

# **PHA Plans**

## **Streamlined 5-Year/Annual Version**

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

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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# **Streamlined 5-Year Plan for Fiscal Years 2005 - 2009**

## **Streamlined Annual Plan for Fiscal Year 2005**

**Albert Lea Housing and Redevelopment Authority**  
**800 Fourth Avenue South**  
**Albert Lea, Minnesota 56007**

**MN077**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Albert Lea HRA

**PHA Number:** MN077

**PHA Fiscal Year Beginning:** 04/1

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**

Number of public housing units: **179**

Number of S8 units:

Number of public housing units:

Number of S8 units: **155**

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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 and attachments (if any) 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)

## **Streamlined Five-Year PHA Plan**

### **PHA FISCAL YEARS 2005 - 2009**

[24 CFR Part 903.12]

#### **A. Mission**

**XX** The mission of the Albert Lea Housing and Redevelopment Authority is to provide safe and decent affordable housing to the community and citizens it serves. To that end it is the pledge of the agency to provide these services based upon the individual merits of the families and individuals and without consideration of their race, creed, color, religion, national origin, disability or familial status. To fulfill this mission, the HRA will embrace high standards of ethics, management and accountability and will forge new partnerships and working relationships with other community organizations and local governments.

The PHA's mission is: (state mission here)

#### **B. Goals**

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

**XX** PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

**XX** Reduce public housing vacancies: The goal of the agency is to attain 95% occupancy in public housing and maintain this level over the next 5 years.

**XX** Leverage private or other public funds to create additional housing opportunities: The agency has applied for funding for homeownership opportunities for local residents with this funding coming from state and federal level sources outside of Section 8 or Public Housing funds.

Acquire or build units or developments

Other (list below)

**XX** PHA Goal: Improve the quality of assisted housing

Objectives:

**XX** Improve public housing management: The agency PHAS score for the most recent fiscal year was 86. Within the 5 years of this plan the agency goal is to achieve an overall score of 90 or higher.

**XX** Improve voucher management: The agency SEMAP score for the most recent fiscal year was 65. Within the 5 years of this plan the agency goal is to achieve an overall score of 90 or higher.

**XX** Increase customer satisfaction: The agency will target marketing and management efforts to include input from community and tenant sources to continue to improve and maintain high levels of customer and community satisfaction.

**XX** Concentrate on efforts to improve specific management functions: The agency

will continue to carry out needed modernization of all properties, to continue to work towards sound fiscal management, and to improve all aspects of management functions.

- XX** Renovate or modernize public housing units: The agency will target all potential funding sources towards the modernization of housing units, and within the 5 years of this plan will complete all needed rehab in order to attain a level of unit condition that will require typical maintenance and customary annual upgrades to properties.

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

**XX** PHA Goal: Increase assisted housing choices

Objectives:

- XX** Provide voucher mobility counseling: The agency will provide periodic Section 8 participant training to provide information concerning voucher portability and program function. This information will also be provided of participants at re-certification meetings and initial program briefings.

- XX** Conduct outreach efforts to potential voucher landlords: The agency will provide periodic workshops for landlords to promote Section 8 program awareness and understanding.

- Increase voucher payment standards
- Implement voucher homeownership program:

- XX** Implement public housing or other homeownership programs: The agency will apply for funding from state, federal and other sources outside of the Public Housing and Section 8 Housing programs to provide homeownership opportunities.

- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

**XX** PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- XX** Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Income barriers in the agency developments are not present and there are no established preferences in this regard.

- XX** Implement public housing security improvements: The agency has installed security cameras and equipment at its high-rise building, and efforts are being made to establish and maintain a positive working and information sharing

- relationship with local law enforcement agencies.
- Designate developments or buildings for particular resident groups

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

**XX PHA Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:

- XX** Increase the number and percentage of employed persons in assisted families: The agency will utilize the Community Service Policy requirements and other agency policies to encourage families to seek self sufficiency through employment or educational opportunities.
- Provide or attract supportive services to improve assistance recipients' employability:
- XX** Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- XX** Other: Encourage residents to attend classes to improve home and family management through programs such as "Home Stretch" to encourage homeownership.

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

**XX PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Objectives:

- XX** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: The agency will market the Section 8 and Public Housing programs to groups and agencies that provide services to historically underserved populations.
- XX** 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: The agency will utilize Capital Funds for modernization of Public Housing units, and implement effective Section 8 HAP Contract enforcement methods based upon the condition of the unit to meet the needs of any and all occupants.
- XX** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The agency currently provides multiple housing units that meet Section 504 and ADA compliance, and in situations where other "reasonable" accommodations are needed, the agency will make efforts to assure accessibility.
- XX** Other: (list below)  
Encourage affirmative action training for realtors and landlords.

**Other PHA Goals and Objectives: (list below)**

1. Improve housekeeping standards and tenant training to preserve the existing housing stock.
2. Carry out unit rehabilitation at the time of turnover to maintain quality and low maintenance housing.
3. Develop and implement capital improvement strategies for all dwelling units and buildings to improve energy efficiency and structural longevity.

## **Streamlined Annual PHA Plan**

### **PHA Fiscal Year 2005**

[24 CFR Part 903.12(b)]

### **Table of Contents**

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

## Executive Summary

In June of 2002 the City of Albert Lea appointed an independent Board of volunteer Commissioners to oversee the operation of the HRA. Since those appointments the agency hired an Executive Director to oversee daily operations.

The agency has undergone an extensive reorganization including, but not limited to; changes in staffing, policy, public relations efforts, modernization methods, etc.

The HRA will continue to concentrate on occupancy and physical improvements to the properties that are now more than 30 years old. The HRA's goal is to reach and maintain 95% occupancy/utilization in both the Public Housing and Section 8 programs.

### 1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	102		
Extremely low income <=30% AMI	55	54	
Very low income (>30% but <=50% AMI)	35	34	
Low income (>50% but <80% AMI)	9	9	
Families with children	83	81	
Elderly families	0	0	
Families with Disabilities	16	15	
Race/ethnicity - Hispanic	13	13	
Race/ethnicity-African American	10	10	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	18	18	
2 BR	53	53	
3 BR	18	18	

Housing Needs of Families on the PHA's Waiting Lists			
4 BR	13	13	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <b>XX</b> 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			

**B. Strategy for Addressing Needs**

**(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:**

- XX** Employ effective maintenance and management policies to minimize the number of public housing units off-line
- XX** Reduce turnover time for vacated public housing units
- XX** Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- XX** Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- XX** Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- XX** Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- XX** 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)

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

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- XX** 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**

- 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**

- 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:**

- Shady Oaks development has been designated to a HUD defined elderly, near-elderly and/or disabled development.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- The Shady Oaks development (a 129 unit high-rise consisting of one-bedroom, barrier free units) has been designated as a HUD defined Elderly, near-elderly and/or disabled development.
- 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)

**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:**

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

- 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)
1. The city of Albert Lea does not have areas targeted as “impoverished” or Census tracts that qualify as LMI. There are currently a sufficient number of developments that provide units that meet agency Section 8 Payment Standards and rent reasonableness guidelines.
  2. The HRA will continue to market the Section 8 program to all landlords, continue fair housing training, and encourage the use of Section 8 to maintain rent structures and to stabilize occupancy.

**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)
1. Results of collaborative efforts with Freeborn County Family Services, Partners in Housing, Inc., Freeborn Chamber Housing Task Force, the City of Albert Lea and Freeborn County Government.

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 20__ grants)</b>		
a) Public Housing Operating Fund	\$279,369	
b) Public Housing Capital Fund	\$248,155	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$577,584	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$371,471	
<b>4. Other income (list below)</b>	\$20,209	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$1,496,788	

## **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

### **A. Public Housing**

#### **(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: **10**

When families are within a certain time of being offered a unit: **30 days**

Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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?

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. **No – not applicable.**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_\_
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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? None
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

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

- One  
**XX** Two  
 Three or More

b. **XX** 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 **XX** 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?

- XX** Emergencies
- XX** Over-housed
- XX** Under-housed
- XX** Medical justification
- XX** Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. **XX** 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:

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

Other preferences: (select below)

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

**1 Date and Time**

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** Victims of domestic violence
- 2** Substandard housing
- 1** 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
- 1** 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
- XX** 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?

- XX** The PHA-resident lease
- XX** The PHA's Admissions and (Continued) Occupancy policy
- XX** PHA briefing seminars and written materials provided at the briefing by the HRA.
- XX** Other source: Discussion with agency staff.

b. How often must residents notify the PHA of changes in family composition?

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

**(6) Deconcentration and Income Mixing**

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**B. Section 8**

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA?

- Criminal or drug-related activity only to the extent required by law or regulation
- XX** Criminal and drug-related activity, more extensively than required by law or regulation
- XX** More general screening than criminal and drug-related activity: The PHA also conducts credit checks for all applicants to determine if other housing agencies have claims against the applicant.
- 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. **XX** 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?

- 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?

- PHA main administrative office
- Other (list below)

**(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:

Extensions are granted in situations where a tenant has been unable to find a suitable housing unit.

**(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
- XX** 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
- XX** 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.

**1** Date and Time

Former Federal preferences:

- 1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** Victims of domestic violence
- 2** Substandard housing
- 1** 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
- 1** 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
- 1** 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)

- XX** 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”: **The use of a residency preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.** (select one)

This preference has previously been reviewed and approved by HUD

**XX** 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

**XX** 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

**XX** Other: There are no special purpose Section 8 programs being administered by the agency.

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

Through published notices

Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

### **A. Public Housing**

#### **(1) Income Based Rent Policies**

a. Use of discretionary policies: (select one of the following two)

**XX** 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))

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
- XX** \$26-\$50

2.  Yes **XX** 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% of adjusted income

1.  Yes **XX** 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?

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

2. For which kinds of developments are ceiling rents in place? (**Not applicable**)

- 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.

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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?

- Never
- At family option
- XX** Any time the family experiences an income increase.
- XX** Any time a family experiences an income increase above a threshold amount or percentage: Any increase that results in a \$600 or more per year change in household income.
- XX** Other:  
If the family has requested a decrease in rent due to as decrease in household income, and any subsequent increase prior to re-examination must be reported.

g.  Yes **XX** 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**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

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

## B. Section 8 Tenant-Based Assistance

### (1) Payment Standards

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR  
100% of FMR  
**XX** Above 100% but at or below 110% of FMR  
Above 110% of FMR

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

- 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?

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

d. How often are payment standards reevaluated for adequacy?

- XX** Annually  
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- XX** Success rates of assisted families  
**XX** Rent burdens of assisted families  
**XX** Other: The availability of units in the market area within the payment standard.

### (2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

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

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

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

### **A. Capital Fund Activities**

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? Please refer to attached Capital Fund Program tables.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

#### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: 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:

- e.  Yes  No: 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:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

- a.  Yes **XX** No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes **XX** 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

**(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, what is the maximum number of participants this fiscal year? \_\_\_

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:

c. What actions will the PHA undertake to implement the program this year (list)?

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

Although public housing vacancy rates remained unacceptable during most of the 5 years of the 2000-2004 Agency Five Year Plan, administrative changes were made in mid-June 2002 with the intent of improving the overall function of the agency. Since the appointment of the new administration, aggressive efforts have been initiated and continue in an on-going manner to decrease the public housing vacancy rate. Extensive rehabilitation efforts were initiated: 8 scattered site units are under contract for siding, windows, deck replacement and concrete work; six units are under contract for furnace and air conditioning replacement; 14 high-rise units have had carpet and kitchen counter/cabinet replacement work completed or on-going; 10 scattered site units are having extensive foundation and interior repair work completed. The efforts at rehabilitation and better marketing of the program have resulted in a 19.5% increase in public housing occupancy since November 2003, with majority of the unit rehabilitation and subsequent occupancy of the units occurring since mid-July 2003. Although the administration is generally pleased with the progress, we understand that there is more work to do and efforts in continued improvement in this program will be ongoing.

The agency received a PHAS score of 86 for the Fiscal Year ended March 31, 2003. Although this is a "standard performer" rating and is acceptable at this time for administration, it is the opinion of the agency that not only are improvements needed, but they are very attainable as well. It is the goal of the agency to attain "high performer" status within the next two Fiscal Years (target date of March 31, 2006). It is the opinion of the administration that the continuation of efforts at improving unit condition and occupancy will play a vital role in attaining this goal. The "Customer Satisfaction" survey conducted by HUD did give the agency a sense of progress by receiving 10 of a possible 10 points.

Although the agency received a "standard performer" SEMAP score of 65 for the Fiscal Year ended March 31, 2003, the administration is not satisfied with this result. Since late January 2003, marked improvements in the overall function of the Section 8 Program are noted, and it is the opinion of staff that these changes will result in a much higher score at the next SEMP assessment. Current utilization of the Section 8 Voucher program is 96%, up from 55% in December of 2003. This is an improvement of 63 additional units under lease; an improvement of 41%. The agency has also made efforts to provide greater awareness to both Section 8 landlords and tenants through local workshops and training.

Other areas of improvement that have been initiated since the change in administration have included; the hiring of a new fee accountant, financial software changes targeted to reporting improvements, and computer and software upgrades. In 2002 efforts aimed at providing greater security were also initiated by the agency. One example of this is the security video system that has been installed and utilized at the agency high-rise property. Tenant surveys also indicate that these efforts are recognized and have increased their sense of security.

The agency is making efforts to establish a scattered site resident board in an effort to promote through that self sufficiency initiatives. Efforts to promote local homeownership programs such as "Home Stretch" have also been initiated by the agency.

Improvement in agency relations with local human service and advocacy groups has been a focus of the administration in an effort to market units to historically underserved populations. These efforts have resulted in a greater awareness of program availability for those populations and the agencies that typically serve their needs.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

A. Substantial Deviation from the 5-year Plan: It will be a substantial deviation from the 5 Year Plan when a Board decision is made to change the PHA's mission statement, goals or objectives as identified in the 5 Year Plan, including changes to goals or objectives that effect residents or have a significant impact on the PHA's financial status.

B. Significant Amendment or Modification to the Annual Plan: Changes in the Plans or Policies of the PHA that require formal approval by the Board of Commissioners will be considered reason for amendment or modification to the Annual PHA Plan.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

b. 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)

### **(2) Resident Membership on PHA Governing Board**

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

**XX** Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Eleanor Verdoorn**

Method of Selection:

**XX** Appointment - The Resident Board Member was appointed to the board by Albert Lea Mayor Jean Eaton.

**The term of appointment will expire December 31, 2007**

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Mayor Jean Eaton

### **(3) PHA Statement of Consistency with the Consolidated Plan**

#### **Consolidated Plan jurisdiction: State of Minnesota**

a. 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):

- XX** The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- XX** The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- XX** The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- XX** Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
  - 1. Serving homeless persons:
    - a. The HRA collaborates with the Community Action Agency and assists with finding temporary housing.
    - b. The need to provide additional temporary housing, especially for new workers in the community is a continuing need. The HRA collaborates with the Action Agency, Salvation Army, and area churches to help meet temporary housing needs.
  - 1. Serving those with special needs:
    - a. The special needs population is not significant in the community except for persons with mental illness or developmental disabilities that are being de-institutionalized. These persons are being housed in Public Housing and Section 8 programs for those able to live independently.
    - b. For persons not able to live independently, the private market has responded and Supervised Living Facilities have been constructed. The City has modified the Zoning Ordinance requirements to permit Supervised Living Facilities.
  - 1. Preserving Affordable MHFA-Financed Housing:
    - a. The City has two MHFA financed housing developments. Both of these projects have substantial numbers of Section 8 tenant based voucher families in occupancy. This program assists in preserving this housing through its housing quality standards and through an assurance that there will be continued high occupancy in projects that may not otherwise be market affordable.

Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- A. The Consolidated Plan of the State of Minnesota supports the PHA plan.

#### **(4) (Reserved)**

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

### 10. Project-Based Voucher Program

- a.  Yes **XX** No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. XX Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XX	Schedule of flat rents offered at each public housing development. XX Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. XX Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
XX	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
<b>XX</b>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). XX Check here if included in the public housing A & O Policy.	Pet Policy
<b>XX</b>	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Albert Lea HRA</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MN46P077501-03</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2003</b>
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1 )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: XX</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	17,000	3,843	3,843	3,843
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,066	188,620.24	188,620.24	188,620.24
11	1465.1 Dwelling Equipment—Nonexpendable		2,349.39	2,349.39	2,349.39
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		17,253.37	17,253.37	17,253.37
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	212,066	212,066	212,066	212,066
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	195,066	188,620.24	188,620.24	188,620.24

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/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: <b>Albert Lea HRA</b>		Grant Type and Number Capital Fund Program Grant No:MN46P077501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	<b>Operations</b>	1406	Lump Sum	<b>17,000</b>	<b>3,843</b>	<b>3,843</b>	<b>3,843</b>	Complete
MN077-001	<b>Dwelling Structures</b>	1460		<b>195,066</b>	<b>188,620.24</b>	<b>188,620.24</b>	<b>188,620.24</b>	Complete
	<b>Shady Oaks High-Rise - Totals</b>	1460				<b>18,279.94</b>	<b>18,279.94</b>	Complete
	General materials & repairs.	1460				9,879.03	9,879.03	
	Flooring replacement – unit #'s; 204,304,310,413,416,600,609,610.	1460	8 units			1,368.90	1,368.90	
	Parking lot, curb & sidewalk repairs.	1460				7,032.01	7,032.01	
	<b>Scattered site property – Totals</b>	1460				<b>170,340.30</b>	<b>170,340.30</b>	
	General materials & repairs	1460				16,184.79	16,184.79	
	Siding, windows, doors, decks, gutter, facia, soffit, painting, concrete slabs, etc. – unit #'s; 1216&1216 ½ St. Johns, 2327&2329 Margaretha, 714,718,806&810 1 <sup>st</sup> Ave.So., 2309 Milo, 1419 Frank.	1460	10 units			101,848.72	101,848.72	
	Flooring materials and installation – unit #'s; 204 Charlotte, 1700 Eberhardt, 1407&1417 Frank.	1460	4 units			8,621.29	8,621.29	
	Landscaping, foundation & concrete repairs – unit #'s; 1405,1407&1409 Frank, 1216&1216 ½ St. Johns, 2024&2026 Tower.	1460	7 units			12,498.34	12,498.34	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/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: <b>Albert Lea HRA</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46P077501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Scattered Site Property Totals – Continued.</b> Electrical work, repairs, upgrades and replacement at all scattered site units. Heating/AC unit replacement – unit #'s; 714&718 1 <sup>st</sup> Ave.So., 2323,2325 & 2327 Margaretha.	1460 1460 1460	50 units 5 units			21,604.35 9,582.81	21,604.35 9,582.81	
MN077-001	<b>Dwelling Equipment - Totals</b> Scattered Sites – kitchen ranges – unit #'s; 23225&2327 Margaretha, 1405&1407 Frank & 204 Charlotte. Scattered Sites – refrigerators – units #'s; 23225&2327 Margaretha, 1405&1407 Frank & 204 Charlotte.	1465.1 1465.1 1465.1	5 units 5 units 5 units	- 0 -	<b>2,349.39</b>	<b>2,349.39</b> 1,256.70 1,092.69	<b>2,349.39</b> 1,256.70 1,092.69	
HA-WIDE	<b>Non-dwelling Equipment – Totals</b> Computers. Shady Oaks – high-rise power generator repairs.	1475 1475 1475	Lump sum	- 0 -	<b>17,253.37</b>	<b>17,253.37</b> 13,157 4,096.37	<b>17,253.37</b> 13,157 4,096.37	



### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Albert Lea HRA</b>				<b>XXOriginal 5-Year Plan</b>	
				<input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
MN077-001	Annual Statement	198,155	145,000	188,155	138,155
HA WIDE		50,000	103,155	60,000	110,000
CFP Funds Listed for 5-year planning		248,155	248,155	248,155	248,155
Replacement Housing Factor Funds					





### 13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program Grant No: MN46P077502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000	8,000	8,000	8,000
10	1460 Dwelling Structures	36,790	36,790	36,790	36,790
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	44,790	44,790	44,790	44,790
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	36,790	36,790	36,790	36,790

### 13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Albert Lea HRA</b>			Grant Type and Number Capital Fund Program Grant No: <b>MN46P077502-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN077-001	Site improvement - Replace and/or repairs to driveways, foundations, concrete replacement, landscaping, etc.	1450	4 units	8,000	-0-			
	Installed block retaining wall, dirt/grass seed (2325 Margaretha).	1450	1 SS		1,800	1,800	1,800	
	Installed retaining wall, black dirt/grass seed, and two window wells.	1450	1 SS		2,240	2,240	2,240	
	Excavating, block work, outside walk, patio and driveway (720 St. Peter).	1450	1 SS		3,960	3,960	3,960	

### 13. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Albert Lea HRA</b>			Grant Type and Number Capital Fund Program Grant No: <b>MN46P077502-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN077-001	Dwelling Structures - Scattered Site/Shady Oaks high-rise modernization. Replacement/repairs to; flooring, electrical systems, siding, decks, sidewalks, driveways, steps, windows, etc.)	1460	4 units	36,790	-0-			
	Install windows, insulation, house-wrap, siding, soffit & fascia, build decks, and pour concrete slabs under decks and sidewalks 1409 Frank.	1460	1 SS		12,922	12,922	12,922	
	Install windows, insulation, house-wrap, siding, soffit & fascia, build decks, and pour concrete slabs under decks and sidewalks 1405 Frank.	1460	1 SS		10,368	10,368	10,368	

**13. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Albert Lea HRA</b>			Grant Type and Number Capital Fund Program Grant No: <b>MN46P077502-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install windows, insulation, house-wrap, siding, soffit & fascia, build decks, and pour concrete slabs under decks and sidewalks 504 8 <sup>th</sup> Street.	1460	1 SS		13,500	13,500	13,500	



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

PHA Name: Albert Lea HRA	Grant Type and Number Capital Fund Program: MN46P007501-04 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies XX Revised Annual Statement (revision no: 1)  
 XX Performance and Evaluation Report for Period Ending: 12/31/2004  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000	15,000	15,000	15,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	35,000	12,166.72	12,166.72
10	1460 Dwelling Structures	183,155	193,155	192,827.46	128,876.96
11	1465.1 Dwelling Equipment—Nonexpendable		5,000	3,077.85	3,077.85
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	248,155	248,155	223,072.03	159,121.53
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	183,155	193,155		

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P007501-04 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	
HA-WIDE	<b>Operations</b>	1406	Lump Sum	15,000	15,000	15,000	15,000	
MN077-001	<b>Site Improvements:</b> Concrete, driveway and sidewalk upgrades, landscaping, electrical upgrades and improvements, high-rise interior hallway improvements, etc.	1450		50,000	35,000	12,166.72	12,166.72	
	<b>Shady Oaks</b> - Parking area asphalt improvements.	1450	1 location			175	175	
	<b>Scattered Sites</b> - Electrical improvements and upgrades – (507&509 Wedgewood, 525 Edgewood, 506 E. 8 <sup>th</sup> , 625&629 16 <sup>th</sup> , 702 17 <sup>th</sup> , 1424 Edina, 2233 Gene, 1415,1417&1419 Frank Ave.)	1450	12 units			11,991.72	11,991.72	
MN077-001	<b>Dwelling Structures:</b> Deck replacement, window replacement, siding installation, gutter replacement, soffit and fascia replacement, flooring replacement, foundation repairs, etc.	1460		183,155	193,155	192,827.46	128,876.96	
	General materials and repairs.	1460				1,544.05	1,544.05	
	<b>Shady Oaks</b> – Flooring replacement – labor only (units 513, 702, 706 and 811).	1460	4 units			656.10	656.10	

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P007501-04 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	
	<b>Scattered Sites</b> – Foundation and concrete repairs (710&714 1 <sup>st</sup> Ave., 1405,1407&1409 Frank Ave., and 720 St. Peter)	1460	6 units			10,310	10,310	
	<b>Scattered Sites</b> – Siding, windows, doors, decks, concrete pads, soffit, fascia, gutter replacement, etc. (1405,1411,1413&1415 Frank Ave., 625&629 16 <sup>th</sup> St., 506 E. 8 <sup>th</sup> St., 2313 Milo Ave., and 720 St. Peter).	1460	9 units			178,582.31	114,631.81	
	<b>Scattered Sites</b> – Roof repairs (2233&2235 Margaretha and 1216&1216 ½ St. Johns).	1460	4 units			1,735	1,735	
MN077-001	<b>Dwelling Equipment:</b> Kitchen ranges and refrigerators.	1465.1	5 units	- 0 -	5,000	3,077.85	3,077.85	
	<b>Scattered Sites</b> – Kitchen ranges (1411,1413&1415 Margaretha Ave., 2309 Milo, and 1216 St. Johns)	1465.1	5 units			1,256.70	1,256.70	
	<b>Scattered Sites</b> – Refrigerators (1411,1413&1415 Margaretha Ave., 2309 Milo, and 1216 St. Johns)	1465.1	5 units			1,821.15	1,821.15	



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

PHA Name: Albert Lea HRA	Grant Type and Number Capital Fund Program: MN46P007501-05 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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**XX Original Annual Statement**  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	118,155			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	100,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	248,155			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	218,155			



