

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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.

Public Housing Agency of the City of Saint Paul

Streamlined 5-Year Plan for Federal Fiscal Years 2006 - 2010 (PHA Fiscal Years 2007 - 2011)

Streamlined Annual Plan for Federal Fiscal Year 2006 (PHA Fiscal Year 2007)

- The public hearing on this PHA Agency Plan was held on Tuesday, November 15, 2005, at 325 Laurel Avenue (Neill Hi-Rise) Saint Paul, Minnesota.
- The PHA's Board of Commissioners approved this Plan at its regular business meeting on December 21, 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: St. Paul Public Housing Agency **PHA Number:** MN001

PHA Fiscal Year Beginning: 04/2006

PHA Programs Administered:

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

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: *www.stpaulpha.org*
 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 2007 - 2011

[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: (state mission here)
The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *as available*
 - Reduce public housing vacancies: *(Not applicable; occupancy is greater than 94%)*
 - Leverage private or other public funds to create additional housing opportunities: *as opportunities arise*
 - Acquire or build units or developments: *as opportunities arise.*
 - Other (list below) See PHA Agency Goal #10, below
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) *Maintain High Performer Status.*
 - Improve voucher management: (SEMAP score) *Maintain High Performer Status*
 - Increase customer satisfaction: *Maintain 90+ on PHAS Resident Satisfaction Survey.*
 - Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections) *public housing “curb appeal”*.

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

FY 2006 AGENCY GOALS – Approved June 22, 2005

PERFORMANCE EXCELLENCE

1. **Public Housing:** Maintain "High Performer" status under HUD's Public Housing Assessment System (PHAS). Ensure that PHA properties continue to be managed to the highest possible standards, including thorough and uniform applicant eligibility determination, fair lease enforcement, regular preventative maintenance, prompt responses to maintenance work orders, full occupancy and timely turnover of vacant units, and all other components of quality property management and maintenance. Continue preparing for "project-based accounting" and "project-based management" which will be required by the new Public Housing Operating Fund rule.
2. **Section 8 Housing Choice Vouchers:** Maintain high utilization of authorized vouchers

and budget without exceeding authorized limits. Maintain “High Performer” status under HUD’s Section 8 Management Assessment Program (SEMAP). Successfully implement and administer current agreements for Project-Based Assistance (PBA). Continue to advocate for full voucher funding and program reform.

3. **Capital Improvements:** Continue renovating public housing properties and making capital improvements which promote fire safety and life safety. Maintain high quality and timely design, bidding and construction. Continue to actively involve residents, staff and the community in planning capital improvements.

EMPLOYEE AND ORGANIZATIONAL DEVELOPMENT

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

RESPECTED AND RESPONSIVE COMMUNITY PARTNER

8. **Fair Housing:** Work cooperatively with community representatives and other units of government to ensure non-discrimination in PHA programs and to affirmatively further fair housing objectives. Promote the value of diversity and respect for differences.
9. **Linking Residents to Community Services:** Promote links to community services through PHA Community Centers and at other sites to meet the changing needs of PHA residents, focusing on programs and services that enrich residents’ lives, promote independence, increase community involvement and support successful tenancies in public housing. Continue CHSP and other assisted living programs.

10. **Housing Preservation and Development:** Support the City's Housing 5000 Plan and work with other agencies and organizations to preserve, develop, and/or manage affordable housing through programs such as the Section 8 Project-Based Assistance and Preservation Vouchers, through the disposition of property, and other cooperative and entrepreneurial efforts. Secure replacement units for any scattered sites that may be sold. Seek out opportunities to produce additional affordable housing or improve management of existing subsidized properties, through expanded partnerships with Twin Cities Habitat for Humanity, Metro HRA or by other methods.

11. **National and State Leadership Responsibilities:** Continue active leadership in national and state housing organizations to improve national housing policy and funding. Continue to provide assistance to other housing authorities and organizations seeking organizational development, business systems, or program support.

Streamlined Annual PHA Plan
Federal Fiscal Year 2006
PHA Fiscal Year 2007

[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.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership (*Attachment A*) and Consultation Process; Resident Advisory Board Comments: *Attachment B*
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report: *Attachment C*
- 13. Capital Fund Program 5-Year Action Plan: *Attachment D*
- 14. Other (List below, providing name for each item)
 - PHA Management Organizational Chart: Attachment E*
 - Officer in Residence Program: Attachment F*

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.

This Saint Paul PHA Agency Plan describes the programs, policies and practices that the PHA will carry out in its Fiscal Year beginning April 1, 2006. In general the PHA will continue the same course of action described in the HUD-approved plan for the current fiscal year. This plan has proved successful over several years in meeting the needs of residents and the community, within the limits of available resources. The PHA will continue to focus on its mission and Agency Goals, stressing sound property management, modernization and maintenance, and sound administration of the Housing Choice Voucher (Section 8) program. The PHA will also continue its successful homeownership and jobs programs for residents, and work with other community partners to address the critical shortage of affordable housing in the Twin Cities. As opportunities may arise, the PHA will consider managing other affordable housing, including public housing, owned by other entities. The PHA will adjust and refine its flat rents structure as may be required. The PHA will implement its Five-Year and Annual Capital Fund Plan, including continuing the major renovation of McDonough Homes.

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)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: <i>as of 9/30/2005</i>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,547		576 (FY2005)
Extremely low income <=30% AMI	6,295	96%	
Very low income (>30% but <=50% AMI)	220	3%	
Low income (>50% but <80% AMI)	31	0.5%	
Families with children	4,176	64%	
Elderly families	337	5%	
Families with Disabilities	1,616	25%	
Race/ethnicity - White	1,618	25%	
Race/ethnicity – Black	3,741	57%	
Race/ethnicity – Native American	145	2%	
Race/ethnicity – Asian/Pacific Islander	1,043	16%	
Race/ethnicity – Hispanic	319	5%	
Characteristics by Bedroom Size (Public Housing Only)			Turnover – FY2005
0 BR	809	12%	40
1BR	1297	20%	325
2 BR	2798	43%	73
3 BR	1117	17%	84
4 BR	391	6%	32
5+ BR	132	2%	22
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance: <i>as of 9/30/2005</i>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,819		Depends on renewal funding
Extremely low income <=30% AMI	1,492	82%	
Very low income (>30% but <=50% AMI)	294	16%	
Low income (>50% but <80% AMI)	28	2%	
Families with children	1,226	67%	
Elderly families	100	5%	
Families with Disabilities	472	26%	
Race/ethnicity - White	515	28%	
Race/ethnicity – Black	1,155	64%	
Race/ethnicity – Native American	60	3%	
Race/ethnicity – Asian/Pacific Islander	125	7%	
Race/ethnicity - Hispanic	80	4%	
Characteristics by Bedroom Size (Public Housing Only)			Turnover – FY2005
0 BR	1	0%	15
1BR	537	30%	18
2 BR	580	32%	23
3 BR	530	29%	16
4 BR	131	7%	1
5+ BR	40	2%	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>36 months as of December 1, 2005</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>Do not know – Depends on the reduction in the current waiting list.</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>Applicants for special programs, including project-based supportive housing.</i>			

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 (*if part of scattered site disposition plan*) if possible.
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (*if part of scattered site disposition plan*) if possible.
- 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 – *Criminal history screening to deny persons in categories prohibited by HUD statutes; e.g., lifetime registration as sexual offender, convicted of methamphetamine manufacture on the premises of federally assisted housing, etc.*
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs, *subject to waiting lists and unit turnover, and providing equal opportunity for people of all races and ethnicities to apply and be housed, if eligible.*
- 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): *Contract with HousingLink to support and utilize their referral network and other services.*

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: PHA FY 2007; Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2006 grants)		
a) Public Housing Operating Fund	\$9,000,000	
b) Public Housing Capital Fund	4,000,000	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	33,500,000	
f) Resident Opportunity and Self-Sufficiency Grants	-	
g) Community Development Block Grant	-	
h) HOME	-	
Other Federal Grants (list below)		
Congregate Housing Services Program	\$430,000	Public Housing Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund * (FFY 2004)	1,000,000	Public Housing Capital Improvements
Public Housing Capital Fund * (FFY 2005)	3,000,000	Public Housing Capital Improvements
Resident Opportunity & Self-Sufficiency Grants (\$350,000 grant applied for July 2005)	??	Public Housing Supportive Services
Congregate Housing Services Program (FFY 2005)	200,000	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	10,600,000	Public Housing Operations
4. Other income (list below)		
Section 8 Port-Ins	2,500,000	Public Housing (Sec 8 HAP/Admin)
Interest on Investments	300,000	Public Housing Operations
Other: rooftop rental for communications equipment, Sec. 8 other income, bad debt etc	450,000	Public Housing Operations
Excess Utilities	50,000	Public Housing Operations
4. Non-federal sources (list below)		
Building	780,000	Administrative and Commercial Operations
CHSP - Congregate Housing Services Program (Assisted Living)	1,000,000	Public Housing Supportive Services
Wilder Foundation (Assisted Living Program)	30,000	Public Housing Supportive Services
Total resources	\$66,840,000	

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: (describe): *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below): *Applications are available on the Internet (www.stpaulpha.org). They are also mailed out in response to telephone requests. Staff will interview at other sites as a reasonable accommodation for an applicant with a disability.*

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.

NOT APPLICABLE

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

2. What is the number of site based waiting list developments to which families may apply at one time? ____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
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: *Family Units Only*
 Three or More

- b. Yes No: Is this policy consistent across all waiting list types? (*Hardships are excluded from the count.*)

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

(4) Admissions Preferences

- a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *The PHA adopted a 55% target.*

- b. Transfer policies:

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

- Emergencies
 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): *Based on need for transfers, numbers of families on waiting list and number of vacancies (turnover rates) for each unit size.*

- c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (*Hi-Rise admission preference only*)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): (*Hi-Rises*) *Persons with disabilities, elderly, near-elderly, special programs (assisted living). With PHA Board approval, the PHA temporarily adopted a public housing admission preference to assist victims of Hurricane Katrina with PHA Board approval).*

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

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition): (*Hi-Rise Admissions preference only.*)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 3 Residents who live and/or work in the jurisdiction
- 3 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)
 - 1 (*Hi-Rise preference only*) *Persons accepted for special programs (e.g., Assisted Living, Congregate Housing Services Program)*
 - 1 (*Hi-Rise preference only*) *Elderly, Disabled, Displaced*
 - 2 (*Hi-Rise preference only*) *Near Elderly (50 – 61)*

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to 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): *Yes, if responses from b. and c. indicate a need to do so.*
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below): *Applicant's current address.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
 - None
 - Federal public housing
 - Federal moderate rehabilitation (*program expired 9/02*)

- Federal project-based certificate program
- Other federal or local program (list below)

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

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

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction: (*head of household lives, works, and/or attends school in your jurisdiction*)
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - *"Preservation" preference allows residents of preservation projects to receive assistance.*
 - *"Welfare to Work" preference allows families participating in the Welfare to Work program to receive assistance. (This program is ending. No new admissions)*
 - *"Special Programs" preference allows families to receive assistance if they are participating in supportive housing programs using project-based Section 8 vouchers from the PHA.*

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

6 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 5 Veterans and veterans' families
- 4 Residents 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)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 1 *"Preservation preference"*
- 2 *"Welfare to Work preference"*

1 “Special Programs preference”

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below): *HousingLink. Mailings to social service agencies, postings on the PHA’s website at www.stpaulpha.org*

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 (*\$50 minimum rent is under consideration.*)

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

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

c. Rents set at less than 30% 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? (*Only in the case of flat rents.*)

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

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

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

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

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

Other (describe below)

e. Ceiling rents *NOTE: The PHA eliminated ceiling rents effective January 1, 2004, but is considering reinstating them.*

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

- Yes for all developments – *The PHA is considering reinstating ceiling rents.*
 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 – *The PHA is considering reinstating ceiling rents.*
 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: *Equal to Flat Rents*
 Other (list below)

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold): *\$400/month (cumulative)*

- Other (list below)
*When the earned income disregard changes, after 12 and 24 cumulative months of increased earnings.
It is the family option whether to report decreases in income before the next annual reexamination.
The family must report all changes in household composition.*

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

(2) Flat Rents

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: *The PHA will review its flat rents during the Plan year.*
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Fair Market Rents with adjustments

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: *The PHA set its payment standards at 93% of then current FMR's (50th percentile FMR's for the Minneapolis-Saint Paul Metro Area) effective 9/1/2004 and has not changed them as of 10/1/2005. However, HUD has reduced the FMR's so that the PHA's payment standards are now varying percents of the FMR as follows (assuming HUD publishes final FMRs at the 40th percentile):*
- | | | | | | | |
|------|------|------|------|------|------|------|
| 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| 98% | 98% | 103% | 107% | 108% | 108% | 108% |
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below): *HUD lowered FMRs for the Twin Cities to levels below PHA's payment standards (payment standards were set at 93% of FMR as of 9/1/2004).*

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

- Annually
- Other (list below): *At least annually, more frequently if required by changes in subsidies and utilization rates.*

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): *Sufficiency of HUD subsidies; metropolitan area rental vacancy rates.*

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 (*\$50 minimum rent is under consideration*)

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

(The PHA adopted statutory requirements only.)

5. 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. *See Attachment C & D*
- 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.).

This is under consideration. As HUD subsidies for Operating and Capital needs decline, the PHA is exploring alternative financing options.

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: *As HUD subsidies for Operating and Capital needs decline, the PHA is exploring alternative financing options, especially for McDonough Homes modernization.*
- 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: *With HUD's approval, during PHA FY 2005 the PHA sold 18 units (8 properties) of scattered site housing and replaced them with a combination of project-based voucher-assisted units in new mixed income developments, and by restoring public housing units previously used for non-dwelling purposes (offices, etc.) for dwelling use by eligible households. If HUD funding for operating subsidies and Capital Fund is not sufficient in the PHA's FY 2006 or 2007, the PHA may ask HUD approval to sell additional scattered site units, after discussions with the RAB and other community stakeholders. If sufficient resources are available, the PHA will try to replace those units and others previously sold.*

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 #1; MN 1-35 Scattered Site Home (Sale & Replacement)	
1a. Development name:	Scattered Site Home (1232 Goodrich St., Saint Paul, MN)
1b. Development (project) number:	MN 1-35 (MN46P001035)
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>and replacement (exchange of properties). On February 23, 2005 the PHA Board approved selling and replacing this property, pending HUD approval. The property proposed for sale needs extensive renovation and will continue to have moisture problems because of its sloping site.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(08/31/05)</u>
5. Number of units affected:	One (sale and replacement of property – no net loss of units)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Pending HUD approval, 11/01/05 b. Projected end date of activity: 12/01/05

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

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? __

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

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

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

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

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

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2006 - 2010.)

As this Agency Plan for PHA Fiscal Year 2007 was being drafted, the PHA was making good progress toward achieving its mission and goals for the current year.

- a. HUD again designated the PHA a “High Performer” agency for its successful operation of the Public Housing Program during the previous fiscal year, FY 2005 (based on the PHAS – Public Housing Assessment System). Some highlights:
 - i. Occupancy rates regularly exceed 99%.
 - ii. Rents are collected on time.
 - iii. Maintenance work orders are completed quickly.
 - iv. Residents report being satisfied with PHA programs and services.
 - v. Safety and security programs benefit residents, staff and the community.
 - vi. All funds are managed correctly; the PHA’s latest financial audit showed “zero findings” (that is, no reported findings of non-compliance with statutes, rules and government accounting standards).
- b. HUD again designated the PHA a “High Performer” agency for its successful operation of the Section 8 Housing Choice Voucher Program during the previous fiscal year, FY 2005 (based on SEMAP – Section 8 Management Assessment Program). The PHA achieved a 100% SEMAP rating for FY 2005.
- c. The PHA’s modernization projects are on time and within budget, making needed improvements and upgrades to PHA properties.
- d. The PHA has established a web page at www.stpaulpha.org that provides extensive information on its public housing and Section 8 programs.
- e. The PHA continues its successful HOME homeownership program that provides homebuyer education and entry cost assistance to public housing residents and Section 8 voucher participants who are then able to buy their own homes on the private market. To date 238 PHA families have purchased homes.
- f. The Saint Paul PHA has adopted a Limited English Proficiency (LEP) Plan to provide meaningful access to its programs and activities by LEP persons. In accordance with federal guidelines the PHA will make reasonable efforts to provide or arrange free language assistance for its LEP clients, including applicants, recipients and/or persons eligible for public housing, Section 8/ Housing Choice Vouchers, homeownership and other PHA programs.

- g. The PHA continues to successfully market a Housing Choice Voucher Family Self-Sufficiency (FSS) Program. Currently there are 92 Housing Choice Voucher participants enrolled in the program; and 62% of these FSS clients have established an escrow account.
- h. The PHA's welfare-to-work strategies and programs are ongoing. At Mt. Airy Homes where the *Jobs-Plus* demonstration program provided intensive training and support to job-seekers, more than one-half of all households now have one or more employed members. The *Jobs-Plus* grant period ended December 1, 2003 but many of the positive outcomes are continuing.
- i. Although HUD has no funds for adding more public housing units, the PHA has helped spur the development of new affordable housing by offering some Section 8 subsidies for use as "project-based assistance" (PBA). The Board has approved 17 projects (384 units) for rehab, new construction and rental assistance for existing developments. The PHA may expand the PBA program if awarded new Section 8 Vouchers for this purpose. Priority will be given to assisting supportive housing developments which provide housing and services to help low income households overcome significant barriers to successful tenancy.

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

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

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

b. Significant Amendment or Modification to the Annual Plan *See Above*

C. Other Information

[24 CFR Part 903.13, 903.15]

Resident Advisory Board Membership – see Attachment A

(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:

Attached – see Attachment B

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): *Attached – see Attachment B.*

(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 Members of the PHA Governing Board:

(as of 10/1/2005) Shirley Kane and Ong Yang

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Shirley Kane's current term of office expired on September 1, 2005, but the PHA's authorizing legislation states "...Commissioners shall hold office until their successors have been appointed and qualified." Ong Yang's appointment expires on September 1, 2007.

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

Date of next term expiration of a governing board member:

September 1, 2005.*

** The PHA's authorizing legislation states "Commissioners shall hold office until their successors have been appointed and qualified." The Mayor's office has posted a notice, as required by the City's open appointments process, that applications are being accepted for vacancies on the PHA Board.*

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

Two residents are appointed to the PHA Board of Commissioners by the Mayor of the City of Saint Paul and confirmed by the City Council. A new mayor was elected on November 8, 2005 and will take office in early January 2006. The incumbent mayor chose not to make appointments to City committees and boards during the end of his term, so the new mayor will make the appointments after he takes office.

(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: *Saint Paul, 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)
The PHA will continue to serve primarily both small family and large family renter households with very low incomes (<50% of median) and extremely low incomes (<30% of median), most of whom have high housing cost burdens. These groups are among the highest priority housing needs and planned housing activities identified by the City in its Consolidated Plan.
- Other: (list below)

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

The City's 2005 – 2009 Consolidated Plan describes the PHA's programs and housing resources in some detail, (pp.46 – 49, Sec. 91.210 (b))

The City's 2005 - 2009 Consolidated Plan includes the following statement under §91.220(f) Other Actions: "Saint Paul will continue to work closely with Ramsey County...and the Saint Paul Public Housing Agency (the administrator of public housing and vouchers in Saint Paul) in 2005 " (p.155)

"The preservation of existing publicly-assisted affordable housing is a key strategy of the Housing Plan. During the five-year period of the Consolidated Plan, the preservation and stabilization of existing affordable housing will be an important activity" (p.49)

(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. (*Subject to availability of funding, the PHA may consider additional project-base vouchers for Supportive Housing.*)

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:)

Supportive Housing

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): *To be determined. Subject to availability of funding, the PHA may consider additional project-base vouchers for Supportive Housing.*

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	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.	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	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	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
Not Applicable	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
	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
Attached	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
Not Applicable	Policies governing any Section 8 Homeownership program (Section _____ 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
X	Cooperative agreement between the PHA and the TANF agency and between the	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHA and local employment and training service agencies.	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
X	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
Not Applicable	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
Not Applicable	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
X	Other supporting documents (optional). List individually. PHA Monthly Management Report	(Specify as needed)

Public Housing Agency of the City of Saint Paul

PHA Plan for PHA FY 2007

Attachments to Agency Plan

Note: All of the documents created in MS-Word are combined in a single file, and the two Capital Fund budgets (Attachments C and D) are Excel workbooks in separate files.

- Attachment A. Membership of the Resident Advisory Board
- Attachment B. Comments on Agency Plan and PHA Responses
- Attachment C. FFY 2006 Capital Fund Annual Statement (Application) and Capital Fund Program 5-Year Action Plan
- Attachment D. Capital Fund Program Annual Statements/Performance and Evaluation Reports for FFY 2003 - 2005
- Attachment E. PHA Management Organizational Chart
- Attachment F. Officer in Residence Program

Public Housing Agency of the City of Saint Paul

PHA Plan for PHA FY2007

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MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

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

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

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

PHA staff have mailed RAB meeting agendas to all of the RAB members listed above. Mailings have also been sent to Southern Minnesota Regional Legal Services, Inc. (SMRLS), and the Community Stabilization Project, tenant advocacy agencies which asked to be kept informed of the Agency Plan development. A SMRLS representative actively participated in the RAB meetings.

SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

AGENCY PLAN PUBLIC HEARING

The Agency Plan Public Hearing was held November 15, 2005, at Neill Hi-rise, 325 Laurel Avenue at 4:00 p.m. A total of nine residents and staff attended the Public Hearing. There were no comments on the proposed Agency Plan. One resident of Neill Hi-Rise offered some suggestions for landscaping around the building, stating that a few raised flower beds would be easier for some residents to tend. Staff said they would consider that suggestion in future budget discussions.

RAB Comments and PHA Responses

The PHA **Resident Advisory Board** (RAB) met seven times from July 27 – September 29, 2005 to discuss the Agency Plan requirements and drafts and other policy issues. The RAB did not submit written comments on the draft plan. Staff responded to RAB members' oral comments during the meetings.

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

1. **Flat Rents.** RAB members supported staff's recommendation to adjust the flat rents by raising them closer to Fair Market Rents.
PHA Response: Staff will recommend that the PHA Board approve higher flat rents (75%-95% of Fair Market Rents). About 10% of current residents would be affected. Those are the public housing households with the highest incomes, and the flat rents allow them to pay less than 30% of their adjusted income for rent.
2. **Ceiling Rents.** RAB members supported staff's recommendation to reinstitute time-limited ceiling rents, equal to the new flat rents.
PHA Response: On further consideration, staff is not recommending that the PHA Board approve ceiling rents. .
3. **Over-income households.** RAB members supported staff's recommendation to adopt a PHA policy limiting the period of time a household may remain in public housing, after their income exceeds the income eligibility limit of 80% of area median income.
PHA Response: Staff will recommend that the PHA Board approve such a time limit.
4. **Minimum rents.** RAB members recommended that the PHA not raise minimum rents above the current level of \$25 per month.
PHA Response: Noted. PHA staff explained that the agency still was considering increasing minimum rents to \$50 in public housing and Section 8 vouchers, to offset

rising costs and declining federal subsidies. Households may request a waiver of the minimum rent payment, under PHA policies and HUD regulations.

5. Selling more scattered site public housing homes. RAB members were concerned about further sales of scattered site homes. Does the PHA plan to sell more homes this year?
PHA Response: Staff explained that the PHA has to keep this option “on the table” if Congress and HUD continue to reduce operating and capital subsidies for public housing. At this time the PHA has no specific plans to sell more scattered site homes. If the need arises staff will reconvene the RAB to discuss it.

6. Katrina Preference. RAB members generally did not support the PHA’s proposal to adopt a limited admission preference for Hurricane Katrina survivors who are in the Twin Cities.
PHA Response: Noted. PHA staff reported the RAB comments to the Board of Commissioners when the Board considered adopting a preference. After a long discussion, the Commissioners did approve an admission preference for applications filed from September 28-December 31 2005.

7. Annual Eligibility Reviews. A RAB member recommended that the PHA simplify its paperwork for annual eligibility reviews by not asking residents to write down all of the same income and asset information again, if it has not changed substantially since the last review.
PHA Response: Noted. PHA staff reported that HUD’s new “Upfront Income Verification” and “Enterprise Income Verification” (UIV/EIV) systems should help in this regard. If the resident reports the same income amounts and sources shown on the online UIV/EIV reports, the PHA will not have to contact the income sources for written verification. UIV and EIV are going online now and should be operational soon.

8. Voucher homeownership pilot program. The PHA is not planning to initiate a voucher homeownership program at this time. Some RAB members said they would support a limited pilot program of voucher homeownership, although they recommended against a large-scale diversion of vouchers away from rent subsidies for extremely low income families.
PHA Response: The PHA is not considering starting a program at this time. This concept requires more research, community discussion and PHA Board approval before a pilot program is started. Declining voucher subsidies make it harder to consider such a move.

Resident Comments on Capital Fund Needs

PHA staff attended Resident Council meetings in all hi-rises and family developments to describe the Capital Fund planning process and receive resident comments on capital planning needs. The residents did not submit written comments.

Resident Input during preparation of the FFY2006 Capital Fund Program Application (Agency Plan for PHA FY 2007.)

PHA staff were organized into teams consisting of a Maintenance Manager, Resident Services Manager and a Maintenance Contracts representative. A team attended a Resident Council meeting for each of the family sites and each of the hi-rises in September / October of 2005.

The following was presented at each Resident Council meeting:

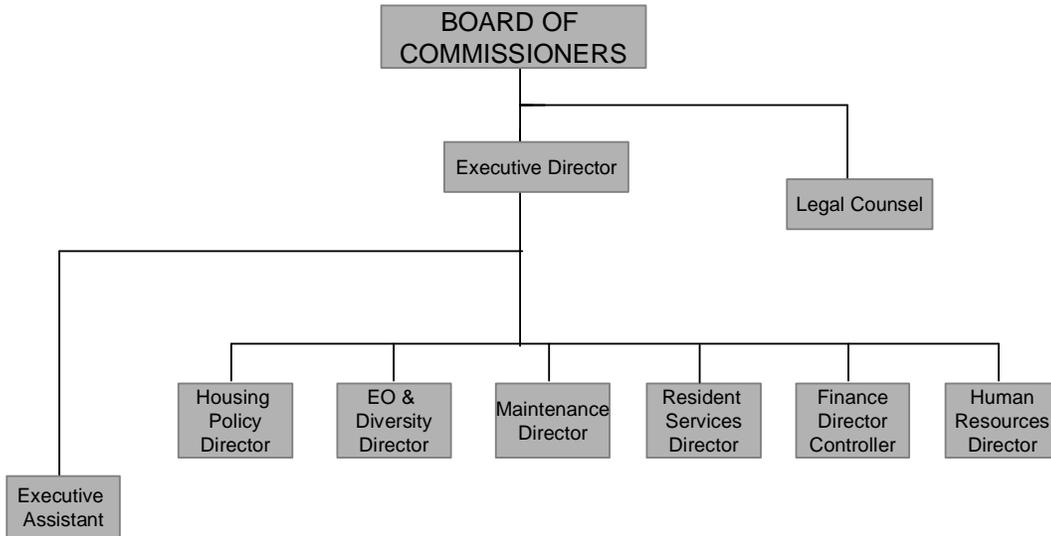
1. Staff reported that the PHA's Capital Fund Program grant for FFY 2005 was down 8.8% from the amount we got in FFY 2004. This was a \$780,860 reduction. In addition, the PHA expects our FFY 2006 Capital Fund Program grant to be 4% lower than our FFY 2005 grant.
2. Staff explained that this reduction in funding required that staff cut work items from both the FFY 2004 CFP budget and the FFY 2005 CFP budget. In addition the PHA's proposed FFY 2006 CFP budget application has been cut, from what was shown in our Five-Year Action Plan, to reflect the expected reduction in our FFY 2006 CFP grant.
3. We shared the work items shown on the spreadsheets ("2004 CFP adj., 2005 Adj to final \$, 2006 CFP draft #1, 2007 NROB draft #1") with the residents at the Resident Council meetings.
4. Staff explained that the funding cuts have made consideration of new or additional work items impractical because we have had to work so hard just to fund all the current high priority work needs.
5. Staff told residents that there was to be a Public Hearing in mid November on the FFY2006 Agency Plan submittal that would include discussion of the FFY 2006 CFP application. All residents are welcome to attend.

No significant comments about the work planned to be accomplished with FFY2004, FFY2005 or FFY2006 Capital Fund Program funds were received.

ATTACHMENT E to Saint Paul PHA Agency Plan for PHA FY2007 (FFY 2006)

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD APPROVED ORGANIZATIONAL CHART
Approved 08-24-05



Revised 01/28/04

Officer In Residence Program

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

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

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

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

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program Replacement Housing Factor (CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Replacement Housing MN46R00150102	Federal FY of Grant: 2002
--	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

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

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Federal FY of Grant: 2003 Part One
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account				Total Actual Cost	
		Revision 1 to FY06 Agency Plan	Revision 2 to FY06 Agency Plan 10/26/05	Revision 3 to FY06 Agency Plan 12/21/05	Obligated 11/30/05	Expended 11/30/05
1	Total non-CFP Funds					
2	1406 Operations	\$ 567,070	\$ 566,615	\$ 565,316	\$ 565,316	\$ 565,316
3	1408 Management Improvements	\$ 268,648	\$ 268,648	\$ 268,648	\$ 268,648	\$ 268,648
4	1410 Administration	\$ 581,017	\$ 581,017	\$ 581,018	\$ 581,018	\$ 581,018
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages				\$ -	\$ -
7	1430 Fees and Costs	\$ 132,004	\$ 134,866	\$ 134,866	\$ 134,866	\$ 134,866
8	1440 Site Acquisition				\$ -	\$ -
9	1450 Site Improvement	\$ 15,237	\$ 15,237	\$ 15,237	\$ 15,237	\$ 15,237
10	1460 Dwelling Structures	\$ 5,209,940	\$ 5,207,533	\$ 5,208,831	\$ 5,208,831	\$ 5,208,831
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$ 880,024	\$ 880,024	\$ 880,024	\$ 880,024	\$ 880,024
13	1475 Nondwelling Equipment				\$ -	\$ -
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency				\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440	\$ 7,656,440
22	Amount of line 21 Related to LBP Activities	\$ 1,250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
23	Amount of line 21 Related to Section 504 compliance	\$ 350,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 750,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II:

PHA Name:		Grant Type and Number						Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103						2003 Part One	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Funds Obligated 11/30/05	Funds Expended 11/30/05	Status of Work
				Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05			
McDonough	A/E fees for modernization	1430	580 DU	\$126,554	\$129,416	\$129,416	\$129,416	\$129,416	See Add. 04 \$
MN 1-1	1-1 Modern. contract #1, Part II (70 DU)	1460	70 DU	\$4,168,722	\$4,168,722	\$4,176,894	\$4,176,894	\$4,176,894	Work complete
	1-1 Modern. Part II, contingency @ 3%	1502	70 DU				\$0	\$0	Included above
	1-1 Modern. PII, misc. costs @ 3% (moves, LBP ab)	1460	70 DU	\$146,431	\$146,431	\$146,431	\$146,431	\$146,431	Work complete
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs						Deferred until 2nd 03 \$ arrive
Mt. Airy	Repair cap blocks, retng walls, trash enclo. @ family	1450	lump sum						Deferred to future years.
MN 1-3									
First addition to	1-4 site & exterior modernization	1460	0 DU						See 02 CFP funding for MN 1-4
McDonough	1-4 modernization contingency @ 3%	1460	0 DU						See 02 CFP funding for MN 1-4
MN 1-4									
Central Duplexes	Family Duplex exterior modernization	1460	12 DU	\$171,746	\$171,746	\$171,746	\$171,746	\$171,746	Work complete - Marshall / Victoria site.
MN 1-5									
Valley Hi-Rise	Paint Balcony Railings, repair balconies, etc .	1460	LS	\$26,305	\$26,305	\$26,305	\$26,305	\$26,305	Work complete
MN 1-6		1450	LS	\$2,825	\$2,825	\$2,825	\$2,825	\$2,825	Work complete
McDonough Add	1-8A site & exterior modernization	1460	54 DU	\$534,308	\$534,308	\$534,308	\$534,308	\$534,308	Work complete
MN 1-8A	1-8A modernization contingency @ 3%	1502	54 DU				\$0	\$0	
Dunedin Hi-Rise	Engineering fees for sprinklers, fire alarm	1430	lump sum						Deferred to future year
MN 1-9	Replace bad sidewalks	1450	lump sum						Use routine \$ or defer work
Mt. Airy 2nd Ad.	DU modernization, smokes, GFIs, kitchen cabs	1460	3 DU						Deferred to future years
MN 1-10									
Wilson Hi-Rise	Install sprinklers, replace fire alarm	1460	187 DU						Deferred to future years
MN 1-14	Sprinkler, fire alarm contingency @ 2.5%	1460	60 DU						Deferred to future years
	Replace patio slab above boiler room	1460	lump sum						Deferred to future years
	Exterior building concrete restoration & repair	1460	lump sum						Deferred to future years

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number							Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103							2003 Part One	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Total Actual Cost		Status of Work	
							Funds Obligated 11/30/05	Funds Expended 11/30/05		
Wilson Hi-Rise	Replace DU kitchen and bath faucets	1460	lump sum						Deferred to future years	
Continued	Replace DU windows	1460	lump sum						Work complete w/ OB \$	
MN 1-14	Replace roof	1460	lump sum						Repair now, defer replacement	
Front Hi-Rise	Replace Roof and repair parapet walls	1460	lump sum						Deferred until 2nd 03 \$ arrive	
MN 1-15										
Ravoux Hi-Rise	Phased plumbing supply line replacement	1460	lump sum							
MN 1-16										
Wabasha	Elevator modernization consultant	1430	lump sum						See 2004 \$	
Hi-Rise	Courtyard Improvements	1450	lump sum						Work complete, see 753 \$	
	Elevator Modernization	1460	lump sum						See 2004 \$	
Montreal Hi-Rise	Exterior building envelope repairs	1460	lump sum						Defer to future years	
MN 1-18	Replace DU water supply lines	1460	lump sum						Defer to future years	
Exchange Hi-Rise	Remodel Res. Ser. Office to Accom. Staff	1460	1						Defer to future years	
MN 1-19										
Hamline Hi-Rise	Replace DU closet doors	1460	35 DU						Defer to future years	
MN 1-26	Replace first floor mail area ceiling lights	1460	lump sum						Defer to future years	
Seal Hi-Rise	Engineering fees for elevator modernization	1430	45 DU						Defer to future years	
MN 1-27	Caulk building exterior	1460	lump sum						Defer to future years	
Scattered Site	Additional modernization funds (includes appliances)	1460	30 DU	\$25,693	\$25,693	\$25,693	\$25,693	\$25,693	Work complete	
MN 1-29/37	General Modernization	1460	15 DU	\$7,885	\$7,885	\$7,885	\$7,885	\$7,885	Work complete	
	Driveway Replacement	1450	12 DU	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	Work complete	
	Roof Replacement	1460	20 DU				\$0	\$0	Work complete	
	Siding Replacement	1460	4 DU				\$0	\$0	Work complete	
	Window Replacement	1460	18 DU				\$0	\$0	Work complete	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103					2003 Part One		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05		Funds Obligated 11/30/05	Funds Expended 11/30/05
Scattered Site	Cabinet Replacement	1460	25 DU				\$0	\$0	Work complete
MN 1-29/37	Wet Basements/Mold & Mildew	1450	20 DU	\$608	\$608	\$608	\$608	\$608	Work complete
Continued	Site Improvements	1450		\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	Work complete
	Lead paint abatement/Interim Controls	1460	lump sum						
	Scattered site operations costs	1406		\$33,930	\$33,930	\$33,930	\$33,930	\$33,930	Work complete
	MN 1-30 Site Improvement Costs	1450		\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	Work complete
	MN 1-20 Operations costs	1406		\$4,359	\$4,359	\$4,359	\$4,359	\$4,359	Work complete
	MN 1-20 Dwelling construction costs	1460		\$1,749	\$1,749	\$1,749	\$1,749	\$1,749	Work complete
	MN 1-22 Dwelling construction costs	1460		\$991	\$991	\$991	\$991	\$991	Work complete
	MN 1-29 Operations costs	1406		\$7,309	\$5,904	\$5,904	\$5,904	\$5,904	Work complete
	MN 1-29 Dwelling construction costs	1460		\$23,528	\$23,528	\$23,528	\$23,528	\$23,528	Work complete
	MN 1-30 Dwelling construction costs	1460		\$74	\$74	\$74	\$74	\$74	Work complete
	MN 1-31 Operations costs	1406		\$25,352	\$25,352	\$25,352	\$25,352	\$25,352	Work complete
	MN 1-31 Dwelling construction costs	1460		\$41,702	\$39,295	\$32,421	\$32,421	\$32,421	Work complete
	MN 1-32 Operations costs	1406		\$11,498	\$11,498	\$11,498	\$11,498	\$11,498	Work complete
	MN 1-32 Dwelling construction costs	1460		\$4,395	\$4,395	\$4,395	\$4,395	\$4,395	Work complete
	MN 1-33 Operations costs	1406		\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	Work complete
	MN 1-33 Site Improvements costs	1450		\$2,476	\$2,476	\$2,476	\$2,476	\$2,476	Work complete
	MN 1-33 Dwelling construction costs	1460		\$31,551	\$31,551	\$31,551	\$31,551	\$31,551	Work complete
	MN 1-34 Operating costs	1406		\$10,600	\$10,600	\$10,600	\$10,600	\$10,600	Work complete
	MN 1-34 Dwelling construction costs	1460		\$16,922	\$16,922	\$16,922	\$16,922	\$16,922	Work complete
	MN 1-35 Operations Costs	1406		\$10,098	\$10,098	\$10,098	\$10,098	\$10,098	Work complete
	MN 1-35 Site Improvement costs	1450		\$2,198	\$2,198	\$2,198	\$2,198	\$2,198	Work complete
	MN 1-35 Dwelling construction costs	1460		\$0	\$0	\$0	\$0	\$0	
	MN 1-37 DU Improvements	1460		\$330	\$330	\$330	\$330	\$330	Work complete
PHA Central	Partial construction costs for new PHA Central	1470	lump sum	\$880,024	\$880,024	\$880,024	\$880,024	\$880,024	Work complete
Admin. Building	Administrative Office Building @ 11 W. 11th Street								
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$5,450	\$5,450	\$5,450	\$5,450	\$5,450	Work complete
Costs	Manager's Discretionary Paint Fund	1406	50 DU	\$62,284	\$63,234	\$61,935	\$61,935	\$61,935	See 2004 \$
	DU Handicapped mod per resident request	1460	per req.	\$7,608	\$7,608	\$7,608	\$7,608	\$7,608	Work complete
	Hi-Rise Masonry repair @ various sites	1460	lump sum						Deferred unitl 2nd 03 \$ arrive
	Moisture control and correction	1460	lump sum						Deferred unitl 2nd 03 \$ arrive

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name:		Grant Type and Number					Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150103					2003 Part One		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05		Funds Obligated 11/30/05	Funds Expended 11/30/05
Agency Wide	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises						Deferred until 2nd 03 \$ arrive
Costs	Paint hi-rise hallways, doors & frames	1460	3 hi-rises						Deferred until 2nd 03 \$ arrive
Continued	Replace hi-rise community room furniture	1475	3 hi-rises						Deferred until 2nd 03 \$ arrive
	Replace Hi-rRise boilers (1 Bldg/yr)	1460	1 bldg.						See add. Part 2 03 \$
Equipment	CAD drawing software, hardware, etc.	1475	lump sum						
	Protective Services (ACOP, central security/parking)	1406	lump sum	\$382,702	\$382,702	\$382,702	\$382,702	\$382,702	See 2004 \$
Management	Computer hardware and software	1408	lump sum						Deferred until 2nd 03 \$ arrive
Improvements	Resident Initiatives - salaries	1408	hourly	\$152,999	\$152,999	\$152,999	\$152,999	\$152,999	See 2004 \$
	Resident Initiatives - benefits	1408	hourly	\$47,541	\$47,541	\$47,541	\$47,541	\$47,541	See 2004 \$
	Resident Initiatives - staff training	1408	lump sum						
	Hi-Rise Resident Council Training	1408	lump sum						
	Family Resident Council Training	1408	lump sum						
	Family Development Improvements	1408	lump sum						
	Resident Training and employment	1408	as req.						
	Resident Training in crime prevention	1408	lump sum						
	Interpreter fees	1408	hourly						
	Security Training Program	1408	lump sum						
	Janitorial Training Program	1408	lump sum	\$68,108	\$68,108	\$68,108	\$68,108	\$68,108	See 2004 \$
	Youth Employment Program	1408	lump sum						
	Resident Training and employment costs	1408	lump sum						
Administrative	Non Tech Salaries	1410	hourly	\$154,435	\$154,435	\$154,436	\$154,436	\$154,436	See 2004 \$
Costs	Tech Salaries	1410	hourly	\$284,854	\$284,854	\$284,854	\$284,854	\$284,854	See 2004 \$
	Employee benefits	1410	hourly	\$138,367	\$138,367	\$138,367	\$138,367	\$138,367	See 2004 \$
	Legal fees	1410	lump sum				\$0	\$0	
	Advertising Bids	1410	lump sum	\$3,361	\$3,361	\$3,361	\$3,361	\$3,361	See 2004 \$
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	See 2004 \$
Contingency		1502	lump sum				\$0		
FFY 2003 Part A Total CFP				\$7,656,440	\$7,656,440	\$7,656,440	\$7,656,440	\$7,656,440	\$0
				\$0	\$0		100.00%	100.00%	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Federal FY of Grant: 2003 Part Two
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account				Total Actual Cost	
		Revision 1 to FY06 Agency Plan 3/9/05	Revision 2 to FY06 Agency Plan 10/26/05	Revision 3 to FY06 Agency Plan 12/21/05	Obligated 11/30/05	Expended 11/30/05
1	Total non-CFP Funds					
2	1406 Operations	\$ 416,344	\$ 426,901	\$ 426,901	\$ 426,901	\$ 426,901
3	1408 Management Improvements	\$ 40,298	\$ 40,298	\$ 34,120	\$ 34,120	\$ 34,120
4	1410 Administration	\$ -			\$ -	\$ -
5	1411 Audit	\$ -			\$ -	\$ -
6	1415 Liquidated Damages	\$ -			\$ -	\$ -
7	1430 Fees and Costs	\$ -			\$ -	\$ -
8	1440 Site Acquisition	\$ -			\$ -	\$ -
9	1450 Site Improvement	\$ 96,859	\$ 96,859	\$ 96,859	\$ 96,859	\$ 96,859
10	1460 Dwelling Structures	\$ 750,828	\$ 718,561	\$ 744,229	\$ 744,229	\$ 744,229
11	1465.1 Dwelling Equipment—Nonexpendable				\$ -	\$ -
12	1470 Nondwelling Structures	\$ 221,571	\$ 243,281	\$ 223,791	\$ 223,791	\$ 223,791
13	1475 Nondwelling Equipment				\$ -	\$ -
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$ -			\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,525,900	\$ 1,525,900	\$ 1,525,900	\$ 1,525,900	\$ 1,525,900
22	Amount of line 21 Related to LBP Activities	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 30,000
23	Amount of line 21 Related to Section 504 compliance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150203					Federal FY of Grant: 2003 Part Two		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	Status of Work
McDonough	1-1 Modern. Part II, change order costs	1460	74 DU	\$55,735	\$50,213	\$75,981	\$75,981	\$75,981	See Add. 03 Part A \$
MN 1-1	1-1 Modern. Part II, miscellaneous costs	1460	74 DU	\$0			\$0	\$0	
	Roof Replacements (reroof Bldgs before mod)	1460	2 bldgs				\$0	\$0	
Mt. Airy Hi-Rise	Water Heater Replacement	1470	LS	\$1,095	\$3,315	\$3,315	\$3,315	\$3,315	Work complete
MN 1-3									
Central Hi-Rise & Duplexes	Family Duplex exterior modernization	1460	12 DU	\$88,198	\$87,466	\$87,466	\$87,466	\$87,466	Work complete
MN 1-5									
McDonough Add. 1-4/8a	Exterior Modernization Costs	1460	96 DU	\$0					
Front Hi-Rise	Replace Roof and repair parapet walls	1460	lump sum	\$181,350	\$157,388	\$157,388	\$157,388	\$157,388	Work complete
MN 1-15	Domestic Hot water boiler replacement	1470	lump sum	\$23,285	\$23,285	\$23,285	\$23,285	\$23,285	Work complete
Wabasha	Courtyard Improvements	1450	lump sum	\$90,600	\$90,600	\$90,600	\$90,600	\$90,600	Work complete
Hi-Rise	Elevator Modernization	1460	lump sum	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	Work complete
Scattered Site	Additional modernization funds (includes appliances)	1460	30 DU	\$931	\$0	\$0	\$0	\$0	See Add, 03 Part A \$
MN 1-29/37	General Modernization	1460	15 DU				\$0	\$0	See Add, 03 Part A \$
	General Scat Site Operating Expenses	1406	LS	\$2,261	\$2,261	\$2,261	\$2,261	\$2,261	See Add, 03 Part A \$
	Driveway Replacement	1450	12 DU	\$9	\$9	\$9	\$9	\$9	See Add, 03 Part A \$
	Roof Replacement	1460	20 DU				\$0	\$0	See Add, 03 Part A \$
	Siding Replacement	1460	4 DU				\$0	\$0	See Add, 03 Part A \$
	Window Replacement	1460	18 DU	\$43,650	\$43,650	\$43,550	\$43,550	\$43,550	See Add, 03 Part A \$
	Cabinet Replacement	1460	25 DU				\$0	\$0	See Add, 03 Part A \$
	Wet Basements/Mold & Mildew	1460	20 DU				\$0	\$0	See Add, 03 Part A \$
	Lead paint abatement/Interim Controls	1460	lump sum				\$0	\$0	See Add, 03 Part A \$

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003 Part Two		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Revision 1 to	Revision 2 to	Revision 3 to	Total Actual Cost		Status of Work
				FFY05 Ag. Plan 3/9/05	FFY05 Ag. Plan 10/26/05	FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
	MN 1-20 Operations Costs	1406		\$4,264	\$4,264	\$4,264	\$4,264	\$4,264	See Add. 03 Part A \$
	MN 1-20 Dwelling Construction Costs	1460		\$205	\$205	\$205	\$205	\$205	See Add. 03 Part A \$
	MN 1-23 Operations Costs	1406		\$564	\$564	\$564	\$564	\$564	See Add. 03 Part A \$
	MN 1-29 Operations Costs	1406		\$99,832	\$101,082	\$101,082	\$101,082	\$101,082	See Add. 03 Part A \$
	MN 1-29 Dwelling Construction Costs	1460		\$16,153	\$16,153	\$16,153	\$16,153	\$16,153	See Add. 03 Part A \$
	MN 1-30 Operations Costs	1406		\$25,274	\$25,274	\$25,274	\$25,274	\$25,274	See Add. 03 Part A \$
	MN 1-31 Operations Cost	1406		\$96,886	\$101,836	\$101,836	\$101,836	\$101,836	See Add. 03 Part A \$
	MN 1-31 Dwelling Construction Costs	1460		\$31,087	\$31,087	\$31,087	\$31,087	\$31,087	See Add. 03 Part A \$
	MN 1-32 Operations Cost	1406		\$11,285	\$11,285	\$11,285	\$11,285	\$11,285	See Add. 03 Part A \$
	MN 1-32 Dwelling Construction Costs	1460		\$0	\$0	\$0	\$0	\$0	
	MN 1-33 Operations Costs	1406		\$52,463	\$52,463	\$52,463	\$52,463	\$52,463	See Add. 03 Part A \$
	MN 1-33 Dwelling Construction Costs	1460		\$17,971	\$17,971	\$17,971	\$17,971	\$17,971	See Add. 03 Part A \$
	MN 1-34 Operations Costs	1406		\$38,260	\$38,260	\$38,260	\$38,260	\$38,260	See Add. 03 Part A \$
	MN 1-34 Dwelling Construction Costs	1460		\$14,724	\$14,724	\$14,724	\$14,724	\$14,724	See Add. 03 Part A \$
	MN 1-35 Operations Costs	1406		\$33,365	\$33,365	\$33,365	\$33,365	\$33,365	See Add. 03 Part A \$
	MN 1-35 Site Improvement Costs	1450		\$6,250	\$6,250	\$6,250	\$6,250	\$6,250	See Add. 03 Part A \$
	MN 1-35 Dwelling Construction Costs	1460		\$0	\$0	\$0	\$0	\$0	
	MN 1-37 Operations Costs	1406		\$1,283	\$1,283	\$1,283	\$1,283	\$1,283	See Add. 03 Part A \$
PHA Central Admin. Building	Partial construction costs for new PHA Central Administrative Office Building @ 11 W. 11th Street	1470	lump sum	\$119,976	\$119,976	\$119,976	\$119,976	\$119,976	Work complete
Agency Wide	Manager's Discretionary Paint Fund	1406	50 DU	\$50,607	\$54,964	\$54,964	\$54,964	\$54,964	See Add. 03 Part A \$
	DU Handicapped mod per resident request	1460	per req.	\$13,065	\$13,065	\$13,065	\$13,065	\$13,065	See Add. 03 Part A \$
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$126,578	\$125,458	\$125,458	\$125,458	\$125,458	See 2004 \$
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$16,181	\$16,181	\$16,181	\$16,181	\$16,181	See 2004 \$
	Replace hi-rise community room furniture	1475	3 hi-rises				\$0	\$0	
	Replace Hi-rRise boilers (1 Bldg/yr)	1470	1 bldg.	\$77,215	\$96,705	\$77,215	\$77,215	\$77,215	See 2004 \$
Equipment	CAD drawing software, hardware, etc.	1475	lump sum		\$0		\$0	\$0	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II:

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150103					Federal FY of Grant: 2003 Part Two		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost	Status of Work	
				Revision 1 to FFY05 Ag. Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
Management	Computer hardware and software	1408	lump sum	\$25,000	\$25,000	\$18,822	\$18,822	\$18,822	See 2004 \$
Improvements	Security Training Program	1408	lump sum	\$15,298	\$15,298	\$15,298	\$15,298	\$15,298	See 2004 \$
	Contingency	1502	lump sum						
FFY 2003 Part B Total CFP				\$1,525,900	\$1,525,900	\$1,525,900	\$1,525,900	\$1,525,900	\$0
				\$0	\$0	\$0	100.00%	100.00%	
							\$0	\$0	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor Grant No:
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Revision 1 to FY06 Agency Plan	Revision 2 to FY06 Agency Plan	Revision 3 to FY06 Agency Plan	Total A
		Revision 3/8/05	10/26/2005	12/21/2005	Obligated 11/30/05
1	Total non-CFP Funds				
2	1406 Operations	\$ 644,306	\$ 1,043,713	\$ 1,045,692	\$ 1,045,692
3	1408 Management Improvements	\$ 473,200	\$ 353,434	\$ 350,992	\$ 350,992
4	1410 Administration	\$ 711,454	\$ 580,403	\$ 578,402	\$ 578,140
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 251,400	\$ 241,423	\$ 235,921	\$ 235,921
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 255,000	\$ 202,317	\$ 206,480	\$ 176,702
10	1460 Dwelling Structures	\$ 5,298,583	\$ 5,205,327	\$ 5,159,021	\$ 3,652,866
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 961,005	\$ 1,119,495	\$ 1,146,851	\$ 568,296
13	1475 Nondwelling Equipment	\$ 60,000	\$ 74,911	\$ 122,015	\$ 88,087
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 202,926	\$ 36,851	\$ 12,500	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 8,860,374	\$ 8,860,374	\$ 8,860,374	\$ 6,699,196
22	Amount of line 21 Related to LBP Activities	\$ 1,000,000	\$ 225,000	\$ 225,000	\$ 225,000
23	Amount of line 21 Related to Section 504 compliance	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 36,000	\$ 15,000	\$ 15,000	\$ 15,000
26	Amount of line 21 Related to Energy Conservation Measures	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000

Federal FY of Grant:	
2004	
Actual Cost	
Expended 11/30/05	
\$	1,020,597
\$	350,992
\$	578,140
\$	2,500
\$	-
\$	121,067
\$	-
\$	72,393
\$	3,511,772
\$	-
\$	463,997
\$	61,145
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	6,182,603
\$	200,000
\$	50,000
\$	15,000
\$	25,000

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages (CFPEvalOct170405cfprev101905.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Revision 1 to FFY05 Ag Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
McDonough	A/E fees for modernization	1430	580 DU	\$60,000	\$62,138	\$75,604	\$75,604	\$29,398	In process
MN 1-1	1-1 Modern. contract #2, Part I (50 DU)	1460	50 DU	\$3,189,717	\$3,277,937	\$3,242,834	\$3,242,834	\$3,208,996	Revised to Socon bid amt.
	1-1 Modern. Part I, contingency @ 3%	1502	50 DU	\$95,692	\$0	\$0	\$0	\$0	
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate)	1460	50 DU	\$95,692	\$131,837	\$145,863	\$145,863	\$121,601	3% of above amount
	Community Center Roof Consultant	1430	LS	\$7,500	\$5,190	\$5,690	\$5,690	\$5,690	In process
	Community Center Roof Replacement	1470	LS	\$80,000	\$64,667	\$64,667	\$64,667	\$77	In process
	Roof Replacements (reroof Bldgs before mod)	1460	3 bldgs	\$15,000	\$1,211	\$1,211	\$1,211	\$1,211	complete
Roosevelt	Correct wet basement problems	1450	2 bldgs	\$50,000	\$0	\$0	\$0	\$0	Deferred to future years
MN 1-2	Study replacement of A bldg door entry systems	1430	7 bldgs	\$5,000	\$0	\$0	\$0	\$0	Deferred to future years
Mt. Airy Homes	Repair cap blocks, retng walls, trash enclo. @ family	1450	lump sum	\$25,000	\$25,000	\$25,000	\$4,999	\$4,999	Survey in process
MN 1-3	Mt. Airy Domestic Hot Water Boiler Replacement	1470	lump	\$26,005	\$26,005	\$26,005	\$26,005	\$26,005	Work complete
Central Duplexes	Family Duplex Mod Iglehart Site Exteriors	1450	12 DU	\$150,000	\$167,540	\$171,703	\$171,703	\$67,394	Work in process
MN 1-5	Family Duplex Mod Iglehart Site Exteriors	1430	12 DU	\$17,000	\$42,907	\$20,501	\$20,501	\$19,001	Work in process
	Family Duplex Mod Phase III (Marshall/Vict. Site)	1460	8 DU	\$0			\$0	\$0	See 05 CFP application
	A/E fees for phase III at family site	1430	8 DU	\$25,000			\$0	\$0	See above
	Hi-Rise corridor floor and wall covering replacement	1460	140 DU	\$0	\$13,232	\$13,232	\$13,232	\$13,232	Work in process
	Family Mod Contingency @ 2.5%	1502	8 Du	\$4,500	\$4,861	\$0	\$0	\$0	See above
Valley Hi-Rise	Misc. improvements apartment 1109	1460	1 DU	\$0	\$5,394	\$5,394	\$5,394	\$5,394	Work complete
MN 1-6	Stairwell brick repair and corridor plaster repair	1460	158 DU	\$0	\$25,000	\$25,000	\$25,000	\$0	Added for found problems
Dunedin Hi-Rise	District Energy Boiler Room Conversion	1470	141 DU	\$200,000	\$236,875	\$244,447	\$244,447	\$225,498	Work complete
MN 1-9	Install sprinklers, replace fire alarm system	1460	187 DU	\$500,000	\$750,000	\$750,000	\$871	\$871	Increased per consultant est.
	Sprinkler, fire alarm contingency @ 2.5%	1502	187 DU	\$12,500	\$12,500	\$12,500	\$0	\$0	
	Sprinkler, fire alarm engineering fees	1430	187 DU	\$45,000	\$52,966	\$52,966	\$52,966	\$41,996	See \$55k in NROB
	Mold & Moisture correction	1406	1 DU	\$0	\$0	\$0	\$0	\$0	See general line item
Cleveland Hi-Rise	Operating expense	1406	1 DU	\$0	\$125	\$125	\$125	\$125	Work complete
MN 1-11									
Iowa Hi-Rise	Replace DU locks (includes \$ for Hamline HR locks)	1460	143 DU	\$10,946	\$21,532	\$21,532	\$21,532	\$21,532	Work complete
MN 1-13									

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages (CFPEvalOct170405cfprev101905.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Revision 1 to FFY05 Ag Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
Wilson Hi-Rise	Corridor painting	1406	lump sum	\$0	\$5,225	\$5,225	\$5,225	\$580	Work in process
MN 1-14	Replace boiler room slab	1470	bldg	\$50,000	\$10,000	\$10,000	\$0	\$0	Waiting for survey
	Corridor flooring replacement	1460	bldg	\$0	\$87,300	\$87,300	\$87,300	\$32,385	
Wilson Hi-Rise	Roof replacement consultant	1430	lump sum	\$0	\$0	\$0	\$0	\$0	Deferred to future year
MN 1-14	Replace roof	1460	lump sum	\$0	\$0	\$0	\$0	\$0	Deferred to future year
	Replace fuel oil storage tanks	1460	lump sum	\$75,000	\$0	\$0	\$0	\$0	Deferred to future year
Wabasha Hi-Rise	Wabasha Elevator Addition	1470	lump sum	\$355,000	\$568,555	\$568,555	\$0	\$0	See add 05 CFP \$
MN 1-17	Engineering fees for elevator addition	1430	lump sum	\$28,400	\$54,500	\$54,500	\$54,500	\$10,772	Work in process
Montreal Hi-Rise	Operating expenses (corridor painting)	1406	187 DU	\$0	\$32,605	\$33,155	\$33,155	\$26,095	Work in process
MN 1-18									
Exchange Hi-Rise	Community Room carpet	1460	bldg		\$575	\$11,833	\$11,833	\$11,833	
MN 1-19	Community room furniture	1475	bldg			\$34,503	\$34,503	\$34,503	
Hamline HI-Rise	Replace DU locks	1460	187 DU	\$10,946	\$0	\$0	\$0	\$0	See Iowa line item
MN 1-26									
Edgerton Hi-Rise	Operating Expense	1470	220 DU	\$0	\$200	\$200	\$200	\$200	Work complete
MN 1-24									
Hamline Hi-Rise	Operating Expense	1406	186 DU	\$0	\$1,122	\$1,122	\$1,122	\$1,122	Work complete
MN 1-26									
Seal Hi-Rise	Engineering fees for elevator modernization	1430	145 DU	\$20,000	\$16,440	\$16,440	\$16,440	\$3,990	Work in process
MN 1-27	Elevator modernization	1460	145 DU	\$400,000	\$400,000	\$400,000	\$0	\$0	
Scattered Site	Additional modernization funds (includes appliances)	1460	30 DU	\$225,423	\$97,765	\$97,765	\$0	\$0	
MN 1-29/37	General Modernization	1460	15 DU	\$80,000	\$26,070	\$32,130	\$0	\$0	
	Driveway Replacement	1450	12 DU	\$30,000	\$9,777	\$9,777	\$0	\$0	
	Roof Replacement	1460	20 DU	\$55,000	\$29,330	\$29,330	\$0	\$0	\$255,361
	Siding Replacement	1460	4 DU	\$32,000	\$10,428	\$10,428	\$0	\$0	\$249,301
	Window Replacement	1460	18 DU	\$85,546	\$39,106	\$39,106	\$0	\$0	\$6,060
	Wet Basements/Mold & Mildew	1460	20 DU	\$63,000	\$20,531	\$20,531	\$0	\$0	
	Lead paint abatement/Interim Controls	1460	lump sum	\$50,000	\$16,294	\$16,294	\$0	\$0	\$255,361
	MN 1-20 scattered site operations costs	1406	lump sum	\$1,039	\$20,776	\$19,228	\$19,228	\$19,228	
	MN 1-23 scattered site operations costs	1406	lump sum	\$0	\$11,900	\$11,178	\$11,178	\$11,178	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages (CFPEvalOct170405cfprev101905.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150104							Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work	
				Revision 1 to FFY05 Ag Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05		
	MN 1-29 scattered site operations costs	1406	lump sum	\$49,542	\$121,718	\$117,912	\$117,912	\$111,812	\$765,000	
	MN 1-30 scattered site operations costs	1406	lump sum	\$13,470	\$88,306	\$88,741	\$88,741	\$88,741	\$509,639	
	MN 1-31 scattered site operations costs	1406	lump sum	\$25,037	\$64,371	\$66,000	\$66,000	\$66,000	\$255,361	
	MN 1-31 scattered site DU improvements	1460	lump sum	\$313	\$0	\$0	\$0	\$0		
	MN 1-32 scattered site operations costs	1406	lump sum	\$4,111	\$15,531	\$15,531	\$15,531	\$15,531		
	MN 1-33 scattered site operations costs	1406	lump sum	\$29,847	\$39,119	\$39,119	\$39,119	\$39,119		
	MN 1-34 scattered site operations costs	1406	lump sum	\$4,300	\$86,918	\$86,981	\$86,981	\$86,331		
	MN 1-35 scattered site operations costs	1406	lump sum	\$0	\$27,801	\$27,801	\$27,801	\$27,801		
	MN 1-37 scattered site operations costs	1406	lump sum	\$6,960	\$34,960	\$35,048	\$35,048	\$32,548		
	MN 1-38 scattered site operations costs	1406	lump sum			\$2,100	\$2,100	\$2,100		
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$2,282	\$5,280	\$5,280	\$5,280		
	Manager's Discretionary Paint Fund	1406	50 DU	\$60,000	\$72,903	\$75,753	\$75,753	\$71,613		
	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$16,049	\$13,930	\$13,930	\$13,930		
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$40,000	\$21,278	\$23,461	\$23,461	\$23,461		
	Moisture control and correction	1460	lump sum	\$20,000	\$26,750	\$30,450	\$30,450	\$27,371		
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$215,000	\$110,932	\$75,879	\$28,170	\$28,170	See other line items above	
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$120,000	\$76,776	\$65,518	\$1,785	\$1,785	See other line items above	
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000	\$33,951	\$33,951	\$23	\$23		
	Replace Hi-rRise boilers (1 Bldg/yr)	1470	1 bldg.	\$250,000	\$213,193	\$232,977	\$232,977	\$212,217		
	Hi-Rise Roof survey consultant	1430	14 bldgs	\$40,000	\$5,000	\$4,940	\$4,940	\$4,940		
Equipment	CAD drawing software, hardware, etc.	1475	lump sum	\$0	\$0		\$0	\$0	See Computer line below	
	Protective Services (ACOP, central security/parking)	1406	lump sum	\$450,000	\$420,333	\$420,673	\$420,673	\$420,673		
Management	Computer software	1408	lump sum	\$90,000	\$47,623	\$40,960	\$40,960	\$40,960	Includes CAD software, etc.	
Improvements	Computer hardware	1475	lump sum	\$0	\$40,960	\$53,561	\$53,561	\$26,619		
	Resident Initiatives - salaries	1408	hourly	\$130,000	\$121,664	\$121,664	\$121,664	\$121,664		
	Resident Initiatives - benefits	1408	hourly	\$44,200	\$39,731	\$39,731	\$39,731	\$39,731		
	Hi-Rise Resident Council Training	1408	lump sum	\$7,000	\$0	\$0	\$0	\$0		
	Family Resident Council Training	1408	lump sum	\$3,500	\$0	\$0	\$0	\$0		
	Resident Training and employment	1408	as req.	\$7,500	\$514	\$514	\$514	\$514		
	Interpreter fees	1408	hourly	\$3,000	\$0	\$0	\$0	\$0		
	Security Training Program	1408	lump sum	\$36,000	\$26,843	\$26,843	\$26,843	\$26,843		
	Janitorial Training Program	1408	lump sum	\$147,000	\$117,059	\$121,280	\$121,280	\$121,280		
	Youth Employment Program	1408	lump sum	\$5,000	\$0	\$0	\$0	\$0		
Admin Costs	Non Tech Salaries	1410	hourly	\$156,400	\$162,085	\$162,085	\$162,085	\$162,085	Includes AST & Asst. Mgr.	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages (CFPEvalOct170405cfprev101905.xls)

PHA Name: General Description of Major Work Categories		Grant Type and Capital Fund Program Grant No: MN46P00150104					Federal FY of Grant: Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Revision 1 to FFY05 Ag Plan 3/9/05	Revision 2 to FFY05 Ag. Plan 10/26/05	Revision 3 to FFY05 Ag. Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
Administrative	Tech Salaries	1410	hourly	\$375,678	\$275,865	\$275,865	\$275,865	\$275,865	
Costs	Employee benefits	1410	hourly	\$159,376	\$134,953	\$134,952	\$134,952	\$134,952	Includes AST & Asst. Mgr.
	Legal fees	1410	lump sum	\$2,000	\$2,000	\$0	\$0	\$0	
	Advertising Bids	1410	lump sum	\$18,000	\$5,500	\$5,500	\$5,238	\$5,238	
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
Contingency		1502	lump sum	\$90,234	\$19,490	\$0	\$0	\$0	
									1256465
	FFY 2004 Total CFP			\$8,860,374	\$8,860,374	\$8,860,374	\$6,699,196	\$6,182,603	\$516,593
				\$0	\$0	\$0	75.61%	69.78%	-\$739,872

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

Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor No:					2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Sep 30, 2006		Sep. 30, 2004	Sep 30, 2008			
Roosevelt Homes MN 1-2	Sep 30, 2006	NA		Sep 30, 2008	NA		Work deferred to future years
Mt. Airy MN 1-3	Sep 30, 2006			Sep 30, 2008			
Central Hi-Rise & Duplexes MN 1-5	Sep 30, 2006			Sep 30, 2008			
Dunedin Hi-Rise MN 1-9	Sep 30, 2006			Sep 30, 2008			
Iowa Hi-Rise MN 1-13	Sep 30, 2006		Jun 30, 2005	Sep 30, 2008		Sep, 30, 2005	
Wilson Hi-Rise MN 1-14	Sep 30, 2006			Sep 30, 2008			
Wabasha Hi-Rise MN 1-17	Sep 30, 2006			Sep 30, 2008			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Public Housing Agency of Saint Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Seal Hi-Rise MN 1-27	Sep 30, 2006			Sep 30, 2008			
Scattered Site MN 1-29/37	Sep 30, 2006			Sep 30, 2008			
Agency Wide	Sep 30, 2006			Sep 30, 2008			
Equipment	Sep 30, 2006			Sep 30, 2008			
Management Improvements	Sep 30, 2006			Sep 30, 2008			
Administrative Costs	Sep 30, 2006			Sep 30, 2008			

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150104	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 2,939		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 2,939		\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 11/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Revision 1 to FY06 Agency Plan 10/26/05	Revision 2 to FY06 Agency Plan 12/21/05	Total Actual Cost	
				Obligated 11/30/05	Expended 11/30/05
1	Total non-CFP Funds				
2	1406 Operations	\$ 592,081	\$ 722,260	\$ 601,421	\$ 179,421
3	1408 Management Improvements	\$ 344,600	\$ 301,100	\$ 290,600	\$ 55,427
4	1410 Administration	\$ 536,193	\$ 536,193	\$ 516,203	\$ 156,208
5	1411 Audit	\$ 2,500	\$ 2,500	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 125,125	\$ 145,125	\$ 67,221	\$ 596
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 230,000	\$ 240,000	\$ -	\$ -
10	1460 Dwelling Structures	\$ 5,824,114	\$ 5,773,935	\$ 3,734,823	\$ 496,194
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 41,445	\$ 41,445	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 150,000	\$ 136,178	\$ 43,952	\$ 12,856
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collaterization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 233,456	\$ 180,778	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 8,079,514	\$ 8,079,514	\$ 5,254,220	\$ 900,702
22	Amount of line 21 Related to LBP Activities	\$ 350,000	\$ 250,000	\$ 135,000	\$ 135,000
23	Amount of line 21 Related to Section 504 compliance	\$ 50,000	\$ 25,000	\$ 23,000	\$ 23,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 10,000	\$ 10,000	\$ 7,500	\$ 7,500
26	Amount of line 21 Related to Energy Conservation Measures	\$ 50,000	\$ 50,000	\$ 40,000	\$ 40,000

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFPeval1017050405cfprev101905.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity			Total Actual Cost		Status of Work
				Revision 2 to FFY05 Agency Plan 10/26/05	Revision 3 to FFY05 Agency Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05	
McDonough	A/E fees for modernization	1430	580 DU	\$36,625	\$36,625	\$36,625		Work in progress
MN 1-1	1-1 Modern. contract #2, Part 2 (58 DU)	1460	58 DU	\$3,581,664	\$3,581,664	\$3,581,664	\$413,830	Work in progress
	1-1 Modern. Part I, contingency @ 3%	1502	58 DU	\$107,450	\$107,450			
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate)	1460	58 DU	\$107,450	\$107,450	\$7,569	\$7,569	
Roosevelt	Correct wet basement problems	1460	2 bldgs	\$50,000	\$0			See general moisture line item
MN 1-2	Replace bldg entry system on 1 A Bldg	1460	1 bldg	\$10,000	\$10,000			From 2004 CFP
Mt. Airy Family	Repair cap blocks, retaining walls, trash enclosures	1450	25 bldgs	\$25,000	\$25,000			From 2004 CFP
MN 1-3								
Central HR & D.	Family Duplex Mod	1450	12 DU	\$0	\$0			Deferred to future years
MN 1-5	Family Duplex Mod architectural/engineering fees	1430	6 DU	0	\$20,000			
	Replace hi-rise domestic hot water heaters	1460	144 DU		\$25,499	\$25,499	\$25,499	
Valley Hi-Rise	Repair brick at stairwells	1460	1 bldg	\$75,000	\$175,000	\$74,795	\$12,000	New item, work in progress
MN 1-6	Repair plaster at corridors	1460	1 bldg	\$25,000	\$25,000	\$1,113	\$1,113	New work item
Neill & WS Duplex	Replace Hi-Rise roof exhaust fans	1470	101 DU	\$0	\$0			Will use general line item
MN 1-7	Install donated playground equipment	1450	16 DU	\$35,000	\$35,000			
Dunedin Family	Replace bad sidewalks	1450	88 DU	\$15,000	\$15,000			
MN 1-9	Hi-Rise Parking adjacent to Wellstone Center	1450	Lump	\$30,000	\$30,000			Work complete
	Replace family area parking lot signs	1450	Lump	\$0	\$10,000			
Iowa Hi-Rise	Sprinkler install/fire alarm system replacement	1460	144 DU	\$0	\$0			Deferred to future years
MN 1-13	Engineering fees for sprinkler install, fire alarm replcmt	1430	144 DU	\$55,000	\$55,000			
	Sprinkler fire alarm contingency	1502	144 DU	\$0	\$0			Deferred to future years
Wilson Hi-Rise	Replace fuel oil storage tanks	1450	187 DU	\$75,000	\$75,000			From 2004 CFP
MN 1-14								
Front Hi-Rise	Exterior building concrete/caulking repairs	1460	151 DU	\$150,000	\$150,000			New work item

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFPeval1017050405cfprev101905.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105						Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost				Status of Work	
				Revision 2 to FFY05 Agency Plan 10/26/05	Revision 3 to FFY05 Agency Plan 12/21/05	Funds Obligated 11/30/05	Funds Expended 11/30/05		
MN 1-15	Replace underground fuel storage tanks	1450	151 DU	\$0	\$0			Deferred to future years	
Wabasha Hi-Rise	Repair/modernize building exterior	1470	71 DU	\$0	\$0			Deferred to future years	
MN 1-17	Arch/engineering fees for building exterior work	1430	71 DU	\$30,000	\$30,000	\$30,000	\$0		
	Addition of elevator in existing shaft	1470	71 DU	\$41,445	\$41,445			See additional 04 CFP \$	
Scattered Sites	P-90 work (roofs, windows, siding, driveways, etc.)	1460	50 DU	\$350,000	\$300,000			Less MN \$ below	
MN 1-23-37	Modernization on vacancy	1460	60 DU	\$600,000	\$539,821			Less MN \$ below	
	Scattered site operations costs	1406	60 DU	\$50,000	\$50,000				
	Scattered site property site work (driveways, etc.)	1450	60 DU	\$50,000	\$50,000				
	MN 1-20 Operating Costs	1406	1 DU	\$0	\$5,867	\$5,867	\$0		
	MN 1-23 Operating Costs	1406	1 DU	\$0	\$720	\$720	\$0		
	MN 1-29 Operating Costs	1406	3 DU	\$0	\$30,888	\$30,888	\$26,468		
	MN 1-30 Operating Costs	1406	2 DU	\$0	\$14,510	\$14,510	\$13,410		
	MN 1-31 Operating Costs	1406	2 DU	\$0	\$8,557	\$8,557	\$8,557		
	MN 1-32 Operating Costs	1406	4 DU	\$0	\$12,938	\$12,938	\$12,938		
	MN 1-33 Operating Costs	1406	1 DU	\$0	\$4,296	\$4,296	\$343		
	MN 1-34 Operating Costs	1406	2 DU	\$0	\$18,178	\$18,178	\$12,488		
	MN 1-37 Operating Costs	1406	2 DU	\$0	\$14,225	\$14,225	\$6,000	\$110,179	
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,500	\$596	\$596		
	Manager's Discretionary Paint Fund	1406	50 DU	\$80,000	\$100,000	\$29,161	\$17,296		
	Improve emergency pullcords in hi-rises	1460	13 bldgs	\$40,000	\$40,000			New work item	
	DU Handicapped mod per resident request	1460	per req.	\$35,000	\$15,000	\$3,511	\$3,511		
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$20,000	\$20,000				
	Hi-Rise exterior metal painting	1460	lump sum	\$50,000	\$50,000				
	Mold and moisture corrections	1460	lump sum	\$0	\$50,000				
	Miscellaneous hi-rise roof repairs	1460	lump sum	\$100,000	\$100,000	\$12,182	\$4,182	Repairs only per consultant	
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000	\$200,000				
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$120,000	\$100,000				
	Replace hi-rise community room furniture	1475	3 hi-rises	\$60,000	\$40,000	\$89	\$89		
	Replace Hi-Rise boilers (1 Bldg/yr)	1460	1 bldg.	\$250,000	\$224,501	\$28,490	\$28,490	See Central hot water htrs	

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

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
McDonough MN 1-1	Aug 17, 2007		Sep. 30, 2005	Aug 17, 2009				
Roosevelt Homes MN 1-2	Aug 17, 2007			Aug 17, 2009				
Mt. Airy MN 1-3	Aug 17, 2007			Aug 17, 2009				
Valley Hi-Rise MN 1-6	Aug 17, 2007			Aug 17, 2009				
West Side Duplexes MN 1-7	Aug 17, 2007			Aug 17, 2009				
Dunedin Family MN 1-9	Aug 17, 2007			Aug 17, 2009				
Iowa Hi-Rise MN 1-13	Aug 17, 2007			Aug 17, 2009				
Wilson Hi-Rise MN 1-14	Aug 17, 2007			Aug 17, 2009				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150105	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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 2,047		\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 2,047		\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number CFP Grant No. MN46P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost		
			Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations	\$ 1,185,185	\$ -	\$ -
3	1408 Management Improvements	\$ 299,669	\$ -	\$ -
4	1410 Administration	\$ 623,653	\$ -	\$ -
5	1411 Audit	\$ 2,500	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 34,625	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 150,000	\$ -	\$ -
10	1460 Dwelling Structures	\$ 4,914,000	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 335,000	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 130,000	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -
20	1502 Contingency	\$ 125,368	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,800,000	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	\$ 100,000		
23	Amount of line 21 Related to Section 504 compliance	\$ 15,000		
24	Amount of line 21 Related to Security – Soft Costs	\$ 20,000		
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 50,000		

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (06 CFP 07 NROB Sept 14 05 / 06CFPApplic.112105.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150106				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Rev. 11/30/05	Total Actual Cost		Status of Work
					Submitted w/ FFY06 Ag. Plan	Funds Obligated	
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$31,125			Work in progress
	1-1 Modern. Phase 3, Part 1 (38 DU)	1460	38 DU	\$2,800,000			Work in progress
	1-1 Modern. Phase 3, Part I, contingency @ 3%	1502	38 DU	\$84,000			
	1-1 Modern. misc. costs @ 3% (moves, LBP abate)	1460	38 DU	\$84,000			
	Repair roofs that can't wait for modernization	1460	4 DU	\$15,000			
Mt. Airy Family MN 1-3	Repair cap blocks, retaining walls, trash enclosures	1450	20 Bldgs	\$25,000			
Central Duplexes MN 1-5	Family Duplex Mod Phase IV (Carrol/St. Albans site0	1460	6 DU	\$200,000			
	Family duplex exterior mod arch/engineering fees	1430	6 DU	0			See 2005 CFP budget for \$
Valley Hi-Rise MN 1-6	Repair brick at stairwells	1460	1 bldg	\$0			See 2005 CFP budget for \$
Iowa Hi-Rise MN 1-13	Sprinkler install/fire alarm system replacement	1460	144 DU	\$650,000			
	Sprinkler fire alarm contingency	1502	144 DU	\$16,500			
Front Hi-Rise MN 1-15	Exterior building concrete/caulking repairs	1460	151 DU	\$150,000			
	Replace underground fuel storage tanks	1450	151 DU	\$75,000			
Wabasha Hi-Rise MN 1-17	Repair/modernize building exterior	1470	71 DU	\$275,000			
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.)	1460	50 DU	\$200,000			
	Modernization on vacancy	1406	60 DU	\$300,000			
	Scattered site operations costs	1406	60 DU	\$300,000			
	Scattered site property site work (driveways, etc.)	1450	15 DU	\$50,000			
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500			
	Manager's Discretionary Paint Fund	1406	50 DU	\$100,000			

Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (06 CFP 07 NROB Sept 14 05 / 06CFPApplic.112105.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150106				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Submitted w/ FFY06 Ag. Plan	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
Agency Wide (continued)	DU Handicapped mod per resident request	1460	per req.	\$15,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$20,000			
	Moisture control and corrections	1460	4 DU	\$30,000			
	Miscellaneous hi-rise roof repairs/replacements	1460	lump sum	\$200,000			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$40,000			
	Replace hi-rise trash chute doors	1470	8 hi-rises	\$60,000			
	Replace/repair Hi-Rise boilers	1460	lump sum	\$250,000			
Management	Protective Services (ACOP, central security/parking)	1406	lump sum	\$485,185			
Improvements	Computer hardware and software	1475	lump sum	\$90,000			
	Resident Initiatives - salaries	1408	hourly	\$100,879			
	Resident Initiatives - benefits	1408	hourly	\$33,290			
	Hi-Rise Resident Council Training	1408	lump sum	\$0			
	Family Resident Council Training	1408	lump sum	\$0			
	Resident Training and employment	1408	as req.	\$7,500			
	Interpreter fees	1408	hourly	\$3,000			
	Security Training Program	1408	lump sum	\$30,000			
	Janitorial Training Program	1408	lump sum	\$125,000			
	Youth Employment Program	1408	lump sum	\$0			
Administrative Costs	Non Tech Salaries	1410	hourly	\$154,710			
	Tech Salaries	1410	hourly	\$308,563			
	Employee benefits	1410	hourly	\$152,880			
	Legal fees	1410	lump sum	\$2,000			
	Advertising Bids	1410	lump sum	\$5,500			
	Audit costs	1411	lump sum	\$2,500			
Contingency		1502	lump sum	\$24,868			
FFY 2006 Total CFP				\$7,800,000	\$0	\$0	
					0.00%	0.00%	

**Annual Statement/Performance and Evaluation Report for FFY06 Agency Plan
Capital Fund Program (CFP)**

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Aug 17, 2008			Aug 17, 2010			
Central Duplexes MN 1-5	Aug 17, 2008			Aug 17, 2010			
Mt. Airy MN 1-3	Aug 17, 2008			Aug 17, 2010			
Valley Hi-Rise MN 1-6	Aug 17, 2008			Aug 17, 2010			
Dunedin Family MN 1-9	Aug 17, 2008			Aug 17, 2010			
Iowa Hi-Rise MN 1-13	Aug 17, 2008			Aug 17, 2010			

Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Public Housing Agency of the City of St. Paul		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
MN 1-1		\$ 2,799,993	\$ 2,769,993	\$ 3,076,993	\$ 3,699,993
McDonough					
MN 1-2		\$ -	\$ -	\$ 125,000	\$ -
Roosevelt					
MN 1-3		\$ 110,000	\$ 30,000	\$ 100,000	\$ -
Mt. Airy					
MN 1-5		\$ 275,000	\$ 275,000	\$ -	\$ -
Central Hi-Rise					
MN 1-6		\$ -	\$ -	\$ 35,000	\$ 45,000
Valley Hi-Rise					
MN 1-7		\$ -	\$ -	\$ 40,000	\$ -
Neill Hi-Rise					
MN 1-8A		\$ -	\$ -	\$ -	\$ -
McDonough, 2nd Ed					
MN 1-9		\$ -	\$ -	\$ 44,000	\$ -
Dunedin Hi-Rise				\$ -	
MN 1-10		\$ -	\$ -	\$ -	\$ -
Mt. Airy, 2nd Ed				\$ -	
MN 1-11		\$ -	\$ -	\$ -	\$ -
Cleveland Hi-Rise				\$ -	
MN 1-13			\$ -	\$ -	\$ -
Iowa Hi-Rise					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Public Housing Agency of the City of St. Paul					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
MN 1-14		\$ -	\$ -	\$ -	\$ -
Wilson Hi-Rise					
MN 1-15			\$ -	\$ -	\$ -
Front Hi-Rise					
MN 1-16		\$ -	\$ 770,000	\$ -	\$ -
Ravoux Hi-Rise					
MN 1-17		\$ -	\$ -	\$ 324,000	\$ -
Wabasha Hi-Rise					
MN 1-18		\$ -	\$ -	\$ -	\$ -
Montreal Hi-Rise					
MN 1-19		\$ -	\$ -	\$ -	\$ -
Exchange Hi-Rise					
MN 1-24		\$ -	\$ -	\$ -	\$ -
Edgerton Hi-Rise					
MN 1-26		\$ 600,000	\$ -	\$ -	\$ -
Hamline Hi-Rise					
MN 1-27		\$ 60,000	\$ -	\$ -	\$ -
Seal Hi-Rise					
MN 1-29/37		\$ 1,050,000	\$ 1,050,000	\$ 1,050,000	\$ 1,050,000
Scattered Site					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

PHA FY: 2010				PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	McDonough	McDon. 1-1 mod. contract Phase 4, Part 1 (55 DU)	\$ 2,900,000			
	MN 1-1	McDonough 1-1 mod. cont. @3%	\$ 87,000			
		McDonough 1-1 mod. misc. @3%	\$ 89,993			
	Subtotal		\$ 3,076,993			
	Roosevelt Homes	Install air conditioner sleeves in family units	\$ 125,000			
	MN 1-2					
	Subtotal		\$ 125,000			
	Mt. Airy Homes	Install air conditioner sleeves in family units	\$ 100,000			
	MN 1-3					
	Subtotal		\$ 100,000			
	Valley Hi-Rise	Miscellaneous dwelling unit improvements	\$ 35,000			
	MN 1-6					
	Subtotal		\$ 35,000			
	West Side Duplexes	Replace kitchen cabinets	\$ 40,000			
	MN 1-7					
	Subtotal		\$ 40,000			
	Dunedin Family	Install air conditioner sleeves in family units	\$ 44,000			
	MN 1-9					
	Subtotal		\$ 44,000			
	Wabasha Hi-Rise	Install sprinklers, replace fire alarm system	\$ 300,000			
	MN 1-17	Engineering for sprinklers, fire alarm system replacement	\$ 24,000			
	Subtotal		\$ 324,000			
Total CFP Estimated Cost			\$ Cont. Next Col.			\$ Cont. Next Page

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__4__ FFY Grant: 2009 PHA FY: 2010	Activities for Year :__4__ FFY Grant: 2009 PHA FY: 2010
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