

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota

PHA Number: *MN003*

PHA Fiscal Year Beginning: *10/2005*

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 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *The HRA will consider applying for additional vouchers during the 2005-2009 five-year period should such funding be made available by HUD, assuming the waiting list numbers, rental market vacancy rate, and other relevant factors are favorable at the time of any Notice of Funding Availability (NOFA) issuance.*
 - Reduce public housing vacancies: *The HRA will strive to sustain its public housing vacancy rate record of 3% or less for this five year period (2005-2009).*
 - Leverage private or other public funds to create additional housing opportunities: *This will be accomplished through the continued implementation of our HOPE VI Revitalization grant (through 2007) and*

the continuation of home site sales at Hawk Ridge, and HRA-developed mixed income homeownership subdivision in the Lakeside/Lester Park area.

Acquire or build units or developments: *Besides the replacement public housing units to be built under our HOPE VI Revitalization Plan of mixed income, mixed finance developments, the HRA will also build three scattered site public housing units for families off-site; a duplex at Palm & Teak on HRA-owned land and a single-family detached, handicap-accessible home on Basswood (also an HRA-owned site). Other scattered-sites may also be considered in the provision of replacement housing under HOPE VI.*

The HRA may also acquire or construct some additional scattered-site family public housing units should the HRA dispose of additional existing scattered-site public housing units, with HUD approval, over this five year period. (Three such properties will be disposed in the current fiscal year as covered in the current year Agency Plan and subsequently approved by HUD.) Any such additional dispositions would be considered for properties with costly HUD required, lead-based paint abatement costs and/or other factors make the properties unsuitable and financially infeasible for continued retention in the HRA's public housing portfolio, but would be suitable for purchase and rehabilitation by the Northern Communities Land Trust (NCLT) for their permanently affordable homeownership program, which gives priority to HRA clients.

Six such potential properties have been identified in the East Hillside neighborhood, an area which the City has deemed a priority for increased homeownership. Proceeds from any such sales to the NCLT would be put towards the acquisition or construction of additional public housing rental units. The HRA will also apply to HUD for Replacement Housing Funds through the Capital Fund Program so further financial resources can be provided.

Should HUD resume funding of additional public housing development funding during this period, the HRA would respond to any such Notice of Funding Availability (NOFA) to provide additional public housing units, assuming HUD's Development Funding levels and Operating Subsidy Formula would adequately support such efforts.

Other (list below)

The HRA will apply for a continuation each year of the HOME funding awarded in 2005 from the City of Duluth, which will provide rental assistance to approximately 13 homeless households.

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) *The HRA will work to regain and subsequently sustain its High Performer status (a score of at least 90) during this period.*

- Improve voucher management: (SEMAP score) *The HRA will work to sustain its High Performer Status under SEMAP by achieving a score of at least 90 for each assessed year in this five year period.*
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: *The remaining 52 units at Harbor View, the HRA's HOPE VI Revitalization site, will be demolished during the current fiscal year, which will clear the way for Phase II and Phase III construction in fiscal year 2005 and beyond. Yet in the current fiscal year, the HRA will also be demolishing a scattered-site property at 216 S. Basswood which has been damaged beyond repair. A new public housing scattered site replacement property will be constructed on this site in 2005 as included in our current year Agency Plan. In addition, the HRA will consider disposition of certain scattered-site properties during this five year period as indicated earlier in this section of the Plan. We do not anticipate any additional demolition.*
- Provide replacement public housing: *The HRA will be replacing all 200 Harbor View units lost to demolition and will also work on replacing at least some of the units sold to the Northern Communities Land Trust (NCLT), however the exact number of such replacement units will depend upon the amount of resources we receive from HUD to augment the sales proceeds.*
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: *The HRA's Voucher homeownership program, initially implemented in 2003 but put on hold during fiscal year 2004 due to the national Section 8 Program funding crisis, is expected to once again become available at some point during this period. The size of the program will be dependent upon many factors, including the adequacy of Section 8 funding provided by HUD.*
- Implement public housing or other homeownership programs: *Homeownership opportunities will be made available under the HOPE VI program during this period as part of the HOPE VI Revitalization Plan implementation strategy and as approved by the HOPE VI office at HUD Headquarters.*
- Implement public housing site-based waiting lists: *As required by HUD, site-based waiting lists will be implemented for new HOPE VI mixed finance developments containing public housing units.*
- Convert public housing to vouchers:

Other: (list below) *The HRA will continue implementation of project-basing of Housing Choice Vouchers begun in Fiscal Year 2003. The extent and scope of the program will be dependent upon adequacy of funding by HUD as well as securing required HUD approvals.*

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: *The HRA's HOPE VI mixed finance, mixed income developments will achieve this goal, which will all reach occupancy during this period.*
 - Implement public housing security improvements: *Will continue regular security patrols at TriTowers.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *Subject to results of further study, the HRA may consider this option during this period.*
 - Other: (list below)
Subject to final HUD regulations on the Public Housing Operating Fund Rulemaking, the HRA will begin moving towards project-based management and accounting in its public housing program during this period.

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: *The HRA and the Duluth Building & Construction Trades Council are the co-sponsors of an active Step-Up Apprenticeship program which was approved by HUD and DOL in December of 2004. This program will continue to operate during this period, which provides both a resident self-sufficiency tool and a vehicle for construction contractors, particularly those constructing the HOPE VI developments, to fulfill HUD Sec. 3 requirements. HOPE VI clients, public housing residents, and Voucher participants are priority groups for this program.*

In addition, through the HOPE VI Community and Supportive Services (CSS) funding, the HRA has entered into contracts with a number of partners in the areas of job readiness, career counseling, and job training. It also helped secure grant funding to provide tuition funds for various educational programs through a joint effort with Duluth's Workforce Center.

Neighborhood Networks funding, also provided by HUD through HOPE VI, will continue to provide computer training and other educational services through a partnership with the Copeland Community Center.

Finally, the HRA will continue work with the Health Care industry on additional Sec. 3 possibilities, and has awarded a CSS training contract to Women in Construction Company (WICC) to provide construction training and recruitment for women and people of color. All CSS contracts also have Sec. 3 employment requirements.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *The HRA will continue applying for ROSS Program funding through HUD's Operating Fund, which provides outreach, case management, education and supportive service coordination for these populations.*
- Other: (list below) *The HRA will continue to apply for Self-Sufficiency Coordinator funding. Any growth in the program will be dependent upon the level of HUD financial support that can be obtained.*

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)
The HRA will continue its participation in Duluth's Affordable Housing Coalition's annual Fair Housing Fun Fair and will continue to promote the Housing Access Center's and the Center for Independent Living's annual Reasonable Accommodation workshop/training for area landlords.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing & Redevelopment Authority of Duluth, Minnesota (HRA) will continue to strive for excellence in its programs in accordance with its mission.

During Fiscal Year 2005, the HRA will continue implementation of its HOPE VI Revitalization Plan for Harbor View Homes, which will include mixed income, mixed finance developments both on and off site. The HRA will also apply for additional HUD funding where available and applicable, and will continue to successfully contract for needed property improvements under the Capital Fund program.

The Step-Up Apprenticeship program, jointly operating by the HRA and the Duluth Building and Construction Trades Council, will provide meaningful jobs in the construction industry as will other Section 3 new hires made by others involved in HOPE VI construction or CSS contracts.

The HRA expects to resume its Sec. 8 homeownership program, assuming adequate HUD funding and other relevant factors.

Finally, the HRA will begin moving towards project-based management and accounting to the extent required by the final rule on the new public housing operating fund. This may include the establishment of a site-based waiting list for any newly constructed scattered-site public housing units for families with children, for which a preference may be granted to those whose incomes fall between 50% and 80% of the area median income, and/or a working preference, as a means of increasing the HRA's ability to house a cross-section of incomes in its public housing programs, as required by HUD and emphasized in the proposed new Operating Fund program.

***ENTER PAGE NUMBERS BELOW WHEN PLAN IS DONE.**

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	5-10
2. Financial Resources	10-12
3. Policies on Eligibility, Selection and Admissions	12-22
4. Rent Determination Policies	22-27
5. Operations and Management Policies	27-28
6. Grievance Procedures	28
7. Capital Improvement Needs	29-32
8. Demolition and Disposition	32-33
9. Designation of Housing	33-34
10. Conversions of Public Housing	34-35
11. Homeownership	36-37
12. Community Service Programs	38-40
13. Crime and Safety	41-43
14. Pets (Inactive for January 1 PHAs)	
15. Civil Rights Certifications (included with PHA Plan Certifications)	
16. Audit	43
17. Asset Management	43-44
18. Other Information	44-46

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement *file name: (mn003a01)*
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart *file name: (mn003b01)*
- FY 2005 Capital Fund Program 5 Year Action Plan *file name: (mn003c01)*
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Capital Fund Performance and Evaluation Reports for 2003 (two grant) and 2004 (one grant), all for the quarter ending 03-31-05, found in file names: (mn003d01), (mn003e01), and (mn003f01), respectively.

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
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) 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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	A chart showing the PHA's Management Structure	Annual Plan: Operations and Management

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	2,395	5	NA	NA	NA	NA	NA
Income >30% but <=50% of AMI	1,640	4	NA	NA	NA	NA	NA
Income >50% but <80% of AMI	731	3	NA	NA	NA	NA	NA
Elderly	1,202	4	NA	NA	NA	NA	NA
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA

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: *City of Duluth's 2005-2009 Consolidated Plan*
- 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 Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover (<i>Public Housing and Section 8 Programs</i>)
Waiting list total	1,664		Est. 480
Extremely low income <=30% AMI	1,494	90%	
Very low income (>30% but <=50% AMI)	150	9%	
Low income (>50% but <80% AMI)	20	1%	
Families with	732	44%	

Housing Needs of Families on the Waiting List			
children			
Elderly families	374	22%	
Families with Disabilities	317	19%	
Race/ethnicity <i>Caucasian</i>	1,129	68%	
Race/ethnicity <i>Afro-American</i>	311	18%	
Race/ethnicity <i>Native American</i>	180	11%	
Race/ethnicity <i>Asian</i>	44	3%	
Characteristics by Bedroom Size (Public Housing & Section 8 programs)			
			<i>Public Housing Turnover Estimates Only (Exclusive of the estimated number of turnovers to be filled by internal transfer)</i>
1BR	867	52.0%	181
2 BR	607	36.0%	25
3 BR	158	9.5%	25
4 BR	27	2.0%	9
5 BR	5	.5%	3
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development *Through implementation of HOPE VI program.*
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction *to the extent that HUD resources are sufficient.*
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)*The HRA expects that both the construction and occupancy of three scattered-site replacement public housing units will occur during the Plan year.*

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

Select all that apply

- Apply for additional section 8 units should they become available *should waiting list, vacancy rates, and other factors be favorable.*
- Leverage affordable housing resources in the community through the creation of mixed - finance housing *Through continuing implementation of HOPE VI project.*
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) *Some 1 BR public housing will be built on the HOPE VI site under Phase III which would be suitable and available to elderly applicants.*

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)

Additional handicap accessible units will be produced under the HOPE VI program. In addition, one of the 3 replacement public housing units to be constructed off-site with Capital Fund resources will be handicap accessible.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$2,207,552	
b) Public Housing Capital Fund	\$2,115,772	
c) HOPE VI Revitalization	\$5,400,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance <i>Note: This is our best estimate, since HUD is going to a calendar year funding basis for this program on January 1, 2006 and likely funding info not yet available.</i>	\$6,932,442	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) <i>HUD is no longer funding this program.</i>		
g) Resident Opportunity and Self-Sufficiency Grants <i>Pending</i>	\$ 45,354	
h) Community Development Block Grant		
i) HOME (<i>awarded by City of Duluth</i>)	\$ 70,000	Rental Assistance for est. 13 homeless hshlds
Other Federal Grants (list below)		
<i>Neighborhood Networks</i>	\$ 50,000	Resident Digital Learning Resources
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>2004 Public Housing Capital Fund, est. of unobligated by 10/01/2005</i>	\$25,000	Capital Improvements
<i>ROSS Program Coordinator Grant Extension carry-over, if approved by HUD</i>	\$50,000	Program Coordination for Elderly & Disabled Public Housing Residents

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$2,270,456	Public Housing Operations
4. Other income (list below)		
<i>Public Housing Non-Dwelling Rental Income (laundry and sales & service)</i>	\$ 145,336	Public Housing Operations
4. Non-federal sources (list below)		
<i>Bridges (State)</i>	\$ 175,000	Sec. 8 Program
Total resources	\$19,486,912	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) *Six weeks..*
- Other: (describe) *At initial application.*

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

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe) *Other applicable references.*

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists *Are being implemented only for HOPE VI mixed finance developments which include public housing units, as required by HUD.*
- Other (describe)

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

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

Applications may also be obtained by mail or downloaded off the HRA's website (www.duluthhousing.com).

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

1. How many site-based waiting lists will the PHA operate in the coming year? *We expect that three mixed finance HOPE VI developments will be in the marketing and/or occupancy stage during the Plan year. Each development will have its own site-based waiting list. Site-based waiting lists are required for HOPE VI mixed income, mixed finance development.*

In addition, in light of the proposed Public Housing Operating Fund formula and its requirements for project-based management and accounting, the HRA will give consideration to establishing a site-based waiting list for any newly constructed scattered-site replacement public housing for families with children.

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? *Mention of these site-based waiting lists was included in the current Agency Plan approved for 2004 as this activity will commence in the current fiscal year. These are required by HUD for HOPE VI mixed income, mixed finance developments.*

Should the HRA decide to establish the site based waiting list mentioned in the answer immediately preceding this one, then that particular list only would be a new such list.

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

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

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

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

Should the HRA establish a site based waiting list for any replacement scattered-site public housing for families with children as referenced above, information and applications would be made available at the HRA's Main Administrative Office or by mail, phone, or fax.

(3) Assignment

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

- One
 Two
 Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)

In an effort to support customer service and choice, the HRA will continue its practice of processing one convenience transfer per month.

Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Should any site-based waiting list for replacement scattered site public housing be established, this may become a preference but for those units only, as a tool for increasing the HRA's ability to house a broad range of incomes, as emphasized in HUD's proposed public housing Operating Fund program.

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) *A Resident's Guide is also provided.*

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

Applications may be made through the mail and applications can be downloaded from our website (www.duluthhousing.com).

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Through referrals and coordinated efforts with other housing providers.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) *\$100 or more increase in monthly income.*

Other (list below)

When family composition changes or if granted a rent decrease within the certification year.

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

(2) Flat Rents

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

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

Section 8 FMRs.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

At or above 90% but below 100% of FMR

100% of FMR

Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

Payment standards will be evaluated at least annually, and as frequently as necessary to insure financial feasibility of the program along with any other relevant factors. Since HUD is changing the funding of the Section 8 program nationally to a calendar year instead of PHA fiscal year basis, payment standards will also be reevaluated once the January 1, 2006 funding amount for the HRA's program is known.

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

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. **File name: (mn003b01)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover (All best estimates at this time)
Public Housing	1,036	243
Section 8 Vouchers	1,428	220
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab (SROs)	75	15
Special Purpose Section 8 Certificates/Vouchers (Shelter Plus Care)	18	2
Public Housing Drug Elimination Program (PHDEP) (HUD no longer funding this program)	N/A	
Other Federal Programs(list individually)		
ROSS Program (Public	745	N/A

<i>Housing Outreach for Mentally Disabled and Elderly Residents – Service and Program Coordination)</i>		
<i>Family Self-Sufficiency</i>	77	N/A
<i>HOME-funded Rental Assistance Program for Homeless households</i>	13	3
<i>HOPE VI CSS and Neighborhood Networks (Community & Supportive Services for HOPE VI clients)</i>	210	N/A

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)

Admissions & Continued Occupancy Policy
Maintenance Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

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?

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name *file name: (mn003c01)*)

-or-

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

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

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

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

1. Development name: *Harbor View Homes*

2. Development (project) number: *MN 003-01*

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
During the Plan year, Harbor View Phase I will be in the marketing and occupancy stage, and Phase II and III will begin construction sometime after final demolition.

Of the two off-site HOPE VI mixed-finance developments, one project (The Matterhorn) will begin construction pending the award of additional tax credits, and will later enter the marketing stage and the other project (Village Place) will complete construction and begin marketing and occupancy stage, all during the Plan Year.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Some HOPE VI public housing replacement housing will be built off-site on scattered sites, which may also include a few locations at Hawk Ridge Estates, an HRA-developed mixed-income single family home subdivision.

Depending upon the level of additional resources we are able to secure beyond the net sales proceeds, the HRA may be able to begin replacement of at least one of the three scattered-site units it is selling to the Northern Communities Land Trust (NCLT) during the upcoming plan year period. The HRA will apply for HUD's Replacement Housing Funds and will also seek additional resources as they become identified. Should HUD resume any public housing development funding for additional units, we would likely apply for such funding as well.

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
1a. Development name: <i>Three scattered-site projects</i>
1b. Development (project) number: <i>MN003-07, MN003-11, and MN003-18.</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As also mentioned in the 2004 Agency Plan, the HRA will consider, on a case-by-case basis, the potential disposition by negotiated sale to the Northern Communities Land Trust (NCLT) for their permanently affordable homeownership program of up to six scattered site units in the East Hillside Neighborhood area (a high City priority area for increased homeownership rates) that have extraordinarily high lead-based paint abatement and/or other rehab costs, affecting the properties' suitability and financial feasibility for continued retention in the HRA's public housing portfolio. The NCLT provides first priority for HRA clients in its homeownership program. The HRA will also apply the net sales proceeds of any such dispositions that may occur towards the development of additional, more suitable family public housing units. Dispositions will not be undertaken until if and when the unit becomes vacant, though the HRA may consider preparing an application for disposition approval to the HUD Special Applications Center (SAC) prior to any vacancy(ies) occurring in order that the approval be obtained in advance, but the actual carrying out of the disposition would not occur until any given unit became vacant. The potential dispositions are located at the following addresses and project numbers: 1023 North 9th Avenue East in Project No. MN003-07; 1308 East 5th Street, 9 & 11 South 16th Avenue East, and 920 North 8th Avenue East, all in Project No. 3-11, and 1518 North 9th Avenue East in Project No. 3-18.</i>
3. Application status (select one)

<p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/> <i>Potential planned application(s) if any become vacant during FY-05 or if the HRA submits any applications for pre-approval of the SAC, subject to future vacancy(ies) occurrence(s).</i></p>
<p>4. Date application approved, submitted, or planned for submission: <i>As also discussed in the fiscal year 2004 Agency Plan, the estimated submission date(s) for any potential dispositions are not known, but any such disposition application would likely be submitted to the SAC within 120 days of any applicable unit becoming vacant (or at any time in the fiscal year should the HRA seek pre-approval.)</i></p>
<p>5. Number of units affected: <i>up to six.</i></p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development <i>(three different scattered-site project numbers)</i></p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: <i>To be determined; could potentially start anytime within the 2005 Fiscal Year.</i></p> <p>b. Projected end date of activity: <i>These potential dispositions would involve an on-going process until all applicable units become vacant and are disposed of, which could run the course of several fiscal years until all complete.</i></p>

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: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number: MN003-01,-02,-04,-05,-06,-07,-08,-10,-12,-14,-17,-18,-20,-22,and -23.	
2. What is the status of the required assessment?	<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 checked="" type="checkbox"/> Other (explain below) <i>Voluntary Assessment completed August 13, 2002; determined that all 16 developments if converted would adversely affect the availability of affordable housing the community, which met the test of Sec. C.,3 of 24CFR972.200.</i>
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Other: (describe below) <i>This was a “Required Initial Voluntary Assessment of Conversion from PH stock to Tenant-Based Assistance”, and was completed on August 13, 2002.</i>

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.) *Due to federal funding constraints, the HRA's Section 8 Homeownership Program has been temporarily suspended from any further growth but is expected to be resumed at some level during the upcoming plan year.*

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

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? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise) *with proper releases of information obtained from the clients*
- 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) *Families enrolled in the Self-Sufficiency programs will receive a priority for the agency's planned affordable HOPE VI homeownership program, second only to eligible HOPE VI clients.*

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)	Estimate d 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)
<i>Public Housing Outreach for the elderly and the physically or mentally disabled</i>	745	Available to all elderly and all physically or mentally disabled public housing residents	Through a phone call to the HCD staff contracted for this service or stopping by the PH Outreach Office at TriTowers and periodically at other highrise offices elsewhere	Public Housing Resident
<i>Step-Up Apprenticeship (co-sponsored with the Duluth Building & Construction Trades Council)</i>	25 app rentic eshi ps	By application and specific screening criteria; waiting list possible if more eligible than work opportunities available	HRA Main Office and HOPE VI Office	In priority order: HOPE VI clients, PH residents, Sec. participants, or lastly, Sec. 3income-eligible residents of the community at large
<i>HOPE VI Community & Supportive</i>	210	Specific	HOPE VI Office	All HOPE VI

<i>Services for HOPE VI eligible clients</i>		supportive services eligible		eligible clients
<i>Neighborhood Networks (resident digital learning resources)</i>	210	Services as available on site at Copeland Community Center	Copeland Community Center	All HOPE VI eligible clients

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 04/30/05)
Public Housing	5	5
Section 8	93	52

- 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. Reserved for Community Service Requirement pursuant to 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) *Some levels of suspected drug activity and also unauthorized, non-residents entering high rise buildings.*

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)

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

TriTowers

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 *The HRA has a contract with a private security firm, Midwest Patrol, which provides nightly patrols at TriTowers.*
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors *Through the Public Housing Outreach Program which provides service and program coordination to seniors and the disabled. The program is officed at TriTowers but available at all properties.*
- Volunteer Resident Patrol/Block Watchers Program *Funded by Resident Participation funds, the TriTowers Residents' Club provides stipends to two volunteer residents to provide periodic patrols of common areas, hallway, and lobby as another set of eyes and ears. Any suspicious activity results in a call to the Police Department.*
- Other (describe below)

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

TriTowers

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)

These services are provided for all HRA properties.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. *N/A HUD is no longer funding this program.*

- 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 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)

The HRA completes a five-year Capital Fund Plan each year. The HRA also engages in overall agency business planning with technical assistance from the Local Initiative Support Corporation. The HRA will also begin moving towards project based management and accounting to the extent required by the new Public Housing Operating Fund Rules, once they are finalized, and according to whatever timetable is mandated by HUD.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations.

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

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

- Attached at Attachment (File name)
- Provided below: *While the Resident Advisory Board (RAB) had favorable reactions to this Agency Plan and the Capital Fund program, there was concern expressed about the fact that HUD no longer funds the Drug Elimination Program. The RAB would like to see resumption of these federal resources to local authorities so that 24-hour doormen or other 24-hour security measures could be financially feasible to implement at all high rise sites.*

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)

The RAB has requested the names and address of U.S. Senators Dayton and Coleman, and U.S. Representative Oberstar, so that they may write to them to urge their support of a resumption of funding under the Drug Elimination Program or else sufficient increases in public Housing Operating Funds or Capital Funds that would adequately cover increased security measures at high rises.

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.) *The Tenant Commissioner is appointed by the Mayor of the City of Duluth, as are all HRA Commissioner appointments. The current Tenant Commissioner is Glenn Fitzgerald, a resident of TriTowers high rise.*

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: (provide name here) *City of Duluth, Minnesota*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

HOME funding for 13 vouchers for homeless households helps the City in its 10 year plan to end chronic homelessness; proposed dispositions of up to six scattered-site public housing rental properties to the Northern Communities Land Trust for their purchase and rehab for sale under their permanently affordable homeownership program will help increase homeownership levels in the East Hillside neighborhood; services to help seniors and the mentally and physically disabled stay in place in their public housing apartments and continue to live as independently as possible prevents evictions and potential homelessness resulting from the same and/or more expensive placement in other types of housing; voucher programming and the public housing programs operated by the HRA help meet the housing needs of various populations identified in the City's Comprehensive Plan by being housed through turnover off the waiting list. Planned capital improvements under the Capital Fund will ensure properties remain in good repair and continue to be assets to the neighborhoods in which they are located; and the HOPE VI Revitalization program will have positive effects throughout for the City as a whole as well as the specific revitalization sites.

Other: (list below)

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

Working jointly to resolve impediments to Fair Housing; partnership in the HOPE VI Revitalization five-year plan; and HOME funding to the HRA for a rental assistance effort aimed at homeless households.

D. Other Information Required by HUD

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

None required.

Attachments

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

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

The specific pdf file attachments to the Plan mentioned above and referenced in the body of the template are as follows:

(mn003a01): Capital Fund Annual Statement for 2005

(mn003b01): PHA Management Organizational Chart

(mn003c01): FY 2005 Capital Fund Program 5 Year Action Plan

(mn003d01): Capital Fund Performance & Evaluation Report for 2003 (first grant) for the quarter ending 03-31-05

(mn003e01): Capital Fund Performance & Evaluation Report for 2003 (second grant) for the quarter ending 03-31-05.

(mn003f01):Capital Fund Performance & Evaluation Report for 2004 (one grant) for the quarter ending 03-31-05.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Redevelopment Authority of Duluth,
Minnesota

Grant Type and Number
Capital Fund Program: MN46P00350103
Capital Fund Program
Replacement Housing Factor Grant No:

Federal FY of Grant:
2003

Original Annual Statement Performance and Evaluation Report for Period Ending: 3-31-05		Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report		Total Actual Cost	
Line No.	Revision No. 1	Revised	Obligated	Expended	Total Estimated Cost
1	0	0	0	0	0
2	\$182,692.80	182,692.80	182,692.80	182,692.80	182,692.80
3	\$2,434.00	52,434.00	52,434.00	6,689.08	6,689.08
4	\$182,692.80	182,692.80	182,692.80	182,692.80	182,692.80
5	0	0	0	0	0
6	0	0	0	0	0
7	\$50,000.00	50,000.00	50,000.00	22,065.35	22,065.35
8	0	0	0	0	0
9	0	0	0	0	0
10	\$783,361.48	829,919.51	803,217.29	535,461.14	535,461.14
11	0	0	0	0	0
12	0	0	0	0	0
13	\$75,000.00	28,441.97	28,441.97	28,441.97	28,441.97
14	\$100,746.92	100,746.92	100,746.92	100,746.92	100,746.92
15	0	0	0	0	0
16	0	0	0	0	0
17	0	0	0	0	0
18	\$400,000.00	400,000.00	0	0	0
19	0	0	0	0	0
20	\$1,826,928.00	1,826,928.00	1,400,225.78	1,058,790.06	1,058,790.06
21	0	0	0	0	0
22	0	0	0	0	0
23	\$75,000.00	67,188.67	61,231.67	61,231.67	61,231.67
24	\$100,746.92	100,746.92	100,746.92	100,746.92	100,746.92

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Proposed Work
				Revision No. 1	Revised	
				Total Actual Cost		

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No.	Revised	Funds Obligated	Funds Expended	
MN46P003001 Harbor View Homes	Hope VI Activities Modernization for Development TOTAL: MN. 3-1 Harbor View Homes	1498		1 400,000.00	400,000.00	0	0	
				\$400,000.00	\$400,000.00	0	0	
Small PHA Plan Update Page 4 Table Library								

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No. 1	Revised	Funds Obligated	Funds Expended	
MN46P003002 Grandview Manor	Energy Performance Contract Payback/Demolitions/Disposal	1485	All	74.63	74.63	74.63	74.63	Complete
	Install Domestic High Efficiency Hot Water Heater	1460	1 Ea.	40,000.00	72,249.57	72,249.57	0	Contract Awarded
	Upgrade Security System	1460	Bldg.	5,000.00	0	0	0	
	Upgrade Hallway Wall Coverings	1460	8 Floors	20,000.00	71,558.03	71,558.03	33,609.33	Contract Awarded
	TOTAL: MN. 3-2 Grandview Manor			<u>\$65,074.63</u>	<u>\$143,882.23</u>	<u>143,882.23</u>	<u>\$33,683.96</u>	
Small PHA Plan Update Page 5 Table Library								

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No.	Revised	Funds Obligated	Funds Expended	
MN46P003004 Midtowne Manor I	Energy Performance Contract Payback/Demolition/Disposal Upgrade Security System Balcony Enclosure TOTAL: MN. 3-4 Midtowne Manor I	1485 1460 1460	All Bldg. 1 Ea.	9,615.83 5,000.00 15,000.00 <u>\$29,615.83</u>	9,615.83 0 15,000.00 <u>\$24,615.83</u>	9,615.83 0 15,000.00 <u>\$24,615.83</u>	9,615.83	Complete \$ trans. to TT Complete
Small PHA Plan Update Page 6 Table Library								

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No.	Revised	Funds Obligated	Funds Expended	
MN46P003005 Ramsey Manor	Replace Roof	1460	1 Ea.	115,000.00	87,750.43	87,750.43	87,750.43	Complete
	Energy Performance Contract Payback/Demolition/Disposal	1485	All	9,799.14	9,799.14	9,799.14	9,799.14	Complete
	Upgrade Security System	1460	Bldg.	5,000.00	5,000.00	0	0	
	TOTAL: MN. 3-5 Ramsey Manor			\$129,799.14	\$102,549.57	\$97,549.57	\$97,549.57	
Small PHA Plan Update Page 7 Table Library								

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003				Status of Proposed Work
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work		
				Revision No.	Revised	Funds Obligated	Funds Expended			
MN46P003006 Tri-Towers	Energy Performance Contract Payback/Demolition/Disposal	1485	All	56,666.69	56,666.69	56,666.69	56,666.69	Complete		
	Upgrade Security System	1460	Bldg.	5,000.00	18,938.67	17,981.67	17,981.67	Complete		
	Enclose Balcony	1460	1 Ea.	20,000.00	22,500.00	22,500.00	22,500.00	Complete		
	Upgrade Fire Alarm System	1460	Bldg.	197,506.00	172,843.00	172,843.00	172,843.00	Complete		
	Duct Cleaning	1460	Bldg.	15,000.00	15,000.00	0	0	Complete		
	Install Ceramic Tile in First Floor Lobby/Entrance	1460	1 Ea.	15,000.00	28,284.33	28,284.33	0	Contract Awarded		
TOTAL: MN. 3-6 Tri Towers				<u>\$309,232.69</u>	<u>\$314,232.69</u>	<u>298,275.69</u>	<u>\$269,991.36</u>			
Small PHA Plan Update Page 8 Table Library										

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program #: MN46P00350103
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No.	Revised	Funds Obligated	Funds Expended	
MN46P003010 King Manor	Upgrade Security System	1460	Bldg.	5,000.00	0	0	0	\$ trnfs to TT
	Enclose Balcony	1460	1 Ea.	10,000.00	5,750.00	5,750.00	5,750.00	Complete
	Upgrade Hallway Wall Coverings	1460	5 Floors	25,000.00	129,273.55	129,273.55	0	Awarded
	Install Handicap Door Buttons	1460		15,000.00	15,000.00	9,254.78	9,254.78	Complete
	Replace Kitchen Cabinets, Countertops and Sinks	1460	25 Ea.	265,795.48	170,771.93	170,771.93	170,771.93	Complete
TOTAL: MN. 3-10 King Manor				<u>\$320,795.48</u>	<u>\$320,795.48</u>	<u>315,050.26</u>	<u>\$185,776.71</u>	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No. I	Revised	Funds Obligated	Funds Expended	
MN46P003014 Midtowne Manor II	Energy Performance Contract Payback/Demolition/Disposal Upgrade Security System TOTAL: MN. 3-14 Midtowne Manor II	1485 1460	All Bldg.	\$24,590.63 5,000.00 <u>\$29,590.63</u>	24,590.63 0 <u>\$24,590.63</u>	24,590.63 0 <u>\$24,590.63</u>	24,590.63 0 <u>\$24,590.63</u>	Complete \$ transferred to 3-6
Small PHA Plan Update Page 10 Table Library								

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350103
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision No. 1	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL H-A Wide Activities	Operations Management Improvements Inventory Specialist Salary & Fringe Benefits - \$52,434.00	1406 1408	HA-Wide 1	182,692.80 52,434.00	182,692.80 52,434.00	182,692.80 52,434.00	182,692.80 6,689.08	Complete Ongoing
	Non-Technical Salaries and Fringe Benefits	1410	All	182,692.80	182,692.80	182,692.80	182,692.80	Complete
	Architectural/Engineering Fees a. Survey Palm/Teak \$958.31 b. Survey/Basswood \$1,375.00p c. New Construction \$18,318.69 d. 3-8 Kitchens \$29,348.00	1430	All	50,000.00	50,000.00	50,000.00	22,065.35	Ongoing
	Computer Hardware	1475	HA-Wide	50,000.00	5,309.72	5,309.72	5,309.72	Complete
	Vehicle - For Capital Fund Inspections	1475	1 Ea.	25,000.00	23,132.25	23,132.25	23,132.25	Complete
	TOTAL: MN46P003 HA Wide Activities			<u>\$542,819.60</u>	<u>\$496,261.57</u>	<u>496,261.57</u>	<u>\$422,582.00</u>	
Small PHA Plan Update Table Library				Page 11				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350103 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Rev. #1	Revised	Actual	Rev. #1		Revised

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program: MN46P00350203		Federal FY of Grant: 2003	
Original Annual Statement Performance and Evaluation Report for Period Ending: 3-31-05		Reserve for Disasters/Emergencies Final Performance and Evaluation Report		Revised Annual Statement (revision no)	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	\$36,409.90		36,409.90	36,409.90
3	1408 Management Improvements	0		0	0
4	1410 Administration	\$36,409.90		36,409.90	36,409.90
5	1411 Audit	0		0	0
6	1415 liquidated Damages	0		0	0
7	1430 Fees and Costs	\$75,000.00		42,706.31	9,356.00
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	\$216,279.20		\$216,279.20	216,279.20
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1498 Mod Used for Development	0		0	0
19	1502 Contingency	0		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	\$364,099.00		\$331,805.31	\$298,455.00
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Compliance	0		0	0
23	Amount of line 20 Related to Security	0		0	0
24	Amount of line 20 Related to Energy Conservation Measures	0		0	0

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350203 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003		Status of Proposed Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost			Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL	Operations	1406	All	\$36,409.90		36,409.90	36,409.90	Complete
	Non Technical Salaries and Fringe Benefits	1410	All	\$36,409.90		36,409.90	36,409.90	Complete
	Architectural/Engineering Fees	1430	All	\$75,000.00		42,706.31	9,356.00	Ongoing
	TOTAL MN46P003 HA Wide Activities			\$147,819.80		\$115,525.91	\$82,175.80	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing and Redevelopment Authority of Duluth,
Minnesota

Grant Type and Number
Capital Fund Program: MN46P00350104
Capital Fund Program
Replacement Housing Factor Grant No:

Federal FY of Grant:
2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	211,577.20	211,577.20	211,577.00	211,577.00
3	1408 Management Improvements	5,000.00	5,000.00	0	0
4	1410 Administration	211,577.20	211,577.20	45,488.71	45,488.71
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	105,000.00	50,865.48	4,600.00	4,600.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	981,870.68	1,036,005.20	509,134.52	103,082.40
11	1465.1 Dwelling Equipment—Nonependable	50,000.00	50,000.00	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	50,000.00	50,000.00	0	0
14	1485 Demolition	100,746.92	100,746.92	100,746.92	100,746.92
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	400,000.00	400,000.00	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,115,772.00	2,115,772.00	871,547.15	465,495.03
21	Amount of line 20 Related to LBP Activities	106,870.68	66,870.00	0	0
22	Amount of line 20 Related to Section 504 Compliance	150,000.00	150,000.00	0	0
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	100,746.92	100,746.92	0	0

Original Annual Statement No. Reserve for Disasters/ Emergencies Final Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

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

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program #: MN46P00350104
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HOPE VI ACTIVITIES	Modernization For Development Activities	1498	Lump Sum	400,000.00	400,000.00			
	TOTAL HOPE VI ACTIVITIES			<u>\$400,000.00</u>	<u>\$400,000.00</u>			

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003002 Grandview Manor	Replace Carpet in Public Areas/Hallways	1460	All	25,000.00	25,000.00	25,000.00	0	Contract Awarded
TOTAL: MN. 3-2 Grandview Manor				\$25,000.00	\$25,000.00	\$25,000.00	0	

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

Part III: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003004 Midtowne Manor I	Replace Roof	1460	1	110,000.00	110,000.00			
<u>TOTAL: MN. 3-4 Midtowne Manor I</u>					<u>\$110,000.00</u>	<u>\$110,000.00</u>		

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003006 Tri-Towers	Energy Performance Contract Payback/Demolition/Disposal	1485	All	\$88,349.33	\$88,349.33	88,349.33	88,349.33	Complete
	Replace Domestic Hot Water Boiler	1460	1	\$50,000.00	\$50,000.00	0	0	
	TOTAL: MN. 3-6 Tri-Towers			<u>\$138,349.33</u>	<u>\$138,349.33</u>	<u>\$88,349.33</u>	<u>\$88,349.33</u>	

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003008 Scattered Sites	Upgrade Kitchens	1460	65	340,000.00	380,000.00	380,000.00	103,082.40	Contract Awarded
TOTAL: MN. 3-8 Scattered Sites				<u>\$340,000.00</u>	<u>\$380,000.00</u>	<u>\$380,000.00</u>	<u>103,082.40s</u>	

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003010 King Manor	Energy Performance Contract Payback/Demolition/Disposal	1485	All	12,397.59	12,397.59	12,397.59	12,397.59	Complete
	Replace Carpet in Public Areas/Hallway Upgrades	1460	All	50,000.00	104,134.52	104,134.52	0	Contract Awarded
TOTAL: MN: 3-10 King Manor				<u>\$62,397.59</u>	<u>\$116,532.11</u>	<u>\$116,532.11</u>	<u>\$12,397.59</u>	

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003011 Scattered Sites	Lead Paint/Hazardous Material Abatement and Modernization	1460	1	\$56,870.68	\$56,870.68			
TOTAL: MN. 3-11 Scattered Sites					<u>\$56,870.68</u>	<u>\$56,870.68</u>		

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program # : MN46P00350104
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003012 Scattered Sites	Lead Paint/Hazardous Material Abatement/Modernization	1460	1	50,000.00	10,000.00			
TOTAL: MN. 3-12 Scattered Sites				\$50,000.00	\$10,000.00			

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003014 Midtowne Manor II	Elevator Upgrades	1460	All	300,000.00	300,000.00			
	Replace Furniture In Dining Pod	1465.1	All	50,000.00	50,000.00			
<u>TOTAL: MN. 3-14 Midtowne Manor II</u>				<u>\$350,000.00</u>	<u>\$350,000.00</u>			

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program #: MN46P00350104
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003 ET AL Agency Wide Activities	<u>Operations</u>	1406	HA-Wide	211,577.20	211,577.20	211,577.20	211,577.20	Complete
	<u>Management Improvements</u> a. <u>Training</u>	1408	All	5,000.00	5,000.00	0	0	Ongoing
	<u>Non Technical Salaries and Fringe</u> <u>Benefits</u>	1410	All	211,577.20	211,577.20	45,488.71	45,488.71	Ongoing
	<u>Architectural/Engineering Fees</u>	1430	All	105,000.00	50,865.48	4,600.00	4,600.00	Ongoing
	<u>Computer Hardware</u>	1475	All	50,000.00	50,000.00	0	0	Ongoing
<u>TOTAL: MN46P003 Agency Wide</u>				<u>\$583,154.40</u>	<u>\$529,019.88</u>	<u>\$261,665.91</u>	<u>\$261,665.91</u>	

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program #: MN46P00350104
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2004

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number			Capital Fund Program #: MN46P003050104			2004
		Capital Fund Program Replacement Housing Factor #:						
Development Number Name/HA-Wide Activities	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates	
	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)				
HOPE VI ACTIVITIES	9-13-06	9-13-06		9-13-08	9-13-08			
MN46P003002								
Grandview Manor	9-13-06	9-13-06	1-31-05	9-13-08	9-13-08			
Mitlowne Manor I	9-13-06	9-13-06		9-13-08	9-13-08			
MN46P003006								
Tri-Towers	9-13-06	9-13-06		9-13-08	9-13-08			
MN46P003008								
Scattered Sites	9-13-06	9-13-06	11-30-04	9-13-08	9-13-08			
MN46P003010								
King Manor	9-13-06	9-13-06	1-31-05	9-13-08	9-13-08			
MN46P003011								
Scattered Sites	9-13-06	9-13-06		9-13-08	9-13-08			
MN46P003012								
Scattered Sites	9-13-06	9-13-06		9-13-08	9-13-08			
MN46P003014								
Mitlowne Manor II	9-13-06	9-13-06		9-13-08	9-13-08			
MN 46P003 ET AL								
Agency Wide Activities	9-13-06	9-13-06		9-13-08	9-13-08			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:
Housing and Redevelopment Authority of Duluth, Minnesota

Grant Type and Number
Capital Fund Program: MN46P00350105

Federal FY of Grant:
2005

Line No.	Summary by Development Account	Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no)	
		Original	Revised	Obligated	Expended
Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report		Total Actual Cost	
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
1	Total non-CFP Funds	0			
2	1406 Operations	\$195,494.90			
3	1408 Management Improvements	\$5,000.00			
4	1410 Administration	\$195,494.90			
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	\$125,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	\$911,870.68			
11	1465.1 Dwelling Equipment—None expendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	\$25,000.00			
14	1485 Demolition	\$100,746.92			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	\$400,000.00			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,954,949.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350105 Capital Fund Program		Federal FY of Grant: 2005				
		Replacement Housing Factor #:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program MN46P00350105
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HOPE VI ACTIVITIES	Development Activities	1498	Lump sum	400,000.00				
	TOTAL HOPE VI ACTIVITIES			<u>400,000.00</u>				

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program MN46P00350105
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003006 TRI-TOWERS	Elevator Upgrades	1460	3	350,000.00				
	<u>TOTAL MINN. 3-6 TRI-TOWERS</u>			<u>350,000.00</u>				

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

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
 Capital Fund Program MN46P00350105
 Capital Fund Program
 Replacement Housing Factor #:

Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003010 KING MANOR	Energy Performance Contract Payback	1485	Lump Sum	100,746.92				
	Skywalk Upgrades	1460	1	100,000.00				
	TOTAL MINN. 3-10 KING MANOR			<u>200,746.92</u>				

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

Part II: Supporting Pages

PHA Name: HRA of Duluth, Minnesota

Grant Type and Number
Capital Fund Program MN46P00350105
Capital Fund Program
Replacement Housing Factor #:

Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003014 MIDTOWNE MANOR II	Replace Windows	1460	Building	461,870.68				
	TOTAL MINN. 3-14 MIDTOWNE MANOR II			461,870.68				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350105 Capital Fund Program		Federal FY of Grant: 2005				
		Replacement Housing Factor #:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	Annual Statement				
HOPE VI		400,000.00	400,000.00	0	0
MN.3-2 (FMH)		390,000.00	0	0	0
MN.3-2 (GVM)		125,000.00	0	75,000.00	350,000.00
MN.3-4		25,000.00	265,000.00	15,000.00	400,000.00
MN.3-5		126,047.86	0	0	50,000.00
MN.3-6		0	171,341.60	0	250,000.00
MN.3-8		0	434,817.60	325,000.00	0
MN.3-10		12,911.34	0	300,000.00	75,000.00
MN.3-11		0	122,800.00	0	71,341.60
MN.3-12		0	0	182,617.60	0
MN.3-14		25,000.00	15,000.00	415,000.00	212,617.60
MN.3-17		200,000.00	0	0	0
MN.3-18		100,000.00	0	71,341.60	0
HA-WIDE		\$550,989.80	\$545,989.80	\$70,989.80	\$45,989.80
CFP Funds Listed for 5-Year planning		\$1,954,949.00	\$1,954,949.00	\$1,954,949.00	\$1,954,949.00

8. Capital Fund Program Five-Year Action Plan

Replacement Housing Factor Funds			
--	--	--	--

Capital Fund Program Five-Year Action Plan			
Part II: Supporting Pages—Work Activities			
Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: 2006 PHA FY: 2006	Activities for Year: <u> 3 </u> FFY Grant: 2007 PHA FY: 2007	
<i>Seg</i>	Development Name/Number	Major Work Categories	Estimated Cost
<i>Annual</i>	MN.3-2 (FMH)	<i>Upgrade Kitchens</i> Upgrade Bathrooms	\$400,000.00 \$150,000.00 \$240,000.00
<i>Statement</i>	MN.3-2 (GVM)	Replace Roof	\$125,000.00
<i>Statement</i>	MN.3-5	Replace Interior Doors Public Space Upgrades	\$101,047.86 \$25,000.00
<i>Statement</i>	MN.3-10	Energy Performance Contract Payback	\$12,911.34
<i>Statement</i>	MN.3-14	Public Space Upgrades	\$25,000.00
<i>Seg</i>	<i>HOPE VI</i>	<i>Construct New Units</i>	\$400,000.00
<i>Annual</i>	MN.3-4	<i>Elevator Upgrades</i> Clean Bldg. Exterior	\$400,000.00 \$250,000.00 \$15,000.00
<i>Statement</i>	MN.3-6	<i>Replace Interior Doors</i> Upgrade Exterior Lighting	\$146,341.60 \$25,000.00
<i>Statement</i>	MN.3-8	Upgrade Bathrooms	\$434,817.60
<i>Statement</i>	MN.3-11	Modernization Hazardous Material Abatement	\$122,800.00
<i>Statement</i>	MN.3-14	Clean Exterior of Building	\$15,000.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u>				Activities for Year: <u>5</u>			
FFY Grant: 2008				FFY Grant: 2009			
PHA FY: 2008				PHA FY: 2009			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
MN. 3-2 (GVM)	Replace Interior Doors	\$75,000.00	MN. 3-2 (GVM)	Replace Windows	\$350,000.00		
MN. 3-4	Upgrade Exterior Lighting	\$15,000.00	MN. 3-4	Boiler Upgrade Hallway Upgrades	\$300,000.00		
MN. 3-8	Driveway Upgrades	\$325,000.00	MN. 3-5	Parking Lot Upgrades	\$50,000.00		
MN. 3-10	Exterior Site Improvements Retaining Wall Upgrades	\$300,000.00	MN. 3-6	Hallway Upgrades	\$250,000.00		
MN. 3-12	Mod/Hazardous Material Abatement	\$182,617.60	MN. 3-10	Parking Lot Upgrades	\$75,000.00		
MN. 3-14	Kitchen Upgrades Exterior Lighting Upgrades	\$400,000.00	MN. 3-11	Mod/Hazardous Material Abatement	\$71,341.60		
MN. 3-18	Mod/Hazardous Material Abatement	\$71,341.60	MN.3-14	Hallway Upgrades	\$212,617.60		

HRA Duluth Organizational Chart

