

PHA Plans

Streamlined 5-Year/Annual Version

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

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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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2005_

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: Olmsted County HRA

PHA Number: MN151

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
 Number of public housing units: 109 Number of S8 units: Number of public housing units:
 Number of S8 units: 522

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 - 2010

[24 CFR Part 903.12]

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: **To ensure the availability of a quality living environment for Olmsted County Residents.**

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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

Progress Statement:

- **Purchased maintenance software to help with unit turn around tracking. Working on procedure to follow.**
- **Constructed 39 units of below market rentals in the city of Rochester (1/2market rate units, 1/2 low income units). Currently units are fully leased up.**
- **Working on developing below market rate units in the cities of Dover, Oronoco, Eyota, Chatfield, Byron and Stewartville.**
- **The Olmsted County HRA (OCHRA) is in the process of purchasing Rolling Height's development in Byron, MN. A 16-unit, one story structure consisting of 12 one and 4 two bedroom units occupied by elderly. Rental**

assistance available through 515 program administered by Rural Development.

- **The OCHRA is in process of purchasing Candle Rose Apartment complex. A 32-unit complex consisting of all efficiency units. OCHRA is applying for 32 sponsor-based shelter plus care subsidies in partnership with Zumbro Valley Mental Health Center. This collaborative team is working together to respond to the housing and support needs of hard-to-house homeless persons with disabilities in connection with supportive services funded from sources outside the program.**
- **Neighborhood Problem Property Program will make available 1 or 2 homes to Section 8 Homeownership applicants.**
- **The OCHRA is in the process of purchasing a 3-bedroom home through First Homes located at 409 6th Avenue NW to provide below market rental property.**

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 85
- Improve voucher management: (SEMAP score) 96
- 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:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Progress Statement:

- **PHAS score 85 standard performer. Continue to work on improving score. Purchased new maintenance software to help with unit turnover and annual inspections.**
- **SEMAP score 96 high performer. Continue to work on improving score.**
- **Continue to work on better communications with receptionist staff to better serve customers. Established a pager system to have housing staff available at all times for walk in customers. Changed telephone message to better serve customers.**
- **Concentrating on using Capital Fund Grant to rehab Public Housing scattered site homes (14 units complete out of 20 total units).**

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

Progress Statement:

- **Developed a Section 8 Homeownership Program. Second real estate loan in process of being closed by Section 8 participant.**
- **Public Housing residents receive a local preference to the waiting list to allow potentially eligible residents the opportunity to participate in the Section 8 Homeownership Program.**

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Progress Statement:

- **A Deconcentration Policy is included in the ACOP plan.**
- **Continuing to support after school Homework Center that promotes self-esteem through better grades and attendance. This program helps to keep children off of the street and promote other alternatives to substance abuse and criminal activity.**
- **Include in capital fund budget additional funding for security measures, i.e. site improvement, security lighting and cameras.**
- **Screening of applicants.**
- **Enforcement of lease.**

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

Progress Statement:

- **Offer Section 8 Homeownership program to Section 8 and Low Income Public Housing households. Refer families to Community Action Program, Consumer Credit Counseling, Salvation Army and Community Housing Partnership for assistance with poor credit.**

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)

Progress Statement:

- **The OCHRA continues to strive for these goals in all housing programs.**
- **Working on a Limited English Proficiency Plan.**
- **Created an interpreter sentence in 9 different languages to be included with mailings that states, "This form has important information. If you do not understand it, get help now." Created an Interpreter's Unauthorized Disclosure/Data Privacy Notice and Authorization for Interpreter form.**

Other PHA Goals and Objectives: (list below)

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

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 (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	314		21
Extremely low income <=30% AMI	294	94%	
Very low income (>30% but <=50% AMI)	unknown		
Low income (>50% but <80% AMI)	unknown		
Families with children	301	96%	
Elderly families	6	2%	
Families with Disabilities	Unknown		
Race/ethnicity Amer.Indian/Alaska Native	7	2%	
Race/ethnicity Asian	26	8%	
Race/ethnicity Native Hawaiian/Pac. Island	1	0%	
Race/ethnicity Black	132	42%	
Race/ethnicity White	120	38%	
Race/ethnicity Hispanic	28	9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4	1%	
2 BR	197	63%	
3 BR	57	18%	
4 BR	51	16%	
5 BR	5	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? No <input checked="" 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? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
No Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1718		126
Extremely low income <=30% AMI	1619	94%	
Very low income (>30% but <=50% AMI)	Unknown		
Low income (>50% but <80% AMI)	Unknown		
Families with children	1103	64%	
Elderly families	93	5%	
Families with Disabilities	Unknown		
Race/ethnicity Amer. Indian/Alaska	33	2%	
Race/ethnicity Asian	72	4%	
Race/ethnicity Hawaiian/Pac. Island	3	0%	
Race/ethnicity Black	615	36%	
Race/ethnicity White	837	49%	
Race/ethnicity Hispanic	85	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	549	32%	
2 BR	803	47%	
3 BR	284	16%	
4 BR	70	4%	
5 BR	12	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? No Yes <input checked="" type="checkbox"/>			
If yes:			
How long has it been closed (# of months)? 11 months			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes <input checked="" type="checkbox"/>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input checked="" type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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
- 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
- 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)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Progress Statement:

- **Constructed 39 units of below market rentals in the city of Rochester (1/2 market rate units, 1/2 low income units). Currently units are fully leased up.**
- **Working on developing below market rate units in the cities of Dover, Oronoco, Eyota, Chatfield, Byron and Stewartville.**
- **The Olmsted County HRA (OCHRA) is in the process of purchasing Rolling Height's development in Byron, MN. A 16-unit, one story structure consisting of 12 one and 4 two bedroom units occupied by elderly. Rental**

assistance available through 515 program administered by Rural Development.

- **The OCHRA is in process of purchasing Candle Rose Apartment complex. A 32-unit complex consisting of all efficiency units. OCHRA is applying for 32 sponsor-based shelter plus care subsidies in partnership with Zumbro Valley Mental Health Center. This collaborative team is working together to respond to the housing and support needs of hard-to-house homeless persons with disabilities in connection with supportive services funded from sources outside the program.**
- **Neighborhood Problem Property Program will make available 1 or 2 homes to Section 8 Homeownership applicants.**
- **The OCHRA is in the process of purchasing a 3-bedroom home through First Homes located at 409 6th Avenue NW to provide below market rental property.**

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)

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)

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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)	196,000	Property Improvements
a) Public Housing Operating Fund	135,000	
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,075,820	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
MN46P1910103	68,784	Property Improvements
MN46P1910203	34,103	Property Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	270,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Other Fees & Reimbursements	10,000	
Interest Income	4,000	
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: **Based on anticipated vacancies.**

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)

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

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

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

(2)Waiting List Organization

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

that apply)

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

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

- PHA main administrative office
- PHA development site management office
- Other: **Community Services, Workforce Development Center, Intercultural Mutual Assistance Association and Community Action Program.**

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.

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source **Monthly newsletter.**

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

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

(6) Deconcentration and Income Mixing

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

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):
 - 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)
 - **Past and current rental information.**
 - **Name, address and telephone number of landlord.**

(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)

**Welfare office, Community Services, Workforce Development Center and
Community Action Program.**

(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: **Based on documented effort and market conditions.**

(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)

- **A tenant in Public Housing will receive five points for the Section 8 waiting list if the tenant's family size changes and they require a unit smaller or larger than can be provided in the Public Housing Program. If approved, the family's name will be placed on a Section 8 transfer list according to the date of approval. As Vouchers become available, these families will receive the next available form of assistance.**
- **The PHA will provide a five point local preference to allow potentially eligible resident of Public Housing the opportunity to participate in the Section 8 Homeownership Program.**
- **A ten point local preference for the Section 8 waiting list will be given to those families whose HAP contract was terminated due to insufficient funding to support continued assistance under the consolidated ACC contract.**

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)

#2 A tenant in Public Housing will receive five points for the Section 8 waiting list if the tenant's family size changes and they require a unit smaller or larger than can be provided in the Public Housing Program. If approved, the family's name will be placed on a Section 8 transfer list according to the date of approval. As Vouchers become available, these families will receive the next available form of assistance.

#2 The PHA will provide a five point local preference to allow potentially eligible resident of Public Housing the opportunity to participate in the Section 8 Homeownership Program.

#1 A ten point local preference for the Section 8 waiting list will be given to those families whose HAP contract was terminated due to insufficient funding to support continued assistance under the consolidated ACC contract.

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)

The only special purpose program OCHRA has must be referred by the local welfare agency, general public not eligible.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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
 \$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% of adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

The "rental value" of the unit

Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

a. 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)

Fair Market Rent

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: **Payment standards for 4 and 5 bedroom units are higher than the FMR due to availability of units.**
- Other (list below)

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

- Annually
- Other (list below)
Based on market conditions.

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)
Market conditions.

(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. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- 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)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes 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.)

Demolition/Disposition Activity Description	
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 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? 15 total slots (10 Section 8 and 5 set aside for Public Housing).

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:

Initial Eligibility Criteria

- Be a participant in Olmsted County HRA's Section 8 or Public Housing Program.
- Must be in good standing with their lease and with program requirements and must terminate their current lease arrangement in compliance with the lease.
- A head of household or spouse that has previously defaulted on a mortgage obtained through any Section 8 homeownership option is barred from participation.
- Must be first-time homeowner. No family member must have owned title to a principal residence in the last three years. First time homeowner includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.
- An adult member of the household who will be on the loan must be employed full-time (at least 30 hours/wk) and have been continuously employed for at least (one) year prior to application. (Families in which the head or spouse are disabled or elderly are exempted from this requirement.) With the exception of elderly and disabled families, public assistance cannot be counted when qualifying for a mortgage but will be counted in calculating the homeownership assistance. (Public assistance includes TANF, MFIP and SSI that is subject to an income eligibility test)
- The head, spouse and significant other must successfully complete a home-ownership-counseling program.
- Participants may have no outstanding debt to any Housing Authority.
- Submit to and pass a criminal background check on household members 16 and over. Passing means to have no felony level criminal convictions within the last ten years.
- Participants may not have income; which is over the 80% of area median.
- Adult family members who will own the home must have gross annual income which is not less than: (1) for disabled family, income which is not less than what is received by SSI (\$6,540) or (2) the Federal minimum wage multiplied by 2,000 hours (\$10,300).
- Ability to secure financing.

Selection Criteria

- Participants meeting the initial eligibility criteria will be selected based on date and time of Application of Interest to the Section 8 Homeownership Program. Priority will be given to households holding a four bedroom voucher and larger. Once determined eligible to participate the participants will be referred to Community Housing Partnership for counseling and to participating lenders.
- A home purchased under the Section 8 Homeownership program must be the family's principle place of residence.

Time Frame for Utilization

- A participant will have a maximum of 90 days from the date of issuance of a Homeownership Voucher to find a home and close on the property.
- An extension beyond the 90 days will be at the sole discretion of the HRA.

Portability

- The Section 8 Homeownership option is not portable. Families may apply for homeownership assistance in the area in which they are moving.
- Unit Size
- Participants will be required to purchase a unit large enough for the family based on the Section 8 occupancy standards.

Financing

- The household is responsible for obtaining financing. The HRA prohibits the following financing options:
 - Private Seller Financing
 - The head must be one of the applicants on the loan.
 - Financing will be 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.
- The HRA may disapprove proposed financing if the HRA determines that the debt is unaffordable, or if the HRA determines that the lender or the loan terms do not meet HRA requirements.
- Refinancing
- Participants are only eligible to refinance in cases where the participant wishes to take advantage of a lower interest rate. Participants are not be allowed to “cash out”, however, the HRA reserves the right to reconsider on a case by case basis. The HRA must be notified and approve refinancing agreements.
- The HRA may disapprove proposed refinancing if the HRA determines that the debt is unaffordable, or if the HRA determines that the lender or the loan terms do not meet HRA requirements.
- The HRA will record a document; which notifies the lender of the requirements for approval prior to refinancing.

Entry Fees

- The participant must provide one percent of the purchase price toward entry costs and it must come from personal sources, not loaned or gifted. Other entry costs may be from non-personal sources.

Eligible Unit Types

- A home may be purchased which is either under construction or already existing.
- Homeownership assistance may only be used for the purchase of a one unit property or single dwelling unit in a cooperative or a condo. (a townhouse or condo is permissible, owning both units of a duplex is not)
- No family member may have a present ownership interest in a second residence while receiving homeownership assistance.

Purchase Agreements and Inspection Requirements

- Participants in the Homeownership Program must complete a “Purchase Agreement” with the owner of the property to be purchased. The unit must be under construction before the Purchase Agreement is executed.
- The Purchase Agreement must include the home’s price and terms of sale, the purchaser’s pre-purchase inspection requirements and notice that the sale is conditional on the purchaser’s acceptance of the inspection report; and an agreement that the purchaser is not obligated to pay for necessary repairs.
- The Purchase Agreement must include an addendum, provided by the HRA, for seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.
- The participant must obtain an independent professional home inspection from a licensed inspector of the unit’s major systems at the participant’s expense. The inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, roofing, plumbing, electrical and heating systems. A copy of this inspection report must be given to the HRA.
- The Olmsted County HRA will also conduct an HQS inspection and will review the independent professional inspection of the unit’s major systems. Olmsted County HRA retains the right to disqualify the unit based on either the HQS inspection or the professional inspection report. The HRA will conduct annual inspections of the unit.

Length of Continuation of Assistance

- Section 8 Homeownership Assistance will only be provided for the months the family is in residence in the home and the family must continue to qualify for Section 8.
- Except for elderly and disabled families, Section 8 homeownership assistance may only be paid for a maximum period of 15 years if the initial mortgage is 20 years or longer. In all other cases, the maximum term is 10 years.
- Participants may purchase another home with Section 8 assistance under the following conditions:
 - A move is necessary due to a medical condition. (ex. handicap accessibility)
 - Over crowded conditions based on Section 8 occupancy standards.
 - The participant is in compliance with their current mortgage and the Statement of homeowner obligations.
 - Must have lived in the home for at least two years.

Transferring to Rental Assistance

- If a participant defaults or is unable to pay on the mortgage loan, the participant will be able to transfer to Section 8 Rental Assistance provided they cooperate with the HRA and the lender to minimize any loss. This includes leaving the unit in good, clean condition.

Assistance Payment

- The participant monthly housing assistance payment will be the lower of (1) the Section 8 payment standard minus the total tenant payment or (2) the monthly homeowner expenses minus the total family contribution. The Olmsted County HRA will annually reexamine the family income and composition and make appropriate adjustments to the amount of the monthly housing assistance payment.
- Homeownership expenses include principal and interest on mortgage debt, refinancing charges or mortgage debt, taxes and other public assessments, insurance, maintenance,

major repair expenses and utility allowance. The allowance for maintenance expenses, major repairs and replacements will be \$30 per month.

- Housing assistance payment will be made payable and sent to the participant. If the housing assistance payment is greater than the mortgage payment and tax/insurance escrow payments, the difference will be paid to the participant. The participant has a responsibility to notify the HRA in advance if the mortgage lender changes.
- If a family's income increases to a point where they do not receive a housing payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for Section 8 assistance will automatically terminate.

Termination of Homeownership Assistance

- The HRA can terminate homeownership assistance if the participant fails to comply with the Statement of Homeowner Obligations which include:
 - Complying with the annual reexamination process.
 - Verifying annually that participant is current on the loan.
 - Notifying HRA before moving out of the home.
 - Passing an annual HQS inspection, if conducted by the HRA.
 - Accurately reporting family members and income.
 - Delinquent house payments.

Number of Assisted Units

- The HRA will set aside 15 Section 8 Voucher slots for the Section 8 Homeownership Program. Five of these slots will be made available for residents of Public Housing.
- Waiver of modification of home ownership policies
- The HRA has the right to waive or modify any provision of the Section 8 Homeownership Program not governed by regulation for good cause or to comply with changes in HUD regulations or directives.

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

The OCHRA will continue to strive to meet the same goals and objectives of the previous 5-year plan and annual plan.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources. **(OCHRA does not include the down payment requirement of at least three percent).**
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- 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.

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.

The OCHRA continues to strive towards the same goals and objectives of the previous 5-year plan and annual plan.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan: **When a decision is made by the board to change the PHA's mission statement, goals, or objectives that are identified in the 5-year Plan. It can also be when goals or objectives are changed that affect the residents or have a significant impact to the PHA's financial situation.**
- 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.**

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Resident #1: I really like the plans that are listed and I feel that they should have more play area for children especially summertime in back of the complexes. I also feel that we should have a tenant meeting once a month with all tenants to state their grievances or input in about situations that can't be handled on our own and just to meet the other tenants. Do you support using the Resident Participation Funds for the two homework centers: yes, because the kids can learn a great deal of tutoring in subjects that parents can't help them with and also somewhere to go after school to play and have activities. I feel it is a great plan.

Resident #2: The PHA Plan looks good to me. Thank you for all of your hard work. Do you support using the Resident Participation Funds for the two homework centers: yes. This is a program that needs to be continued for all the reasons mentioned.

Resident #3: No comment.

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)

1. Playground equipment is already budgeted in the 5-year PHA Plan.
2. Will look into forming a resident advisory board. (This was done in the past but at that time there was no interest.)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Doris Eide**

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 1/1/03 - 12/31/07

- 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):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Rochester, 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):

- The PHA has based its statement of needs of families on its waiting list 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)
- Other: (list below)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes 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
X	<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
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	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
X	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
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	and Evaluation Report for any active grant year.	Needs
	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
	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
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section Appendix K of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" 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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	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)

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program: MN46P15150102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #2	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	16,039.15	12,316.28	12,316.28	12,249.10
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	192,194.85	195,917.72	195,917.72	172,506.33
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	208,234	208,234	208,234	184,755.43
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				

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revision #2	Revised	Funds Obligated	Funds Expended	
MN151002	Carpet Abatement	1460	2	25,000	31,582.18	31,582.18	28,856.79	
MN151002	Kitchen Cabinets	1460	30	110,318.85	110,318.85	110,318.85	110,318.85	Completed
MN151004	Floor (tile)	1460	2	7,000	3,630.23	3,630.23	3,630.23	Completed
MN151007	Kit/bath/floors/roofs (misc.)	1460	6	13,117	18,698.94	18,698.94	18,698.94	Completed
MN151007	Kitchen/bathroom	1460	0	0				
MN151007	Replace roofs	1460	0	0				
MN151007	Floors (carpet/linoleum)	1460	0	0				
MN151007	Rehab Home	1460	1	20,786	20,786	20,786	100.	
MN151008	Kit/bath/floors/roofs (misc.)	1460	6	13,117	6,795.12	6,795.12	6,795.12	Completed
MN151008	Kitchen/bathroom	1460	0	0				
MN151008	Replace roofs	1460	0	0				
MN151008	Floors (carpet/linoleum)	1460	0	0				
MN151008	Rehab Home	1460	1	2,856	4,106.40	4,106.40	4,106.40	Completed
MN151	Operations	1406	Lump sum	16,039.15	12,316.28	12,316.28	12,249.10	

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

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

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program #: MN46P15150102 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revision #2	Revised	Actual	Revision #2	Revised	Actual	
MN151002	5/30/04	5/30/04	3/31/04	5/30/06	5/30/06		
MN151004	5/30/04	5/30/04	3/31/04	5/30/06	5/30/06		
MN151007	5/30/04	5/30/04	3/31/04	5/30/06	5/30/06		
MN151008	5/30/04	5/30/04	3/31/04	5/30/06	5/30/06		
MN151	5/30/04	5/30/04	3/31/04	5/30/06	5/30/06		

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program: MN46P15150103 Capital Fund Program 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: 2)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Revision #1	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	41,760	53,760.	42,416.04	23,948.04	
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	12,000	0			
10	1460 Dwelling Structures	107,711	107,711.	50,270.83	11,794.73	
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					

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report

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

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program: MN46P15150103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$161,471	\$161,471.	\$92,686.87	\$35,742.77
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				

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150103 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 #1	Revised	Funds Obligated	Funds Expended	
MN151002	Carpet Abatement	1460	2	22,000	20,647.43	20,647.43	0	
MN151002	Seal Parking Lot	1450	1	4,000	0			
MN151002	Side all exposed wood	1460	30	6,511	0	0	0	
MN151002	Floor (tile)	1460	1	11,000	0.	0	0	
MN151003	Floor (tile)	1460	3	4,500	4,500.	0	0	
MN151003	Seal Parking Lot	1450	1	4,000	0			
MN151003	Side all exposed wood & add gutters	1460	30	6,000	18,211.	0	0	
MN151004	Floor (tile)	1460	2	7,000	7,000.	0	0	
MN151004	Kitchen cabinets	1460	30	0	7,352.57	0	0	
MN151004	Seal Parking Lot	1450	1	4,000	0			
MN151004	Side all exposed wood	1460	30	5,700	0			
MN151007	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000	48,875.	28,498.40	10,669.73	
MN151007	Rehab Home	1460	1	12,500	0			
MN151008	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000	1,125.	1,125.	1,125.	
MN151008	Rehab Home	1460	1	12,500	0	0	0	
MN151	Operations	1406	Lump sum	41,760	53,760.	42,416.04	23,948.04	

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150103 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
	Revision #1	Revised	Actual	Revision #1	Revised	Actual	
MN151002	9/16/05	9/16/05		9/16/07	9/16/07		
MN151004	9/16/05	9/16/05		9/16/07	9/16/07		
MN151007	9/16/05	9/16/05		9/16/07	9/16/07		
MN151008	9/16/05	9/16/05		9/16/07	9/16/07		
MN151	9/16/05	9/16/05		9/16/07	9/16/07		

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program: MN46P15150203 Capital Fund Program 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report

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

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program: MN46P15150203 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	34,103.	0		
10	1460 Dwelling Structures	0	34,103.	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$34,103.	\$34,103.	0	0
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				

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150203 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN151003	Side all exposed wood & add gutters	1460	1	0	16,789.	0	0	
MN151004	Kitchen cabinets	1460	1	0	17,314.	0	0	
MN151004	New Playground	1450	1	34,103.	0			

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150203 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
MN151004	2/12/06	2/12/06		2/12/08	2/12/08			
MN151003	-	2/12/06		-	2/12/08			

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

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program: MN46P15150104 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program #: MN46P15150104 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN151002	Carpet Abatement	1460	2	22,000	22,000			
MN151002	Mechanical/Boiler	1460	30	45,000	0			
MN151002	Floor (tile)	1460	1	11,000	0			
MN151003	Floor (tile)	1460	3	4,500	4,500			
MN151003	Mechanical/Boiler	1460	24	36,000	0			
MN151004	Floor (tile)	1460	2	7,000	7,000			
MN151004	Mechanical/Boiler	1460	30	45,000	0			
MN151004	Kitchen cabinets	1460	30	0	105,000			
MN151007	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000	12,723			
MN151007	Rehab Home	1460	1	12,500	0			
MN151008	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000	12,724			
MN151008	Rehab Home	1460	1	12,500	0			
MN151	Operations	1406	Lump sum	10,000	25,000			

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150104 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN151002	12/31/06	9/13/06		6/30/08	9/13/08		
MN151004	12/31/06	9/13/06		6/30/08	9/13/08		
MN151007	12/31/06	9/13/06		6/30/08	9/13/08		
MN151008	12/31/06	9/13/06		6/30/08	9/13/08		
MN151	12/31/06	9/13/06		6/30/08	9/13/08		

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY 20__

Annual Statement/Performance and Evaluation Report

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

PHA Name: Olmsted County HRA	Grant Type and Number Capital Fund Program: MN46P15150105 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
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	13,600			
10	1460 Dwelling Structures	155,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	199,200			
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				

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150105 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	
MN151002	Carpet Abatement	1460	2	22,000				
MN151002	Mechanical/Boiler	1460	30	45,000				
MN151002	Stripe parking lot	1450	1	400				
MN151002	Side exposed wood & add gutters	1460	4	35,000				
MN151002	Replace rotting planters	1450	4	4,000				
MN151003	Floor (tile)	1460	3	4,500				
MN151003	Stripe parking lot	1450	1	400				
MN151004	Floor (tile)	1460	2	7,000				
MN151004	Stripe parking lot	1450	1	400				
MN151004	Patios	1450	14	8,400				
MN151004	Remove basement window	1460	14	2,100				
MN151007	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000				
MN151007	Rehab Home	1460	1	10,000				
MN151008	Kitchen/bathroom/floors/roofs/misc.	1460	2	10,000				
MN151008	Rehab Home	1460	1	10,000				
MN151	Operations	1406	Lump sum	30,000				

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

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

PHA Name: Olmsted County HRA		Grant Type and Number Capital Fund Program #: MN46P15150105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN151002	12/31/07			6/30/09			
MN151004	12/31/07			6/30/09			
MN151007	12/31/07			6/30/09			
MN151008	12/31/07			6/30/09			
MN151	12/31/07			6/30/09			

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

PHA Name Olmsted County HRA		Original 5-Year Plan Revision No:			
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
MN151	Annual Statement	30,000	35,000	35,000	35,000

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

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MN151007		22,500	22,500	22,980	22,500
MN151008		22,500	22,500	22,980	22,500
MN151002		42,000	0	43,575	45,000
MN151003		40,500	32,500	30,950	22,500
MN151004		42,000	85,000	42,775	60,000
CFP Funds Listed for 5-year planning		199,500	197,500	198,260	207,500
Replacement Housing Factor Funds					

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

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Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MN151	HA – Wide	35,000	MN151	HA – Wide	35,000
MN151007	Rehab home	12,500	MN151007	Rehab home	12,500
MN151007	Kit/bath/floors/misc	10,000	MN151007	Kit/bath/floors/misc	10,000
MN151007	Smoke Detectors	480			
MN151008	Rehab home	12,500	MN151008	Rehab home	12,500
MN151008	Kit/bath/floors/misc	10,000	MN151008	Kit/bath/floors/misc	10,000
MN151008	Smoke Detectors	480			
MN151002	Paint Exterior	10,000	MN151002	Seal parking lot	45,000
MN151002	Playground Equip	15,000	MN151003	Floors (tile)	4,500
MN151002	Replace Stoves	18,000	MN151003	Replace Stoves	18,000
MN151002	Smoke Detectors	575	MN151004	Basement bedroom & bathroom	60,000
MN151003	Side or paint exterior	10,000			
MN151003	Floors (tile)	4,500			
MN151003	Playground Equip	15,000			
MN151003	Smoke Detectors	1,450			
MN151004	Security lighting and cameras	15,000			
MN151004	Side or Paint Exterior	20,000			
MN151004	Floor (tile)	7,000			
MN151004	Smoke Detectors	775			
Total CFP Estimated Cost		\$198,260.			\$207,500

PHA Name:
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

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13. Capital Fund Program Five-Year Action Plan