	3% of above amount
	Community Center Roof Consultant	1430	LS	\$7,500	\$7,500	\$7,500			
	Community Center Roof Replacement	1470	LS	\$80,000	\$80,000	\$80,000			
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs	\$15,000	\$15,000	\$15,000	\$450		
Roosevelt	Correct wet basement problems	1450	2 bldgs	0	\$50,000	\$50,000			From earlier budget drafts
MN 1-2	Study replacement of A bldg door entry systems	1460	7 bldgs	0	\$5,000	\$5,000			From earlier budget drafts
Mt. Airy Homes	Repair cap blocks, retng walls, trash enclo. @ family	1450	lump sum	\$25,000	\$25,000	\$25,000			
MN 1-3	Mt. Airy Domestic Hot Water Boiler Replacement	1470	lump	\$0	\$26,005	\$26,005	\$26,005	\$14,905	
Central Duplexes	Family Duplex Mod Iglehart Site Exteriors	1450	12 DU	\$111,363	\$150,000	\$150,000			Revised per Spec. Writer
MN 1-5	Family Duplex Mod Iglehart Site Exteriors	1430	12 DU	\$12,500	\$15,000	\$15,000			
	Family Duplex Mod Phase III (Marshall/Vict. Site)	1460	8 DU	\$180,000	\$0				See 05 CFP application
	A/E fees for phase III at family site	1430	8 DU	\$10,000	\$25,000	\$25,000	\$797		
	Family Mod Contingency @ 2.5%	1502	8 Du	\$4,500	\$4,500	\$4,500			
Dunedin Hi-Rise	District Energy Boiler Room Conversion	1470	141 DU	\$0	\$200,000	\$200,000			Per District Energy Request
MN 1-9	Install sprinklers, replace fire alarm system	1460	187 DU	\$500,000	\$500,000	\$500,000			
	Sprinkler, fire alarm contingency @ 2.5%	1460	187 DU	\$12,500	\$12,500	\$12,500			
	Sprinkler, fire alarm engineering fees	1430	187 DU	\$45,000	\$45,000	\$45,000			
Iowa Hi-Rise	Replace DU locks	1460	143 DU	\$0	\$35,000	\$35,000			Added at 9/2/04 bdgt meeting
MN 1-13									
Wilson Hi-Rise	Replace boiler room slab	1470	bldg	\$0	\$50,000	\$50,000			
MN 1-14	Roof replacement consultant	1430	lump sum	\$25,000	\$0				Deferred to future year
	Replace roof	1460	lump sum	\$250,000	\$0				Deferred to future year
	Replace fuel oil storage tanks	1460	lump sum	\$75,000	\$75,000	\$75,000			

**Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Per FFY04 Agency Plan	Original Budget	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
Wabasha Hi-Rise MN 1-17	Wabasha Elevator Addition	1470	lump sum	\$0	\$355,000	\$355,000			From earlier budget drafts
	Engineering fees for elevator addition	1470	lump sum	\$0	\$28,400	\$28,400			From earlier budget drafts
Hamline HI-Rise MN 1-26	Replace DU locks	1460	187 DU	0	\$35,000	\$35,000			Added at 9/2/04 bdgt meeting
Seal Hi-Rise MN 1-27	Engineering fees for elevator modernization	1430	145 DU	\$20,000	\$20,000	\$20,000			
	Elevator modernization	1460	145 DU	\$400,000	\$400,000	\$400,000			
Scattered Site MN 1-29/37	Additional modernization funds (includes appliances)	1460	30 DU	\$300,000	\$300,000	\$287,742			
	General Modernization	1460	15 DU	\$80,000	\$80,000	\$80,000			
	Driveway Replacement	1450	12 DU	\$30,000	\$30,000	\$30,000			
	Roof Replacement	1460	20 DU	\$90,000	\$90,000	\$90,000			
	Siding Replacement	1460	4 DU	\$32,000	\$32,000	\$32,000			
	Window Replacement	1460	18 DU	\$120,000	\$120,000	\$120,000			
	Wet Basements/Mold & Mildew	1460	20 DU	\$63,000	\$63,000	\$63,000			
	Lead paint abatement/Interim Controls	1460	lump sum	\$50,000	\$50,000	\$50,000			
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,500	\$3,500			
	Manager's Discretionary Paint Fund	1406	50 DU	\$60,000	\$60,000	\$60,000	\$17,785	\$10,990	
	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$15,000	\$15,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$40,000	\$40,000	\$40,000			
	Moisture control and correction	1460	lump sum	\$20,000	\$20,000	\$20,000			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000	\$200,000	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000	\$100,000	\$100,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000	\$60,000	\$60,000			
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$250,000	\$250,000	\$250,000			
	Hi-Rise Roof survey consultant	1430	14 bldgs	\$0	\$40,000	\$40,000			

Annual Statement/Performance and Evaluation Report per FFY05 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150104					2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Per FFY04 Agency Plan	Original Budget	Revision 12/13/04	Funds Obligated 11/30/04	Funds Expended 11/30/04	
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$2,000	\$0				See Computer line below
	Protective Services (ACOP, central security/parking	1406	lump sum	\$409,500	\$438,000	\$438,000	\$273,050	\$80,291	
Management	Computer hardware and software	1408	lump sum	\$81,480	\$81,480	\$90,000			Includes CAD software, etc.
Improvements	Resident Initiatives - salaries	1408	hourly	\$218,250	\$130,000	\$130,000	\$130,000	\$28,914	
	Resident Initiatives - benefits	1408	hourly	\$60,390	\$44,200	\$44,200	\$44,200	\$4,600	
	Hi-Rise Resident Council Training	1408	lump sum	\$7,000	\$7,000	\$7,000			
	Family Resident Council Training	1408	lump sum	\$3,500	\$3,500	\$3,500			
	Resident Training and employment	1408	as req.	\$7,500	\$7,500	\$7,500			
	Interpreter fees	1408	hourly	\$3,000	\$3,000	\$3,000			
	Security Training Program	1408	lump sum	\$36,000	\$36,000	\$36,000	\$36,000	\$2,421	
	Janitorial Training Program	1408	lump sum	\$147,000	\$147,000	\$147,000	\$147,000	\$26,460	
	Youth Employment Program	1408	lump sum	\$5,000	\$5,000	\$5,000			
Administrative	Non Tech Salaries	1410	hourly	\$156,400	\$156,400	\$156,400	\$156,400	\$30,970	Includes AST & Asst. Mgr.
Costs	Tech Salaries	1410	hourly	\$375,678	\$375,678	\$375,678	\$375,678	\$56,571	
	Employee benefits	1410	hourly	\$159,376	\$159,376	\$159,376	\$159,376	\$15,800	Includes AST & Asst. Mgr.
	Legal fees	1410	lump sum	\$2,000	\$2,000	\$2,000			
	Advertising Bids	1410	lump sum	\$18,000	\$18,000	\$18,000			
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500		
Contingency		1502	lump sum	\$0	\$90,234	\$90,234			
FFY 2004 Total CFP				\$9,686,039	\$8,860,374	\$8,860,374	\$4,663,226	\$642,099	
FY2004 Actual Funding Amount				\$8,860,374	\$8,860,374	\$0	52.63%		
Balance				-\$825,665	\$0				

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

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Sep 30, 2006			Sep 30, 2008			
Roosevelt Homes MN 1-2	Sep 30, 2006			Sep 30, 2008			
Mt. Airy MN 1-3	Sep 30, 2006			Sep 30, 2008			
Central Hi-Rise & Duplexes MN 1-5	Sep 30, 2006			Sep 30, 2008			
Dunedin Hi-Rise MN 1-9	Sep 30, 2006			Sep 30, 2008			
Iowa Hi-Rise MN 1-13	Sep 30, 2006			Sep 30, 2008			
Wilson Hi-Rise MN 1-14	Sep 30, 2006			Sep 30, 2008			
Wabasha Hi-Rise MN 1-17	Sep 30, 2006			Sep 30, 2008			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150104	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 2,939		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 2,939		\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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	Budget with Agency Plan	Total Actual Cost	
			Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations	\$ 539,500		
3	1408 Management Improvements	\$ 577,640		
4	1410 Administration	\$ 711,454		
5	1411 Audit	\$ 2,500		
6	1415 Liquidated Damages	\$ -		
7	1430 Fees and Costs	\$ 110,125		
8	1440 Site Acquisition	\$ -		
9	1450 Site Improvement	\$ 375,000		
10	1460 Dwelling Structures	\$ 6,066,705		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -		
12	1470 Nondwelling Structures	\$ 295,000		
13	1475 Nondwelling Equipment	\$ 60,000		
14	1485 Demolition	\$ -		
15	1490 Replacement Reserve	\$ -		
16	1492 Moving to Work Demonstration	\$ -		
17	1495.1 Relocation Costs	\$ -		
18	1499 Development Activities	\$ -		
19	1501 Collateralization or Debt Service	\$ -		
20	1502 Contingency	\$ 122,450		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 8,860,374		
22	Amount of line 21 Related to LBP Activities	\$ 1,000,000		
23	Amount of line 21 Related to Section 504 compliance	\$ 250,000		
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000		
26	Amount of line 21 Related to Energy Conservation Measures	\$ 125,000		

Annual Statement/Performance and Evaluation Report for FFY05 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original Budget	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$36,625			
	1-1 Modern. contract #2, Part 2 (58 DU)	1460	58 DU	\$3,434,255			
	1-1 Modern. Part I, contingency @ 3%	1502	58 DU	\$107,450			
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate)	1460	58 DU	\$107,450			
Roosevelt MN 1-2	Correct wet basement problems	1460	2 bldgs	\$50,000			
Central Duplexes MN 1-5	Family Duplex Mod (Marshall/Victoria site work)	1450	12 DU	\$250,000			
Neill & WS Duplex MN 1-7	Replace Hi-Rise roof exhaust fans	1470	101 DU	\$50,000			
	Replace playground @ West Side Duplexes	1450	16 DU	\$35,000			
Dunedin Family MN 1-9	Replace bad sidewalks	1450	88 DU	\$15,000			
Wilson Hi-Rise MN 1-14	Sprinkler install/fire alarm system replacement	1460	187 DU	\$490,000			
	Engineering fees for sprinklers/fire alarm system	1430	187 DU	\$45,000			
	Sprinkler/fire alarm system contingency	1502	187 DU	\$15,000			
Front Hi-Rise MN 1-15	Replace underground fuel oil storage tanks	1450	151 DU	\$75,000			
Wabasha Hi-Rise MN 1-17	Repair/modernize building exterior	1470	71 DU	\$245,000			
	Arch/engineering fees for building exterior work	1430	71 DU	\$25,000			
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.)	1460	50 DU	\$400,000			
	Modernization on vacancy	1460	60 DU	\$600,000			
	Scattered site operations costs	1406	60 DU	\$50,000			

Annual Statement/Performance and Evaluation Report per 05 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity		Total Actual Cost		Status of Work
				Original Budget	Funds Obligated	Funds Expended	
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500			
	Manager's Discretionary Paint Fund	1406	50 DU	\$80,000			
	DU Handicapped mod per resident request	1460	per req.	\$35,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$20,000			
	Hi-Rise exterior metal painting	1460	lump sum	\$50,000			
	Replace one hi-rise roof	1460	lump sum	\$250,000			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$120,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000			
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.	\$250,000			
	Replace/upgrade trash chute doors in hi-rises	1460	16 bldg	\$60,000			
Management Improvements	Protective Services (ACOP, central security/parking	1406	lump sum	\$409,500			
	Computer hardware and software	1408	lump sum	\$90,000			
	Resident Initiatives - salaries	1408	hourly	\$218,250			
	Resident Initiatives - benefits	1408	hourly	\$60,390			
	Hi-Rise Resident Council Training	1408	lump sum	\$7,000			
	Family Resident Council Training	1408	lump sum	\$3,500			
	Resident Training and employment	1408	as req.	\$7,500			
	Interpreter fees	1408	hourly	\$3,000			
	Security Training Program	1408	lump sum	\$36,000			
	Janitorial Training Program	1408	lump sum	\$147,000			
	Youth Employment Program	1408	lump sum	\$5,000			

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

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Sep 30, 2007			Sep 30, 2009			
Roosevelt Homes MN 1-2	Sep 30, 2007			Sep 30, 2009			
Mt. Airy MN 1-3	Sep 30, 2007			Sep 30, 2009			
Central Hi-Rise & Duplexes MN 1-5	Sep 30, 2007			Sep 30, 2009			
Dunedin Hi-Rise MN 1-9	Sep 30, 2007			Sep 30, 2009			
Iowa Hi-Rise MN 1-13	Sep 30, 2007			Sep 30, 2009			
Wilson Hi-Rise MN 1-14	Sep 30, 2007			Sep 30, 2009			
Wabasha Hi-Rise MN 1-17	Sep 30, 2007			Sep 30, 2009			

Annual Statement/Performance and Evaluation Report

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:			
Public Housing Agency of the City of St. Paul					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
MN 1-1		\$ 4,020,290	\$ 3,545,289	\$ 4,130,290	\$ 3,954,290
McDonough					
MN 1-2		\$ -	\$ -	\$ 0	\$ 157,000
Roosevelt					
MN 1-3		\$ 30,000	\$ 30,000	\$ 30,000	\$ 136,000
Mt. Airy					
MN 1-5		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Central Hi-Rise					
MN 1-6		\$ -	\$ -	\$ -	\$ 55,000
Valley Hi-Rise					
MN 1-7		\$ -	\$ 85,000	\$ -	\$ 40,000
Neill Hi-Rise					
MN 1-8A		\$ -	\$ -	\$ -	\$ -
McDonough, 2nd Ed					
MN 1-9		\$ -	\$ 95,000	\$ 15,000	\$ 59,000
Dunedin Hi-Rise				\$ -	
MN 1-10		\$ -	\$ -	\$ -	\$ -
Mt. Airy, 2nd Ed				\$ -	
MN 1-11		\$ -	\$ -	\$ -	\$ -
Cleveland Hi-Rise				\$ -	
MN 1-13		\$ 550,000	\$ -	\$ -	\$ -
Iowa Hi-Rise					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Public Housing Agency of the City of St. Paul					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
MN 1-14		\$ -	\$ 60,000	\$ -	\$ -
Wilson Hi-Rise					
MN 1-15		\$ 225,000	\$ 250,000	\$ -	\$ -
Front Hi-Rise					
MN 1-16		\$ -	\$ 40,000	\$ 650,000	\$ -
Ravoux Hi-Rise					
MN 1-17		\$ -	\$ -	\$ -	\$ 324,000
Wabasha Hi-Rise					
MN 1-18		\$ -	\$ -	\$ -	\$ 100,000
Montreal Hi-Rise					
MN 1-19		\$ -	\$ -	\$ -	\$ -
Exchange Hi-Rise					
MN 1-24		\$ -	\$ -	\$ -	\$ -
Edgerton Hi-Rise					
MN 1-26		\$ -	\$ 600,000	\$ -	\$ -
Hamline Hi-Rise					
MN 1-27			\$ 120,000	\$ -	
Seal Hi-Rise					
MN 1-29/37		\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
Scattered Site					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

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

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

Activities for Year :__3__ FFY Grant: 2007 PHA FY: 2008				Activities for Year :__3__ FFY Grant: 2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
McDonough	McDon. 1-1 mod. contract Phase 3, Part 2 (47 DU)	\$ 3,344,511	Ravoux Hi-Rise	Repair spalled concrete and paint exterior metal	\$ 40,000	
MN 1-1	McDonough 1-1 mod. cont. @3%	\$ 100,335	MN 1-16			
	McDonough 1-1 mod. misc. @3%	\$ 100,443	Subtotal		\$ 40,000	
Subtotal		\$ 3,545,289	Hamline Hi-Rise	Install sprinklers and replace fire alarm system	\$ 550,000	
			MN 1-26	Eng. Fees for sprinkler install and fire alarm replacement	\$ 50,000	
Mt. Airy Homes	Repair/replace retaining walls / trash enclosures	\$ 30,000	Subtotal		\$ 600,000	
MN 1-3						
Subtotal		\$ 30,000	Seal Hi-Rise	Recaulk building exterior	\$ 60,000	
			MN 1-27	Remove and replace fuel oil storage tank	\$ 60,000	
Central Duplexes	Exterior family unit modernization	\$ 250,000	Subtotal		\$ 120,000	
MN 1-5						
Subtotal		\$ 250,000				
Neill Hi-Rise	Replace exterior building caulking & paint exterior metal	\$ 85,000				
MN 1-7						
Subtotal		\$ 85,000				
Dunedin HR & fam.	Replace exterior building caulking & paint exterior metal	\$ 80,000				
MN 1-9	Replace family site sidewalks	\$ 15,000				
Subtotal		\$ 95,000				
Wilson Hi-Rise	Restore and repair building exterior	\$ 60,000				
MN 1-14						
Subtotal		\$ 60,000				
Front Hi-Rise	Repair building exterior	\$ 250,000				
MN 1-15						
Subtotal		\$ 250,000				
Total CFP Estimated Cost		\$ Cont. Next Col.	\$ Cont. Next Page			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__3__		Activities for Year :__3__	
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	McDonough					
	MN 1-1	McDon. 1-1 mod. contract Phase 4, Part 2 (52 DU)	\$ 3,682,008	Wabasha Hi-Rise	Install fire suppression sprinklers & new fire alarm system	\$ 300,000
		McDonough 1-1 mod. cont. @3%	\$ 136,141	MN 1-17	Arch. / Eng. Fees for sprinklers / fire alarm	\$ 24,000
		McDonough 1-1 mod. misc. @3%	\$ 136,141			
					Subtotal	\$ 324,000
		Subtotal	\$ 3,954,290			
				Montreal Hi-Rise	Repair and modernize building exterior	\$ 100,000
	Roosevelt	Install AC sleeves in units	\$ 157,000	MN 1-18		
	MN 1-2					
		Subtotal	\$ 157,000		Subtotal	\$ 100,000
	Mt. Airy Homes	Install AC sleeves in units	\$ 136,000			
	MN 1-3					
		Subtotal	\$ 136,000			
	Central Duplex & HR	Central Duplex exterior modernization	\$ 250,000			
	MN 1-5					
		Subtotal	\$ 250,000			
	Valley Hi-Rise	Replace DU kitchen sinks	\$ 45,000			
	MN 1-6	Modernize PHA Resident Services Office	\$ 10,000			
		Subtotal	\$ 55,000			
	West Side Duplexes	Replace DU kitchen cabinets	\$ 40,000			
	MN 1-7					
		Subtotal	\$ 40,000			
	Dunedin Fam & HR	Install AC sleeves	\$ 44,000			
	MN 1-9	Replace family area sidewalks	\$ 15,000			
		Subtotal	\$ 59,000			
		Total CFP Estimated Cost	\$ Cont. Next Col.			\$ Cont. Next Page

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__5__			Activities for Year :__5__		
FFY Grant: 2009			FFY Grant: 2009		
PHA FY: 2010			PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			Management	Protective Services (ACOP, central security, parking)	\$ 409,500

