

# PHA Plans

## Streamlined 5-Year/Annual Version mn002v03

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

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

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## MINNEAPOLIS PUBLIC HOUSING AUTHORITY

*Submitted by Cora McCorvey, Executive Director  
Approved by the Board of Commissioners on June 28, 2006*

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## Streamlined Annual Plan for Fiscal Year 2006 (MPHA Fiscal Year 2007)

**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:** Minneapolis Public Housing Authority      **PHA Number:** MN002

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2006

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
 Number of public housing units: 6,190      Number of S8 units:      Number of public housing units:  
 Number of S8 units: 4,386

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

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

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
 (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2006- 2010

[24 CFR Part 903.12]

#### **A. Mission**

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

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

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

*The mission of the Minneapolis Public Housing Authority is to promote and deliver quality, well-managed homes to a diverse low-income population; and as a valued partner, contribute to the well-being of the individuals, families and community we serve.*

#### **B. Goals**

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

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

PHA Goal: Expand the supply of assisted housing  
Objectives:

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

PHA Goal: Improve the quality of assisted housing  
Objectives:

- Improve public housing management: (PHAS score) *2005 Score not yet received.*
- Improve voucher management: (SEMAP score) **64**
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
***Rent calculations public housing and Section 8***
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: *Ongoing MTW & Section 8 Homeownership*
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

*MPHA will pursue extension and amendments to its MTW Agreement with HUD and/or seek other actions/waivers that will enable MPHA to effectively administer its housing programs specifically focusing on its mixed income developments, where MPHA holds the ACC but does not own the units.*

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

PHA Goal: Provide an improved living environment

Objectives:

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

#### **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)
  - *VOA Senior Resources (Social Workers provided for highrise buildings), Family Self-Sufficiency Program, Assisted Living Programs, Section 3 Employment and Contracting Program.*
  - *HOPE VI Community and Supportive Service Plan*
  - *Participation in MPHA's Homeownership programs.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

*Implement provisions of the Violence Against Women Act (VAWA) which pertains to MPHA housing program participants and applicants.*

*MPHA will provide notice of the rights and responsibilities of victims of domestic abuse [violence] in accordance with the Violence Against Women Act.*

*MPHA provides a preference to applicants who have victim status under VAWA.*

*MPHA provides information and referral about and to supportive services to victims of domestic abuse [violence].*

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

*The Minneapolis Public Housing Authority reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, in order to engage in activities including subsidiaries, joint ventures, partnerships and/or other business arrangements.*

*MPHA will pursue extension and amendments to its MTW Agreement with HUD and/or seek other actions/waivers that will enable MPHA to effectively administer its housing programs specifically focusing on its mixed income developments, where MPHA holds the ACC but does not own the units.*

## **Streamlined Annual PHA Plan**

### **PHA Fiscal Year 2006**

[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**

- Executive Summary – Page 6
- 1. Housing Needs – Page 13
- 2. Financial Resources – Page 19
- 3. Policies on Eligibility, Selection and Admissions – Page 20
- 4. Rent Determination Policies – Page 29
- 5. Capital Improvements Needs – Page 33
- 6. Demolition and Disposition – Page 34
- 7. Homeownership – Page 41
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance) – Pg 42
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals – Page 43
  - b. Criteria for Substantial Deviations and Significant Amendments – Page 46
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership (65) and Consultation Process Page - 52
    - ii. Resident Membership on the PHA Governing Board – Page 52
    - iii. PHA Statement of Consistency with Consolidated Plan – Page 54
    - iv. Resident Satisfaction Survey Follow-Up Plan – Page 55
- 10. Project-Based Voucher Program – Page 56
- 11. Supporting Documents Available for Review – Page 58
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report – Page 61
- 13. Capital Fund Program 5-Year Action Plan - Page 70
- 14. Other (List below, providing name for each item)
  - Reasonable Accommodation Policy – Attachment mn002a03
  - Violence Against Women Act Policy – Attachment mn002b03
  - Police Officer Housing Program Policy – Attachment mn002c03
  - Capital Fund Annual Statement – FFY 2003 CFP 1 – Attachment mn002d03
  - Capital Fund Annual Statement – FFY2003 CFP 2 – Attachment mn002e03
  - Capital Fund Annual Statement – FFY 2002 RHF - Attachment mn002f03

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

**Form HUD-50076, 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.***

**Other:**MPHA Board Report Certification

### **Executive Summary (optional)**

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

Below you will find a summary of the significant issues addressed in the MPHA FY2007 (HUD FY 2006) Agency Plan. The Agency Plan consists of a HUD designed template that identifies local housing needs, financial information, MPHA public housing and Section 8 policies on eligibility, admissions, rent determinations and various management and operational practices of MPHA, as well as, the required and optional attachments.

Also included as part of the Agency Plan Executive Summary are revisions to MPHA's Statement of Policies, the Fiscal Year 2006 Capital Fund Program Annual Statement and Capital Fund 5-Year Action Plan, the Capital Fund Performance and Evaluation Report, Reasonable Accommodation Policy, Section 8 Administrative Plan, a progress report on meeting the 5-Year Mission and Goals identified in the Agency Plan Template, a list of Resident Advisory Board Members, strategies for implementing the provisions of the Violence Against Women Act (VAWA), MPHA's Resident Satisfaction Survey Follow up Plan and comments from the Resident Advisory Board, resident organizations, individual residents, and community constituencies with MPHA responses.

## **The HUD Template**

### ***Significant Changes***

#### **❖ 5 Year Plan:**

##### **PHA Goal: Increase Assisted Housing Choices:**

- **Added under 'Other':** MPHA will pursue extension and amendments to MTW Agreement with HUD and/or seek other actions/waivers that will enable MPHA to effectively administer its housing programs, specifically focusing on its mixed income developments, where MPHA holds the ACC but does not own the units.

##### **PHA Goal: Ensure Equal Opportunity and affirmatively further fair housing:**

- **Added under 'Other':** Implement provisions of the Violence Against Women Act (VAWA) which pertains to MPHA housing program participants and participants; including specific MPHA activities related to VAWA.

#### **❖ Annual Plan**

##### **Statement of Housing Needs:**

- Updated Housing Needs of Families on the Waiting List

##### **Section 8: Housing Needs of Families on PHA's Waiting List**

- "Does the PHA permit specific categories of families onto the waiting list even if generally closed?"  
**Added:** Victims displaced by Federal disaster and Mixed Financed transfers per Regulatory and Operating Agreements.

### Strategy for Addressing Needs

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

**Added:** Conversions of Mixed financed units to Section 8 project base or like program under Moving To Work Agreement

### Statement of Financial Resources:

- **Budget Details:** Provided HUD required budget information.

### PHA Policies Governing Eligibility, Selection and Admissions:

- **Admission Preferences:**

**Added:** Moves to MPHA's Public Housing Program from MPHA ACC units in MPHA Mixed Finance Developments in accordance with the provisions of the Regulatory and Operating Agreement that allow for such transfers. Families seeking such transfers will be required to be screened and meet all MPHA admissions requirements.

- **Other Preferences:**

**Deleted:** Residents who live and/or work in the jurisdiction

**Deleted:** Those enrolled currently in educational, training or upward mobility programs

- **Deconcentration & Income Mixing:**

**Updated:** Identified specific developments where there are income deviations above or below 85 – 115% of all average incomes.

### ❖ Section 8

#### ❖ **Eligibility: Information shared with prospective landlords:**

- **Added:** Indicators that MPHA will conduct criminal histories for law enforcement agencies and use results as part of its eligibility determination process.

#### **Waiting List Organization:**

- **Added:** Indicators showing that the Federal Moderate Rehabilitation and Project Based Certificate Programs are merged with the Section 8 Tenant Based Assistance Lists.

#### **Admissions and other preferences:**

- **Added:** Public Housing residents who have been approved for the Housing Choice Voucher Program due to: reasonable accommodation, litigation, Violence Against Women Act and/or other special circumstances as determined by the Executive Director or the Deputy Executive Director. (10 preference points)

- **Added:** Moves to MPHA's Housing Choice Voucher Program from MPHA Mixed Finance units in accordance with the provisions of the Regulatory and Operating Agreements for those programs. (10 preference points)

#### **Section 8 Homeownership program:**

- **Added:** Language that enables Public Housing Residents to participate in the Section 8 Homeownership program.
- **Clarified:** That the initial payment standard will continue throughout a client's participation in the Section 8 Homeownership program.

#### **Demolition and Disposition:**

- Dates and Timelines for demolition and dispositions were updated.

#### **Resident Membership on PHA Governing Board:**

- **Added:** Required information regarding the resident members of the PHA Governing Board including: Names and terms of Residents on the Governing Board and information about the process by which they are appointed.

#### **Project –Base Voucher Program:**

- **Listed:** The project names, locations and number of units of Project Based programs.

#### **Additional Information:**

- **Added:** MPHA's Resident Satisfaction Survey Follow Up Plan

#### **Progress in Meeting the Five-Year Plan Goals:**

- **Provided HUD with details on progress in meeting 5 year Plan Goals:** (see attached)

### ❖ **MPHA Statement of Policies (ACOP)**

#### ***Significant Changes:***

- **Part I: Definitions:**

**Flat Rent:** Added language that informs tenants that families who do not properly report their income will not be allowed to take advantage of flat rents.

**Full Time Student:** Clarified that a full time student who is head of household may not live in other housing including a dorm room.

**Head of Household:** Clarified that the head of household must live in the unit on a full time basis... lease can be terminated in the head of household is absent longer than 90 days.

**Retroactive Rent:** Established that Retroactive Rent is due and collectable 30 days after MPHA gives written notice. (This language was clarified in MPHA's Rent Collection Policy)

- **Part II: Requirements for Admission**  
**Added:** Provision that states each member of the applicant family who is 18 years or older must provide MPHA a State or U.S. government issued valid picture ID that includes the date of birth, or provide another acceptable picture ID with a birth certificate.
  
- **Part VI: Occupancy Standards:**  
**Added:** Language stating the maximum number of dependents that will be added to a highrise lease and clarifying occupancy limits for studio and one bedroom highrise units.
  
- **Part VII: Rent Computation & Security Deposit**  
**Added:** Language informing tenants that if transferring from one low rent public housing unit to another, the tenant will be required to pay any additional security or pet deposit if the unit the tenant is transferring to has a higher deposit amount.
  
- **Part XI: Reexamination of Tenant Eligibility**  
**Added:** Language clarifying that rent changes as a result of an annual reexamination will be effective on the scheduled reexamination due date.
  
- **Part XV: Parking Policy**  
**Added:** Language stating that highrise parking lots are monitored and that vehicles parked in restricted lots without proper permission will be towed without notice or warning at the vehicle owner's expense.  
  
Also, added language to the Family Housing Parking Policy stating that each household may have a maximum of 2 vehicles and there must be a licensed driver, who is a household member, for each vehicle.
  
- **Part XVII: Smoking Policy**  
MPHA created a new smoking policy that clarifies smoking prohibitions, informs residents that smoking lounges will be discontinued effective 12-31-06 and implements the MPHA Board Action, making Heritage Commons a smoke free facility.
  
- **Part XVIII Rent Collection Policy:**  
**Clarified:** MPHA acceptance of a partial payment of rent is not a waiver of MPHA's right to terminate the lease for cause or non-payment of rent.
  
- **Appendix A and B:**  
Income Limits and Utility Allowances were updated according to HUD requirements.
  
- **Appendix C: Sales & Service Charge Schedule**  
MPHA updated or added Sales & Service Charges.
  
- **Appendix D: Housekeeping Standards**  
MPHA clarified its Pest Control Policy informing residents of their responsibility to:

keep unit in conditions that do not contribute to pest infestations, inform management of pest control problems, be ready for pest control vendors and consequence of failure to meet these responsibilities.

MPHA informed residents of its policies for dealing with bed bug infestations.

- **Appendix E: Special Housing Situations**

MPHA updated language and added information about the Assisted Living Program at Heritage Commons at Pond's Edge.

- ❖ **Reasonable Accommodation Policy**

- Clarified definition of disability as a person who “has a physical or mental impairment that substantially or as regards the Human Rights Act and Minneapolis Ordinances materially” limits one or more major life activity.
- Clarified that a person with a disability has the burden to show that there is a connection between the disability and the accommodation
- Made other technical clarifications.

- ❖ **Section 8 Administrative Plan**

*Significant Changes*

- **Section 8 –I-B Additional Local Requirements**

**Added:** Requirements for: wall repair, window operation and security, door requirements for bed and bath and carpet conditions.

- **Section 8-I.F –HQS Space Standards:**

Clarified the City of Minneapolis Code of standards that have been incorporated in the MPHA's HQS standards.

- **Section 8-II.A– Attendance at Inspections**

Added a requirement that if an inspector is not allowed to enter unit at the first scheduled inspection, owner must be present at second scheduled inspection.

- **Section 8-II-B– Inspections:**

Clarified that owners have 30 days to correct deficiencies noted during inspections and that an owner request for an extension is subject to the sole discretion of the Inspections Supervisor.

- **Section 8- II-D – Special Inspections:**

For special inspections: clarified that MPHA must be informed in writing that a violation has been reported to the responsible party and no action has been taken before a special inspection will be conducted.

- **Appendix D: Project Based Voucher Program**

This new appendix was added to the Section 8 Administrative Plan and outlines the

requirements of the Project Based Voucher program.

## ❖ 2006 Capital Fund Program

The Capital Fund component of the Agency Plan consists of the Annual Performance and Evaluation Report and the HUD FY 2006 Capital Fund Program Application. {MPHA has yet to receive a final formula amount from HUD for the FY2006 Capital Fund Program. Therefore the application will be in draft form until MPHA receives notice from HUD and will modify this portion of the Agency Plan once HUD provides the necessary information}.

### ■ 2005 Performance & Evaluation Report

The Annual Performance & Evaluation (P & E) Report is a summary of capital funded programs for the period ending March 31<sup>st</sup> of each year. The current P & E is for the period starting April 1, 2005 and ending March 31, 2006. There are two major components to this report: a summary review of Capital Funding of Management and Physical Improvement activities for the past year; and a summary spreadsheet of the status of obligations and expenditures of MPHA's Capital Funding.

### ■ Background

**HUD introduced the Capital Fund Program in 1992 as the Comprehensive Grant Program. It was designed to provide housing authorities across the country with consistent funding to plan and implement major capital improvement projects, as well as improvements to management processes and systems.**

Since its introduction in 1992 and as of March 31, 2006, MPHA has been awarded \$203.3 million and expended \$185.1 million in Capital and Management Improvements. Pending continued funding from HUD, MPHA will continue its concerted efforts towards the preservation of its precious and much needed affordable housing stock.

### ■ Resident Partnership

The success of the Capital Fund Program could not have been accomplished without a constructive relationship with the residents. We have worked very hard at achieving and maintaining a positive and beneficial partnership with residents and resident organizations.

The Modernization Committees that are formed at each development are a critical component of the capital improvement process at all MPHA properties. Residents meet with the property manager, capital improvements project manager, and develop a team to refine plans for the building, inspect the work in process and accept the completed product. This successful partnership approach is always being refined and it will be continued because it works so well.

Another important part of the process has been the City-Wide Capital Fund Committee, which this year was merged with the Resident Advisory Board (RAB), with special meetings involving representatives from both family and highrise housing; Mayor R.T. Rybak's Office, the City Council, Hennepin County, MPHA staff, and the City Planning Department. These special Capital Fund meetings, chaired by Executive Director Cora McCorvey, are a vital advisory resource to MPHA in developing its annual application to HUD for its Capital Fund allocation.

### ■ Physical Improvements:

Total grant received to date: \$203.3 million

Total grant obligated to date: \$189.6 million  
**Total grant expended to date: \$185.1 million**

■ **FY 2006 Capital Fund Program Application**

Total Application Amount: \$12,061,957

■ **Components Include:**

CFP Transfer to Operations: \$1,500,000

Management Improvements: \$953,753

*Examples:*

MIS Software, Training, and Consulting  
Security Guards  
Self-Help Program

Physical Improvements: \$9,608,204

*Examples:*

Area-wide building systems upgrades such as security cameras, trash management systems, etc.  
Scattered sites rehab including roofs, windows, energy improvements, etc.  
Plumbing investigative work and replacement at several MPHA highrise such as Elliot Twins, 1515 Park, 828 Spring, and the Fifth Avenues.  
Apartment kitchen and bathroom rehab at 620 Cedar Avenue South.  
Site reconfiguration and first floor remodeling at 800 5<sup>th</sup> Avenue North.

❖ **Resident Advisory Board / Comments on Agency Plan**

The Agency Plan includes a listing of the Resident Advisory Board (RAB) members and their comments as well as comments and responses from other resident organizations, individual residents and representatives of various community organizations.

❖ **Certifications**

The final requirement for the Agency Plan is that MPHA provide a number of Certifications including the Resolution Approving MPHA's Agency Plan adopted by the MPHA Board.

**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  |               |                     |                 |
| <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  | 11,238        |                     | 1,102           |
| Extremely low income<br><=30% AMI   | 10,563        | 91.6%               | 10,294          |
| Very low income<br>(>30% but <=50% AMI)   | 563           | 6.7%                | 753             |
| Low income<br>(>50% but <80% AMI)   | 112           | 1.7%                | 191             |
| Families with children  | 5,020         | 29%                 |                 |
| Elderly families  | 318           | 3%                  |                 |
| Families with Disabilities  | 324           | 4.5%                |                 |
| White   | 1,229         | 11%                 |                 |
| Black   | 9,171         | 81.5%               |                 |
| Native American   | 275           | 2.5%                |                 |
| Asian   | 563           | 5%                  |                 |
| Hispanic  | 154           | 1.4%                |                 |
| Non-Hispanic  | 11,084        | 98.6%               |                 |
| Characteristics by Bedroom Size (Public Housing Only)   |               |                     |                 |
| 1BR   | 6,243         | 54%                 |                 |
| 2 BR  | 2,345         | 23%                 |                 |
| 3 BR  | 1,794         | 17%                 |                 |
| 4 BR  | 695           | 5%                  |                 |
| 5 BR  | 161           | 1%                  |                 |
| 5+ BR   |               |                     |                 |
| 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  |               |                     |                 |

| <b>Housing Needs of Families on the PHA's Waiting Lists</b>                                      |               |                     |                 |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one)  |               |                     |                 |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance                            |               |                     |                 |
| <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   | 6,917         |                     | 561             |
| Extremely low income<br><=30% AMI  | 5,879         | 85%                 |                 |
| Very low income<br>(>30% but <=50% AMI)  | 553           | 8%                  |                 |
| Low income<br>(>50% but <80% AMI)  | 278           | 4%                  |                 |
| Over 80% AMI   | 207           | 3%                  |                 |
| Families with children   | 4,090         | 59%                 |                 |
| Elderly families   | 285           | 4%                  |                 |
| Families with Disabilities   | 2,146         | 31%                 |                 |
| White  | 1,522         | 22%                 |                 |
| Black  | 4,982         | 72%                 |                 |
| Native American  | 346           | 5%                  |                 |
| Asian  | 69            | 1%                  |                 |
| Hispanic   | 169           | 2%                  |                 |
| Non-Hispanic   | 6,748         | 98%                 |                 |
| Characteristics by Bedroom Size (Public Housing Only)  |               |                     |                 |
| 1BR  |               |                     |                 |
| 2 BR   |               |                     |                 |
| 3 BR   |               |                     |                 |
| 4 BR   |               |                     |                 |
| 5 BR   |               |                     |                 |
| 5+ BR  |               |                     |                 |

| <b>Housing Needs of Families on the PHA's Waiting Lists</b>   |  |
|---|--|
| 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)? 38   |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  |  |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes   |  |
| <ol style="list-style-type: none"> <li>1. Public Housing Transfers</li> <li>2. Opt-Outs</li> <li>3. Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household</li> <li>4. Single Parent Families enrolled full time in an accredited educational institute and referred by a service provider who provides affordable housing with services</li> <li>5. Project Based Program Completion transfers</li> <li>6. Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family</li> <li>7. Victims displaced by Federal disaster</li> <li>8. Mixed Financed transfers per Regulatory and Operating Agreements.</li> <li>9. Project Based Program referrals when the Project Based Program has a vacancy.</li> </ol> |  |

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

- to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)  
*Conversion of Mixed Financed units to Section 8 project base or like program under the Moving to Work Agreement.*

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

Select all that apply

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

*Explore possibility of selling MPHA properties and purchase other properties with proceeds*

*Explore possibilities of issuing bonds as a mechanism for financing other affordable housing*

*Explore possibility of fully utilizing MPHA's ACC authority*

*Explore possibility of being a receiver for Tenant Remedies Act actions*

*Explore conversion of mixed financed public housing units to Section 8 project base or like program through Moving to Work Agreement.*

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
HUD has approved a designation plan of 11 public housing elderly buildings.

**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)  
*Through MPHA's Project Based Initiative*

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)  
*Special outreach efforts to new immigrant residents regarding Agency Programs.*

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

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

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

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

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                  |                   |  |
|---|-------------------|--|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b>                              |
| <b>1. Federal Grants (FY 2005 grants)</b>                                 |                   |  |
| a) Public Housing Operating Fund  | \$16,500,000      |  |
| b) Public Housing Capital Fund  | \$12,000,000      |  |
| c) HOPE VI Revitalization   | \$0               |  |
| d) HOPE VI Demolition   | \$0               |  |
| e) Annual Contributions for Section 8 Tenant-Based Assistance             | \$44,000,000      |  |
| f) Resident Opportunity and Self-Sufficiency Grants                       | \$250,000         |  |
| g) Community Development Block Grant                                      | \$390,000         | General Rehabilitation<br>Resident Participation |
| h) HOME   | \$0               |  |
| Other Federal Grants (list below)   |                   |  |
| <b>Section 8 Mod/Rehab</b>  | \$1,500,000       | S8 Project Based Asst.                           |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b> |                   |  |
| HOPE VI Revitalization  | \$285,000         |  |
| Development/Moving to Work<br>S8 MTW                                      | 0                 | Public Housing Capital<br>Improvements           |
| Capital Fund FFY2004  | \$2,500,000       | Public Housing Capital<br>Improvements           |
| <b>3. Public Housing Dwelling Rental Income</b>                           | \$13,500,000      | Public Housing Operations                        |
|   |                   |  |
|   |                   |  |
| <b>4. Other income (list below)</b>                                       |                   |  |
| Sales & Service/Rooftop Leases  | \$450,000         | Public Housing Operations                        |
| <b>Interest</b>   | \$200,000         |  |
| <b>4. Non-federal sources (list below)</b>                                |                   |  |
|   |                   |  |
|   |                   |  |
|   |                   |  |
| <b>Total resources</b>  | \$91,575,000      |  |
|   |                   |  |

### **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: (*within an average of 6 months depending on availability*)  
 Other: (describe)

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 (*Credit check, personal references*)

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

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

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

##### **(2) Waiting List Organization**

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

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (*Under the terms of a Federal Consent Decree, MPHA refers applicants on the Low rent Public Housing Waiting List to owners of property built as public housing replacement units.*)

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

- PHA main administrative office  
 PHA development site management office  
 Other (*Open houses at various sites, homeless shelters, nursing homes and home visits.*)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

| Site-Based Waiting Lists                             |                |  |   |  |
|--|----------------|--|---|--|
| Development Information:<br>(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**

- How many site-based waiting lists will the PHA operate in the coming year?
- 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?
- Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
- 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 (*Family Units*)
- Two
- Three or More (*Highrise Units*)

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *Number of family unit offerings will depend upon occupancy rate.*

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
  - *Up to a maximum of 15 occupancy transfers per month*
  - *Special one time transfer for former Bryant residents and Hollman Priority 1 residents who are eligible for Senior Housing to new MPHA HOPE VI Senior Development*
  - *Moves to MPHA's Public Housing Program from MPHA ACC units in MPHA Mixed Finance Developments in accordance with the provisions of the Regulatory and Operating Agreements that for allow such transfers. Families seeking such transfers will be required to be screened and meet all MPHA admissions requirements.*

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?

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - ***Elderly, disabled and near elderly***
  - ***Former Bryant residents and Hollman Priority 1 residents who are eligible for Senior housing.***

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.

- 5 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - 3 Victims of reprisals or hate crimes
  - Other preference(s) (list below)
    - 1 Elderly/Disabled
    - 1 Former Bryant residents and Hollman Priority 1 residents who are eligible for Senior Housing
    - 2 Near Elderly
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)
  - *Security Guard Post Orders*
  - *Agency Plan*

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)] |
| 1415 E 22 <sup>nd</sup>                         | 129             |   |  |
| 2121 Minnehaha                                  | 110             |   |  |
| 3205 – 37 <sup>th</sup> St E                    | 28              |   |  |
| 3755 Snelling Ave                               | 28              |   |  |
| 2533 – 1 <sup>st</sup> Ave S                    | 42              |   |  |
| 1900 – 3 <sup>rd</sup> St NE                    | 32              |   |  |
| 311 University Ave NE                           | 49              |   |  |
| 1206 – 2 <sup>nd</sup> Ave NE                   | 57              |   |  |

**\*\*NOTE:** While projects 2, 39, 44, 47, 49 51, 53 and 97 have incomes above or below 85% to 115% because they are scattered site units, by nature they are deconcentrated and will not be included in the Plan.

## 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)

***State Sex Offender Registration Program***

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)

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

- Criminal or drug-related activity
  - Other (describe below)
- Current and past rental history if available.***

## **(2) Waiting List Organization**

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

*By US Mail as indicated in the public notice for opening the waiting list.*

## **(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 initial term of the voucher will be 90 days and will be stated on the Housing Choice Voucher.*

*The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 30 days, whichever is less.*

## **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- *Lease in Place*
- *Mainstream disabled*
- *Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.*
- *Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.*
- *Single parent head of household enrolled full-time in an accredited education institution and referred by a service provider who provides affordable housing with services.*
- *Public Housing residents who have been approved to participate in MPHA's Homeownership Program.*
- *Public housing residents who have been approved for the Housing Choice Voucher Program due to reasonable accommodations, litigation settlements and/or other special circumstances as determined by the MPHA Executive Director or the MPHA Deputy Executive Director.*
- *Moves to MPHA's Section 8 Housing Choice Voucher (HCV) program from MPHA ACC units in MPHA mixed finance developments in accordance with the provisions of the Regulatory and Operating Agreements that for allow such transfers. Families seeking such transfers will be required to be screened and meet all MPHA HCV eligibility requirements.*
- *Referrals from project Based Programs with a vacancy.*

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

***1 Lease in Place***

***10 Mainstream disabled***

***10 Homeless families recovering from an addiction accepted into a program that provides housing and services intended to promote the continued recovery of the family.***

***Families referred by the Minneapolis school district to be housed in the community surrounding the school attended by the children living in the household.***

***10 Single parent head of household enrolled full-time in an accredited education institution and referred by a service provider who provides affordable housing with services.***

***10 Public Housing residents who have been approved to participate in MPHA’s Homeownership Program.***

***10 Moves to MPHA’s Section Housing Choice Voucher (HCV) program from MPHA ACC units in MPHA mixed finance developments in accordance with the provisions of the Regulatory and Operating agreements that for allow such transfers. Families seeking such transfers will be required to be screened and meet all MPHA HCV eligibility requirements.***

**10 Public Housing residents who have been approved for the Housing Choice Voucher program due to reasonable accommodations, litigation settlements and/or other special circumstances as determined by the MPHA Executive Director or the MPHA Deputy Executive Director.**  
**10 Referrals from Project Based Programs with a vacancy.**

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices – (*English, Somali, Hmong, Laotian and Spanish*)  
 Other (list below)  
*To reach persons who don't read, the Agency utilizes broadcast media, including Talking Book Radio and Public Service Announcements*

**4. PHA Rent Determination Policies**

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

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

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

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

b. Minimum Rent

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

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

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

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

Rents set at less than 30% of adjusted income

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

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

***20% for 0 bedrooms at Project MN002-026, Rainbow Terrace, 1710 Plymouth***

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:

***20% for 0 bedrooms at Project MN002-26, Rainbow Terrace, 1710 Plymouth***

- 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)

***For Interim rent increases will exclude income such that rent will not exceed the established flat rent.***

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

***When the source of income changes.***

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

## **(2) Flat Rents**

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

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

***Based on rent reasonableness of non-assisted housing absent various amenities including carpet, dishwashers, garbage disposal, etc.***

## **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 (***For 0 bedroom only***)
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket (***for 0 bedroom only***)
- Other (list below)

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

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

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

- Annually
- Other (list below)

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)

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

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

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

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

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

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each

grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name: ***Heritage Commons at PondsEdge (Bryants Replacements)***

Development (project) number: ***MN002-050***

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:

***MPHA may partner with developers in a mixed finance deal to develop additional affordable housing and maximize its ACC authority.***

- 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:

***MPHA may develop public housing units to maximize its ACC authority.***

## **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.)

| <b>Demolition/Disposition Activity Description</b>                  |  |
|---|--|
| 1a. Development name:   | Scattered Site   |
| 1b. Development (project) number:                                   | MN02-03  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>(01/10/06)</u>  |
| 5. Number of units affected:  | 8  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 31/03/07   |

| <b>Demolition/Disposition Activity Description</b>                  |  |
|---|--|
| 1a. Development name:   | Glenwood   |
| 1b. Development (project) number:                                   | MN02-004   |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>(01/10/06)</u>  |
| 5. Number of units affected:  | 0 (Land Only)  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 30/09/07   |

| <b>Demolition/Disposition Activity Description</b>   |  |
|--|--|
| 1a. Development name: Lyndale  |  |
| 1b. Development (project) number: MN02-003   |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |  |
| 4. Date application approved, submitted, or planned for submission: <u>(01/10/06)</u>  |  |
| 5. Number of units affected: 0 (Land Only)   |  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 30/09/07  |  |

| <b>Demolition/Disposition Activity Description</b>   |  |
|--|--|
| 1a. Development name: Scattered Site   |  |
| 1b. Development (project) number: MN02-05  |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |  |
| 4. Date application approved, submitted, or planned for submission: <u>(01/10/06)</u>  |  |
| 5. Number of units affected: 2   |  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 31/03/07  |  |

| <b>Demolition/Disposition Activity Description</b>                                    |  |
|---|--|
| 1a. Development name: Scattered Site  |  |
| 1b. Development (project) number: MN02-013  |  |
| 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 type="checkbox"/>                                  |  |
| Planned application <input checked="" type="checkbox"/>                               |  |
| 4. Date application approved, submitted, or planned for submission: <u>(01/10/06)</u> |  |
| 5. Number of units affected: 11   |  |
| 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: 01/10/06                               |  |
| b. Projected end date of activity: 31/03/07   |  |

| <b>Demolition/Disposition Activity Description</b>                                    |  |
|---|--|
| 1a. Development name: Scattered Site  |  |
| 1b. Development (project) number: MN02-038  |  |
| 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 type="checkbox"/>                                  |  |
| Planned application <input checked="" type="checkbox"/>                               |  |
| 4. Date application approved, submitted, or planned for submission: <u>(30/10/06)</u> |  |
| 5. Number of units affected: 15   |  |
| 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: 30/10/06                               |  |
| b. Projected end date of activity: 31/03/07   |  |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Scattered Site<br>1b. Development (project) number: MN02-039   |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(30/10/06)</u>  |
| 5. Number of units affected: 12  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 30/10/06<br>b. Projected end date of activity: 31/03/07  |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Scattered Site<br>1b. Development (project) number: MN02-040   |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(30/10/06)</u>  |
| 5. Number of units affected: 1   |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 31/03/07  |

| <b>Demolition/Disposition Activity Description</b>                  |  |
|---|--|
| 1a. Development name:   | Scattered Site   |
| 1b. Development (project) number:                                   | MN02-043   |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>(30/10/06)</u>  |
| 5. Number of units affected:  | 1  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 31/03/07   |

| <b>Demolition/Disposition Activity Description</b>                  |  |
|---|--|
| 1a. Development name:   | Scattered Site   |
| 1b. Development (project) number:                                   | MN02-045   |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)                                  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | <u>(30/10/06)</u>  |
| 5. Number of units affected:  | 7  |
| 6. Coverage of action (select one)                                  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 01/10/06<br>b. Projected end date of activity: 31/03/07   |

| <b>Demolition/Disposition Activity Description</b>                                    |  |
|---|--|
| 1a. Development name: Scattered Site  |  |
| 1b. Development (project) number: MN02-078  |  |
| 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 type="checkbox"/>                                  |  |
| Planned application <input checked="" type="checkbox"/>                               |  |
| 4. Date application approved, submitted, or planned for submission: <u>(01/10/06)</u> |  |
| 5. Number of units affected: 2  |  |
| 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: 01/10/06                               |  |
| b. Projected end date of activity: 31/03/07   |  |

| <b>Demolition/Disposition Activity Description</b>                                    |  |
|---|--|
| 1a. Development name: Scattered Site  |  |
| 1b. Development (project) number: MN02-082  |  |
| 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 type="checkbox"/>                                  |  |
| Planned application <input checked="" type="checkbox"/>                               |  |
| 4. Date application approved, submitted, or planned for submission: <u>(01/10/06)</u> |  |
| 5. Number of units affected: 4  |  |
| 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: 01/10/06                               |  |
| b. Projected end date of activity: 31/03/07   |  |

## **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? 10

#### 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:

- An eligible family must be a current MPHA Section 8 participant family in good standing or be a public housing tenant who has been accepted into the MPHA Section 8 Homeownership program.
- Once participant families have been approved for the homeownership program, they will have 180 days to purchase with Section 8 assistance. If the family is unable to purchase within the 180 days, they will retain their Housing Choice rental voucher.
- MPHA will review lender qualifications and loan terms before authorizing homeownership assistance. MPHA may disapprove proposed financing, refinancing or other debt if it determines that the debt is unaffordable, or it is determined that the loan terms do not meet MPHA specifications (affordability). Affordability requirements must be consistent with MPHA’s Section 8 HCV rental voucher rent reasonableness calculations however, once a family purchases a home under this program the voucher size and payment standard used will remain constant during the participants tenure on the program.

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

- Provide outreach to Section 8 voucher parties and public housing tenants who may be eligible for MPHA’s Section 8 Homeownership program.
- Work with a consultant to set up first time homebuyer education and mortgage readiness counseling.
- Ongoing work to secure funding for a revolving loan fund to assist families with downpayments.
- Initial Section 8 payment standard will continue throughout client participation in program..

### **(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).

The Family Housing Fund, a local non-profit philanthropic organization, has been the contractor through which MPHA and Thompson Associates established and currently operates its first time homebuyer education and training program for MPHA residents and Section 8 participants for over 10 years. This collaboration effort has enabled 171 public housing and Section 8 families to purchase their first homes, and with funds contributed by Family Housing Fund (up to \$20,000 for downpayment and rehab assistance), has helped bridge the affordability gap. In a report prepared for the U.S. Department of Housing and Urban Development, Office of Policy, Program and Legislative Initiatives by Jennifer Turnham of Abt Associates, Inc., Ms. Turnham stated "Based on its success with the HOME and Moving Home programs, the homeownership counseling offered by MPHA through Thompson Associates may be considered a model for Section 8 homeownership programs developed under the new rule." Sue Didier, President of Thompson Associates, is an AHECI Certified Homeownership Education and Counseling firm, HOME Program Administrator, Loan Counselor, and a licensed Real Estate Broker in the State of Minnesota.

- d.  Demonstrating that it has other relevant experience (list experience below).

The MPHA Homeownership Coordinator, Janice Hughes, P.H.M, C.M.M been employed by MPHA since 1992. She received the Public Housing Occupancy Specialist certification in 1993 and Housing Specialist Certification in Section 8 Occupancy in 1999. Ms. Hughes has administered MPHA's homeownership programs for the past eight years, held her Real Estate License in the State of Minnesota and received Certification in first time homebuyer Counseling from the Homeownership Center in 2002. She currently works closely with the FHF, Thompson Associates and lenders in providing mortgage readiness counseling to MPHA homeownership program participants.

### **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 2001 - 2005.)*

The Minneapolis Public Housing Authority (MPHA) has just completed its first year operations following adoption of its new five year approved by HUD in September 2005. MPHA made progress in meeting its strategic goals as identified in its 5-Year Plan for Fiscal Years 2005-2009.

#### **PHA Goal 1: Increase the availability of decent, safe and affordable housing:**

- ◆ MPHA moved forward with implementing its HOPE VI Grant. It substantially completed construction of its 102 unit senior development with actual completion and lease up in January 2006. MPHA secured approximately \$1,000,000 in non-Hope VI grant Funds to enhance this development.
- ◆ MPHA Board has approved use of up to 20% of its vouchers to support project based programs, to date 597 Section 8 project based vouchers have been issued for various developments with 505 units leased up.

MPHA has completed 765 of the 770 replacement units required by the Hollman Consent Decree with 472 of those units developed in suburban jurisdictions. All 770 units are expected to be completed and ready for occupancy by the end of July 2006.

MPHA leveraged \$1 million grant from Minneapolis' Community Planning and Economic Development Department (CPED) for the construction of a new 5-unit townhome building in the Linden Hills neighborhood. This development will comprise the final 5 Hollman replacement units and is expected to be completed at and ready for occupancy by the end of July 2006.

- ◆ MPHA has made 150 Housing Choice Vouchers available for families who are homeless and working with the Minneapolis Public Schools and Lutheran Social Services. This program (Its All About The Kids) leverages funds and resources from MPHA, the Family Housing Fund, the Minneapolis Public Schools and Lutheran Social Services. Participating families will receive housing, supportive services and counseling that will allow families to live in neighborhoods where their children attend school. Over 400 school aged children have been served with 31 schools having participated in this program. Currently, there are 138 families participating in the program.
- ◆ Through MPHA's two Homeownership Programs, 163 families have purchased homes. To date, over 850 families have participated in the homeownership and credit counseling services offered through these programs. Both programs provide counseling, mortgage readiness training and down-payment assistance as part of the array of services offered. Under the MTW Section 8 Home Ownership Demonstration program, 23 of these families have purchased homes. MPHA is in the final stages of implementing a Section 8 Homeownership program pursuant to the new regulations.
- ◆ MPHA completed construction of a new duplex in south Minneapolis at 23 West 38<sup>th</sup> Street, which is now occupied.
- ◆ MPHA has conducted meetings with City of Minneapolis Community Planning and Economic Development Department (CPED) and Greater Metropolitan Housing Corporation (GHMC) to develop affordable homeownership opportunities for MPHA residents and Voucher program participants.
- ◆ MPHA has met with City of Lakes Land Trust to explore possible partnerships that would create affordable homeownership opportunities for MPHA residents and Voucher program participants.

## **Goal 2: Improve the quality of assisted housing:**

- ◆ MPHA continues to be a high performer under the Public Housing Assessment Program (PHAS) and has made significant improvement in its Section 8 management operations.
- ◆ MPHA implemented approximately \$10 million in capital improvements at its properties in the last fiscal year.
- ◆ There are 472 public housing units that have been located in suburban localities and MPHA continues to be successful in leasing up these units as vacancies occur.
- ◆ Through partnerships with five assisted living providers and funding through Hennepin County, MPHA has created seven Assisted Living programs that provide services in its public housing developments. Its latest assisted living program at Heritage Commons at Ponds Edge is an Assisted Living Plus program that has on sight staffing 24 hours a day – seven days per week.
- ◆ MPHA provided enhanced customer service training. Last year eight sessions of “Incivility In The Workplace” training was provided to 186 MPHA staff. MPHA continues to operate its in-house Supervisory Training Program to further develop and increase the skills of its management staff. Staff also participates in other professional development training opportunities.
- ◆ Section 8 and Low Rent Program staff received training in Rent Calculations, PIC and RIM reviews.
- ◆ MPHA established a new on-line subscriber newsletter MPHA ON LINE to enable better communication and provide timely information about MPHA, its programs and services.
- ◆ MPHA now provides estimates of rent increases prior to completion of the verification process. This will allow residents to prepare for possible changes in rent.

## **Goal 3: Increase Assisted Housing Choices:**

- ◆ MPHA continues to work with landlords who wish to participate in the Housing Choice Voucher Program. Specific efforts were made to meet with landlords and neighborhood groups to promote safer neighborhoods.
- ◆ MPHA’s Section 8 Home Ownership Program policies and procedures are being established and discussions with various partners are underway to promote housing opportunities where the Housing Choice Voucher can be used as part of the affordability strategies for first time home buyers.
- ◆ MPHA continues to operate a Housing Resource Room in collaboration with HousingLink, a non-profit housing clearinghouse whose mission it is to link low-income families to assisted and other affordable housing in the Metropolitan Area. The Resource Room receives over 300 inquiries per month.

## **Goal 4: Improve community quality of life and economic vitality:**

- ◆ MPHA is has completed construction of Heritage Commons at Pond’s Edge its new state-of-the-art 102 unit senior development.
- ◆ MPHA continues its partnership with the Minneapolis police to provide a team of police officers that operates exclusively for public housing security purposes.
- ◆ MPHA continues its partnership with the Minneapolis Highrise Representative Council (MHRC) to enhance Project Lookout, a resident security program in MPHA highrises, including a joint effort that resulted in a \$300,000 grant to support crime prevention activities in the Highrise communities. MHRC operates a Project Lookout program in 20 highrises involving over 150 resident volunteers.
- ◆ MPHA also works with MHRC in implementing various diversity initiatives for both residents and staff.

- ◆ MPHA continues to maintain its relationship with 40 resident councils, including the Minneapolis Highrise Representative Council, Glendale Resident Organization, the Scattered Site Resident Council and various individual resident councils to encourage resident participation in MPHA communities.

**Goal 5: Promote self-sufficiency and asset development of assisted households:**

- ◆ The Section 8 Housing Choice Voucher (HCV) FSS Coordinator is successfully working with 179 HVC FSS Participants. Since her hire last year, she has enrolled 26 new FSS Participants and graduated 18 who met their goals.
- ◆ MPHA continued working with the Minneapolis Department of Public Works and the Heritage Park developer to implement Section 3 employment and business goals for this over \$250 million development.
- ◆ MPHA continues to fund its Self Help program budget committing \$110,000 for this past year. This fund provides work opportunities and stipends for residents who perform a number of tasks for MPHA at the buildings in which residents live as well as at the administrative offices of MPHA.
- ◆ MPHA continues to contract with Volunteers Of America/Minnesota (VOA/MN) for social services in the highrises. This includes additional services for elderly and disabled persons in conjunction with the HUD funded Service Coordinator Program. MPHA has a total of 22 service agreements inclusive of ones with VOA/MN. These agreements provide on-site services and assistance to residents and resident council organizations. MPHA also houses seven Assisted Living Programs including the assisted living program at Heritage Commons at Pond's Edge, MPHA's new senior development
- ◆ MPHA participates in a cost share partnership with Volunteers In Service To America (VISTA) to provide 5 VISTA / Community Worker positions for MPHA. Historically, MPHA has filled these Community Worker positions with MPHA residents.
- ◆ MPHA's Section 3 program has worked with eligible Section 3 residents and businesses with the following results :

MPHA has awarded \$5,234,899 in contracts to Section 3 businesses. This is equal to 9.81% of all MPHA contracts awarded.

MPHA and firms doing business with MPHA have hired 134 Section 3 eligible residents.

MPHA has facilitated two Section 3 Joint Ventures

Under MPHA's Step Up Program three apprentices were inducted into regular Apprentice programs through the building trades.

MPHA has certified 17 new Section 3 businesses.

**Goal 6: Ensure equal opportunity and affirmatively further fair housing objectives:**

- ◆ MPHA's Project Based Voucher Program provides accessible housing opportunities to numerous families who need accessible housing and various supportive services. MPHA has established agreements with numerous providers where housing support by MPHA is supplemented with services by providers enabling disabled families to access affordable housing.
- ◆ MPHA was awarded 400 Designated Vouchers for Disabled (DVD) to be used specifically in assisting non-elderly disabled in obtaining affordable housing. MPHA worked with advocates and service providers from the Metropolitan area to prepare disabled persons for accessing this valuable resource. To date, 185 of the DVD vouchers have been leased up. An additional 50 families have been issued vouchers and are seeking housing.

MPHA is engaged in a recruiting effort to identify eligible families for from the Public Housing and Section 8 waiting lists and the disabled community to utilize the remaining DVD vouchers. This outreach effort is specifically designed to meet the goal of ensuring access to assisted housing to families with a disability status

## **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
- b. Significant Amendment or Modification to the Annual Plan

***Substantial deviation is a material change to an MPHA [written] policy that requires approval by Minneapolis Public Housing Authority's (MPHA's) Board of Commissioners. It does not include a change in strategy, policy or procedure when the change is reasonably necessary to effectuate the intent, purpose or interpretation of MPHA's Agency Plan or other policy.***

***A significant amendment or modification to an MPHA policy is one that will most likely result in a major effect upon the intent, purpose or interpretation of MPHA's Agency Plan or other policy.***

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

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

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

If yes, provide the comments below:

***\*\* Insert provides comments received from the Resident Advisory Board, MPHA residents, MPHA staff and various constituencies. \*\*\****

### **Building Repair**

Is it true that due to the President's cuts in the budget, the elevators are not fixed during off hours?

***That is not accurate. MPHA has a policy for elevator repairs. If a building has a single elevator, a malfunction of the elevator will be considered an emergency and repairs will be addressed any time there is a malfunction. If a building has two or more elevators, and there is a malfunction in one elevator, repairs will be addressed the first business day. If the 2nd elevator can not accommodate what is needed for an emergency, then the malfunction of the main elevator will be considered an emergency and will be addressed immediately.***

Capital Improvements should check with technical colleges and schools. Students may be able to do work such as tuck pointing at no cost just for the opportunity to learn.

***Thank you for your suggestions; MPHA will take these into consideration.***

Of the \$13 million + that MPHA is applying for in capital funds, how much do you think MPHA will receive?

***MPHA has now been officially informed that it is receiving \$12.6 million not including any potential high performer bonus for its CFP in FY 2006.***

800 – 5th was scheduled for façade repair, but it seems to have been dropped from the updated schedules. There has been wall damage because this has not been repaired.

***800 5th comprehensive exterior improvements including façade repair is scheduled to be initiated in 2006.***

Why was the money allocated to 600 -18th pushed back to 2008?

***Improvements that were scheduled at 600 18th consisted primarily of apartment upgrades. These had to be deferred in order to address major mechanical upgrades at other buildings.***

### **Parking Policy**

Does the family parking policy requiring a licensed driver for each vehicle parked also apply to highrise residents and their guests if the guest is staying for a period of time?

***No.. Highrises have their own parking policy and depending on the developments there are different requirements for guest parking. Please consult your manager.***

### **Pest Control**

- Roaches have been in buildings for years and never totally eliminated. The pest control exterminators do not do a good job. The roaches, etc. return. The spray does not work. Use stronger pest control compounds.

Residents report pests, the management office sprays and also an outside vendor comes in to exterminate and the pests still return. What can be done? Lately, there have been mice.

***MPHA's contract for pest control services has been adjusted with specifications to address the bed bug issue. The new contract, which is now open to bidders, will expand the options to more aggressively fight pests (roaches, mice, etc.) common in MPHA properties. The pest control concerns of each resident will be appropriately addressed by the new vendor. The selected vendor will be required to submit Material Safety Data Sheets (MSDS) to all Property Managers, who in turn will make it available for resident review.***

If a resident purchases new furniture and it becomes infested with bed bugs because of other infestation in the building, how is that the resident's responsibility?

***MPHA policy states that "residents are responsible for assuring that the condition of their apartment does not contribute to pest infestation..." and that "Residents must inform management of pest control problems..." MPHA recognizes that having a pest problem in a unit does not necessarily mean the resident did something to cause that infestation. Communication between MPHA and residents regarding pest control problems are essential to controlling infestation problems.***

- A resident was charged \$40 for disposing of a large piece of furniture. What happens if the resident cannot afford to pay \$40 and how will this apply to residents having to dispose of furniture if there is bed bug infestation?

***The \$40 charge for disposing of a large piece of furniture is for when a resident disposes of furniture for***

*a convenience purpose e.g. the resident gets a new or different piece of furniture. If MPHA requires a resident to dispose of a piece of furniture do to an infestation of bed bugs, MPHA will not require the resident to pay a fee for disposing of the furniture. Where there is a fee charged and the resident cannot afford to pay the amount with their next rent payment, the resident should contact the property manager to work out a payment plan.*

- The practice has been that residents have been bringing in discarded furniture, etc. Will this new policy be enforced?

*MPHA will enforce this policy as the infestation of Bed Bugs poses a significant threat to other residents, guests and MPHA staff.*

MPHA should attempt to treat a unit that has bed bugs before requiring the resident to discard infested furniture.

*MPHA is relying on the knowledge of pest control experts who have determined that treatment of an infested unit is much more effective when the bulk of the problem is eliminated through disposal of infested furniture.*

The proposed policy states, "MPHA is not responsible for bed bug infestations and will not reimburse residents for items that are required to be discarded." In some cases a resident may not be responsible for an infestation either, for example, when an infested piece of furniture is being carried through the hallway by another resident and the bed bugs enter other apartments

*MPHA, in its Pest Control Policy, makes it clear that it is not legally responsible for Bed Bug infestations and that MPHA will not reimburse residents for items that are required to be discarded pursuant to the policy. As addressed in an earlier question, MPHA policy states that "residents are responsible for assuring that the condition of their apartment does not contribute to pest infestation..." and that "Residents must inform management of pest control problems..." MPHA recognizes that having a pest problem in a unit does not necessarily mean the resident did something to cause that infestation.*

- MPHA should be more proactive about identifying sources of replacement mattresses, for example, hospitals and other donation possibilities. Until the nationwide bed bug epidemic diminishes, it is likely that many residents will be required to discard mattresses, furniture and even clothing. Everyone needs a bed to sleep on and many residents will not have the financial resources to replace their mattresses.

*MPHA is very sensitive to the income status and hardships that may result from this new policy. The MPHA Resident Initiatives Department is looking into this matter and will identify organizations and referrals that may be able to assist residents who need assistance with replacing furniture that is required to be discarded.*

### Rent Collections

- Update the Rent Collections system so residents are permitted to pay with a charge or debit card. Also, accept rent payments at the administrative offices at 1001 Washington.

*As part of our Banking Services RFP issued last year, the MPHA solicited bids for services to allow tenants to pay with charge or debit cards and/or online payment acceptance. However, the submitted bids were determined to be cost prohibitive. Therefore the Authority is currently in the process of investigating less expensive options with non-bank vendors including the possibility of having users pay a "convenience charge" to cover the cost of the service.*

- Is resident's increase in rent retroactive to June? Will the increase be retroactive to the date of notice of increase?

*MPHA's policy on rent increase clarifies that rent increase will be effective on the annual date of recertification even if the verification process goes beyond that date. (For example: a resident may have*

***an annual recertification in June. MPHA would start the verification in February or March, and generally provide notice of a change in rent in April with the new rent due and payable in June. There are some circumstances where the verifications take longer and the recertification process may not be completed until July or August. In these cases since the annual certification is in June, the new rent would be effective retroactive to June.***

- Why did MPHA set 3 years as the time frame to not oppose expungement of UD's? There are situational cases as to why a resident was unable to pay rent (i.e., a resident not receiving child support one or more months).

***Current law allows Unlawful Detainers to be on the books for 10 years. MPHA recognizes the impact of a UD on the ability for a family to find housing. MPHA chose a 3 year period and payment in full to MPHA of any funds owed by the former resident as a reasonable compromise that allows enough time for the family to demonstrate reliability and responsibility as a tenant. Also, when screening a tenant, MPHA uses a standard of 3 years of residential history.***

### **Sales & Service Charges**

- The Director of Property Management should have a one page summary of the Sales and Service charges posted in each building.

***Good idea! MPHA will develop and post a summary of Sales and Services Charges in each building.***

- We oppose the proposed increase from \$10 to \$15 per month in the air conditioner charge. We acknowledge increased energy costs, however, resident incomes have not necessarily increased to afford them this additional charge. One resident commented that he lives on an extremely fixed income and this increase is equivalent to what he spends on his diabetes medicine each month.
- How does the increased cost to residents for air conditioning compare to the estimated cost for the amount of electricity used for air conditioning?

***With current electric rates of .083 cents per kilowatt hour plus taxes and fees charged by Xcell Energy, MPHA has determined that the cost to run a newer energy efficient air conditioner that fits into the air conditioning sleeves is 9.2 cents per hour. This would be \$66.24 per month to run the air conditioner non-stop or close to \$200.00 for the cooling season. MPHA's proposed increase from \$10.00 to \$15.00 for the five months would be \$75.00 during the cooling season or the amount to run the air conditioner for 8 hours per day for the 3 hottest months of the year.***

- What if a resident only uses the air conditioning periodically? Resident was charged for two months he didn't use the air conditioning. If the weather stays cool and resident doesn't use the air conditioning will they still have to pay?

***The \$15 dollar per month costs from May through September is a small portion of the actual costs, MPHA's charge to the resident will be assessed regardless of how often or little a resident uses the air conditioner in a given month.***

- Why is MPHA increasing the cost for air conditioning from \$10.00 to \$15.00 per month? Could this charge be prorated over the entire year instead of just May through September?

***In an attempt to do just that (prorate) the excess utility air conditioning charge is spread from May through September; thus, reducing the monthly charge from the actual 3 month cooling season.***

- There should be no \$5.00 charge for guards letting residents into the building. What is the reasoning behind this charge? Sometimes the key tag reader or key tag does not work. Will the resident be charged?

- We oppose the proposed \$5 charge for each time a guard has to open the entrance door for a resident. A resident should not be punished for accidentally forgetting his/her key tag. It is not difficult for the guard to check an ID and open the door for a resident.

*MPHA has been concerned that key tags are given to guests or friends and then those who live in the apartment do not have access to the building and look to the security guard for assistance. Security is very important to MPHA and residents. MPHA will drop this proposed change from our sales and services charges.*

- What is the policy for maintaining tile floors in apartments? How is normal wear and tear determined? What if the wear and tear is from pest control or repair work in the apartment?

*Tile floors need to be cleaned regularly. Over a period of time, there will be some wax buildup and residents can use readily available cleaners/floor care products to maintain tile floors.*

*MPHA's Statement of Policies has "Guidelines for Determining Ordinary Wear and Tear". MPHA staff (property managers, maintenance staff) determines normal wear and tear based upon these criteria. Generally, these include, a comparison of the initial inspections report to the current condition of items; age of the items; structural damage or deficiencies; the length of tenancy; a record of service calls for a specific item and etc. Examples of normal wear and tear for cabinet doors and drawers and tile floors include superficial cracks, age discoloration, rub marks, etc. The following are examples of chargeable sales and service items. These by no means all-inclusive examples are: cabinet doors and drawers that have been forcibly removed and broken, warping of doors due to exposure to excessive resident-caused moisture, holes in walls or cabinetry, staining of apartment walls and ceilings due to smoking, etc. These will be determined as chargeable by property management staff. If chemicals applied to floors, cabinets, etc. by vendors are the cause for any non-removable stain damage, these will not be chargeable to the resident.*

- Resident's tile floor has a build up of wax. Does the resident have to pay to have the floor cleaned?

*See previous response*

- If cabinet doors and drawers are replaced after 10 years or more, the resident should not be charged.

*See previous response*

- MPHA should provide specific examples of what constitutes resident damage to property including cabinet doors and drawers, etc. vs. what constitutes "Normal wear and tear." Many apartments have not been remodeled for years so it is important that there are clear guidelines for assessing damaged items.

*See previous response*

- No resident would be able to pay \$5,000 for fire sprinkler damage.

*In the past, MPHA incurred property damage costs in the hundreds of thousands caused by intentional acts. The \$5,000 charge to be assessed to residents is meant to be a deterrent against intentional acts that cause damage to MPHA property and pose a threat to the health and safety of other residents. MPHA will sign an extended repayment agreement with the resident to facilitate the resident being able to pay.*

## Security

- During elevator repair at 1206 – 2nd Street, how will MPHA make sure that there is monitoring of the stairwells for safety?

*The stairwells at 1206 2nd Street are within a secured area of the building. MPHA has posted a guard at the building for a number of hours each day.*

- Is there a time frame in which an 18 year old or other resident in a household needs to have a picture ID if they have not had one before?

*MPHA expects that a valid picture ID should be available to a resident and be able to be provided to MPHA by the time a resident turns 18. School IDs, drivers licenses, and other forms of picture ID are generally available even before a person turns 18. If there is a special circumstance where such an ID is not or can not be available the resident/applicant should talk to the appropriate MPHA staff.*

- Install door alarms that cannot be dismantled.
- Replace the entry guard telephone system. The system always goes down.
- Install more cameras in laundry rooms and community rooms. Also, look at making smaller buildings safer by installing more cameras.
- Conduct a system wide lighting evaluation and improve lighting around the buildings.
- Conduct security surveys at the remaining buildings, especially at the Cedars and Hiawathas.
- Key tags should have photos on them so residents cannot give them to non-tenants.
- Install alarms on doors that are tamper proof.

*MPHA has conducted security needs assessments at many of its sites and has initiated implementation of improvements as identified by these assessments and by MPHA's security committee. Some of the improvements include digital surveillance systems and additional cameras, improved lighting and building access, upgraded key tag system with photo ID, replacement of problematic entry guard systems, and fencing. Some sites remain to be assessed and this along with the identified upgrades will be carried out as funding becomes available.*

### **Violence Against Women Act**

- What language will MPHA add to its Agency Plan, Statement of Policies and Section 8 Administrative Plan as required to address the Violence Against Women Act of 2005?

*MPHA is adopting a specific policy to address the requirements of the Violence Against Women Act. This policy will apply to MPHA's Agency Plan, Statement of Policies and Section 8 Administration Plan.*

### **Miscellaneous Concerns**

- Time Warner is the cable company monopolizing our building and others. They are charging high rates for providing us channels. We could get the same channels much cheaper through Dishnet We are requesting that MPHA offer Dishnet in addition to Time Warner so that we get competitive rates and choices.

*MPHA permits cable service and provides the necessary infrastructure for cable. For practical and safety reasons individual satellite dishes may not be installed on the exterior of highrise buildings. Satellite dishes may be permitted in scattered site housing, if appropriately installed with prior approval from MPHA.*

- MPHA should make residents aware either in newsletters, etc. what the preferences are and the rankings of those preferences. Sales & Service charges and Housekeeping Standards should be posted in each building.

*Preferences and how the preferences are ranked has to do with the application process for residency. Once a family is admitted to public housing or a Section 8 program, preferences and rankings are no longer relevant. MPHA does include information about preferences and points which determine ranking in its application materials so that when applying for public housing or a Section 8 program families can claim any preferences to which they may be entitled.*

*MPHA will be developing a summary of the Sales and Service charges and posting them at key locations on MPHA owned properties.*

*MPHA will be developing a summary of its Housekeeping Standards and posting them at key locations on MPHA owned properties.*

- What impact will the fuel price increase have and what can MPHA do during the current budget crisis?

*Fuel price increases negatively affect the Low Rent budget, especially if HUD does not reconcile in part or in full such increases at the end of the year. MPHA has in place a comprehensive energy conservation program and is in the process of increasing the scope of energy savings improvements in order to reduce the impact of fuel price increases.*

- MPHA should do more to publicize their Crime Tip Line.

*MPHA is taking more affirmative steps to publish make residents aware of its Crime Tip Line. For example, MPHA's "Communicator" (the Resident Newsletter) has the Crime Tip Line and other significant phone numbers displayed prominently in the publication. We will work with the various resident organizations to further increase awareness of the Crime Tip Line.*

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)

*The Resident Advisory Board (RAB) meets regularly with MPHA staff and serves as a conduit for input from the various resident organizations and individual residents. The Plan that was presented to the MPHA Board for Approval and was developed with full RAB participation.*

#### ***MPHA Resident Advisory Board Membership***

***Jim Anderson***

***Edith Bacon***

***Yvette Boatman***

***Patricia Chestnut***

***Regina Goudeau***

***John Hammond***

***Danda Khalif***

***Mieng Lam***

***Somphian Outhayvong***

***Dorothy Robinson(Chair)***

***Doug Schelske***

***Syda Souvannasy***

***\*Michael Jensen(Hennepin County), Cara Letowsky(Mayor's Office), Natalie Collins (Minneapolis City Council), Thomas Leighton (Minneapolis Planning Department) were members during the Capital Fund portion of the Agency Plan process.***

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

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

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

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

*Ms. Darlene Rogers (Family Representative)*  
*Mr. Westley Wheeler (Highrise Representative)*

Method of Selection:

Appointment

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

**Darlene Rogers – December 31, 2008**

**Westley Wheeler – December 31, 2006**

*The Minneapolis City Charter determines how residents are appointed to MPHA's Board of Commissioners. The MPHA Board has two resident representatives; one is appointed by the mayor and one is appointed by the City Council. (MPHA and the Resident Organization has developed clarifying language regarding resident input into selection of the Resident Commissioners).*

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: December 31, 2006  
***2 members will have terms expiring on December 31, 2006***

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

***Two will be appointed by Mayor R.T. Rybak of the City of Minneapolis.***

- Ward 1 – Paul Ostrow***
- Ward 2 – Cam Gordon***
- Ward 3 – Diane Hofstede***
- Ward 4 – Barbara Johnson-President***
- Ward 5 – Don Samuelsr***
- Ward 6 – Robert Lilligren, Vice President***
- Ward 7 – Lisa Goodman***
- Ward 8 – Elizabeth Glidden***
- Ward 9 – Gary Schiff***
- Ward 10 – Ralph Remington***
- Ward 11 – Scott Benson, Majority Leader***
- Ward 12 – Sandy Colvin Roy***
- Ward 13 – Betsy Hodges***

### **(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: (City of Minneapolis)**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the

- development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

*The Consolidated Plan Process resulted in \$370,000 being allocated to MPHA.*

**(4) (Reserved) Resident Satisfaction Survey Follow-up Plan**

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

Since the 2000 Resident Satisfaction Survey, the Minneapolis Public Housing Authority (MPHA) has passed in all categories of Resident Satisfaction. With the 2005 survey MPHA fell slightly below the passing score (75%) in Communication with a 73% score. MPHA has developed and will implement the following action steps to correct and improve this rating with public housing residents in 2005 and 2006.

▪ **Resident Newsletters:**

Distribute MPHA resident newsletter, the “Communicator”, highlighting MPHA programs and services. Newsletters will be distributed to all residents up to four times per year.

MPHA will work with the Minneapolis Highrise Representative Council (MHRC) to include specific information in MHRC’s monthly newsletter as appropriate.

▪ **Web Site Upgrades:**

MPHA has upgraded its Internet web site at: [www.mphaonline.org](http://www.mphaonline.org) The web site is primarily designed for residents, potential residents, service providers and other organizations interested in ensuring affordable housing such as the programs operated by MPHA. The web site will also be advertised in the Resident Newsletter as a source for more information. MPHA has also implemented a subscriber newsletter “MPHA ON LINE” to provide current information regarding MPHA events, programs, etc. and will take specific steps to link newsletters with residents who are web accessible.

▪ **New Communication Technology For Resident Organizations:**

The citywide resident organization now has access to e-mail, making communication between MPHA staff and residents instantaneous and enhancing the overall information flow to residents.

▪ **Information Open Houses:**

MPHA is planning a series of informational open houses at highrise developments and one family townhome development to be completed in fiscal year 2006. These events will feature information regarding everything from how rent is calculated to pest control issues.

▪ **Continued Customer Service Training:**

MPHA continues customer service training sessions primarily for leasing and property management staff.

■ **MPHA Policies and Procedures:**

MPHA has adopted a Limited English Proficiency policy that supports translation and communication of Agency actions to residents whose primary language is not English.

MPHA is adopting a specific Violence Against Women Act (VAWA) policy which provides information about protection under VAWA to MPHA program participants and applicants. Specific notice will be sent to all residents regarding MPHA's VAWA Policy.

MPHA has initiated a procedure where significant actions by MPHA that impact our residents will be communicated through notices in the rent statements and translated as called for under our Limited English Proficiency (LEP) Policy

**10. Project-Based Voucher Program**

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

If yes, check which circumstances apply:

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

***Community Partnerships allowing both housing and additional services.***

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

| PROJECT NAME                            | ADDRESS   | # UNITS | CENSUS TRACT |
|---|---|---------|--------------|
| Lorraine                                | 2310 Portland Ave S   | 14      | 1071.00      |
| Portland Village                        | 1815 Portland Ave S<br>1825 Portland Ave S<br>620 E 19th St | 24      | 59.02        |
| Jeremiah                                | 1510 Laurel Ave   | 18      | 1052.00      |
| Tubman Family Alliance                  | 111 31st St E   | 10      | 83.00        |
| Women's Community Housing               | 17 E 24th St  | 10      | 1069.00      |
| Catholic Eldercare (River Village East) | 2919 Randolph St NE   | 25      | 1005.00      |
| Trinity Gateway                         | 2805 E Lake St  | 16      | 1088.00      |

| <b>PROJECT NAME</b>       | <b>ADDRESS</b>  | <b># UNITS</b> | <b>CENSUS TRACT</b> |
|---------------------------|---|----------------|---------------------|
| Central Ave Apts          | 1828 Central Ave NE   | 61             | 1025.00             |
| 3rd Ave Townhomes         | 3806-3818 3rd Ave S   | 12             | 1094.00             |
| Armadillo Flats           | 2727 1st Ave S<br>2743 1st Ave S  | 8              | 78.01               |
| Many Rivers               | 1518 Franklin Ave E   | 7              | 1060.00             |
| Park Plaza                | 505 Humboldt Ave N<br>507 Humboldt Ave N<br>525 Humboldt Ave N<br>527 Humboldt Ave N<br>1315 Olson Memorial Hwy | 28             | 1041.00             |
| Lydia House               | 1920 LaSalle Ave  | 40             | 1056.00             |
| Bottineau Lofts           | 1929 2nd St NE  | 9              | 17.00               |
| Collaborative Village     | 2020 Elliot Ave S   | 16             | 59.02               |
| West River Commons        | 4610 E Lake St  | 12             | 1076.00             |
| Franklin Portland Gateway | 2112 Oakland Ave S<br>2116 Oakland Ave S<br>611 E Franklin Ave  | 7              | 59.02               |
| Lamoreaux                 | 706 1st Ave N   | 13             | 1044.00             |
| Archdale                  | 1600 1st Ave S  | 13             | 1052.00             |
| Loring Towers             | 15 E Grant St   | 43             | 1052.00             |
| Boulevard                 | 5320 Lyndale Ave S  | 6              | 1114.00             |
| Journey Homes             | 2431 Portland Ave S   | 12             | 1071.00             |
| Pine Cliff                | 501 E 19th St   | 7              | 59.02               |
| St. Barnabas              | 906 7th St S  | 39             | 1054.00             |
| Barrington                | 911 Park Ave S  | 3              | 1054.00             |
| Lindquist Apartments      | 1927-35 W Broadway  | 24             | 1028.00             |
| Clare Apartments          | 929 3rd Ave NE  | 28             | 1031.00             |
| Phillips Redesign         | 2805-2813 Cedar Ave S   | 4              | 73.02               |
| Many Rivers W             | 1400-1500 E Franklin  | 3              | 1060.00             |

| PROJECT NAME          | ADDRESS                | # UNITS | CENSUS TRACT |
|-----------------------|------------------------|---------|--------------|
| St Anthony Mills      | 100 Chicago Ave S      | 17      | 46.00        |
| Jerimiah Expansion    | 1510 Laurel Ave        | 21      | 1052.00      |
| Hiawatha Commons      | 2301 28th St E         | 20      | 1064.00      |
| Central Avenue Lofts  | Central Ave & 24th NE  | 8       | 1019.00      |
| River Runs Apartments | Marshall & 14th Ave NE | 16      | 24.00        |

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

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

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

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>  |
| 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   |
| X  | 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<br><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<br><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.<br><input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.   | Annual Plan: Grievance Procedures  |
| X  | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.   | Annual Plan: Capital Needs   |
| X  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.   | Annual Plan: Capital Needs   |
| X  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.   | Annual Plan: Capital Needs   |
| X  | 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                              |
| X  | Approved or submitted public housing homeownership programs/plans.  | Annual Plan: Homeownership   |
| X  | Policies governing any Section 8 Homeownership program (Appendix B of the Section 8 Administrative Plan)  | Annual Plan: Homeownership   |
| X  | Public Housing Community Service Policy/Programs<br><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 PHA and local employment and training service agencies.   | Annual Plan: Community Service & Self-Sufficiency                                |
| X  | FSS Action Plan(s) for public housing and/or Section 8.   | Annual Plan: Community Service & Self-Sufficiency                                |
| X  | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.  | Annual Plan: Community Service & Self-Sufficiency                                |
| 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                                |
|  | Policy on Ownership of Pets in Public Housing Family Developments (as required  | Pet Policy   |

| <b>List of Supporting Documents Available for Review</b> |  |                               |
|--|--|-------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b> |
| X  | by regulation at 24 CFR Part 960, Subpart G).<br><input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  |                               |
| X  | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit     |
|  | Consortium agreement(s), if a consortium administers PHA programs.   | Joint PHA Plan for Consortia  |
|  | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection                     | Joint PHA Plan for Consortia  |
|  | Other supporting documents (optional). List individually.  | (Specify as needed)           |

## CAPITAL FUND PROGRAM ANNUAL STATEMENT – FY2006

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |         |                                 |          |
|--|---|---|---------|---------------------------------|----------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |         |                                 |          |
| PHA Name: Minneapolis Public Housing Authority   |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |         | Federal FY of Grant:<br>FY 2006 |          |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |   |   |         |                                 |          |
| Line No.   | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost               |          |
|  |   | Original  | Revised | Obligated                       | Expended |
| 1  | Total non-CFP Funds                                       |   |         |                                 |          |
| 2  | 1406 Operations   | 1,500,000   |         |                                 |          |
| 3  | 1408 Management Improvements                              | 480,000   |         |                                 |          |
| 4  | 1410 Administration                                       | 1,200,000   |         |                                 |          |
| 5  | 1411 Audit  | 15,000  |         |                                 |          |
| 6  | 1415 Liquidated Damages                                   |   |         |                                 |          |
| 7  | 1430 Fees and Costs                                       | 1,244,301   |         |                                 |          |
| 8  | 1440 Site Acquisition                                     |   |         |                                 |          |
| 9  | 1450 Site Improvement                                     | 846,000   |         |                                 |          |
| 10   | 1460 Dwelling Structures                                  | 6,377,196   |         |                                 |          |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                   | 239,460   |         |                                 |          |
| 12   | 1470 Nondwelling Structures                               | 100,000   |         |                                 |          |
| 13   | 1475 Nondwelling Equipment                                | 55,000  |         |                                 |          |
| 14   | 1485 Demolition   |   |         |                                 |          |
| 15   | 1490 Replacement Reserve                                  |   |         |                                 |          |
| 16   | 1492 Moving to Work Demonstration                         |   |         |                                 |          |
| 17   | 1495.1 Relocation Costs                                   | 5,000   |         |                                 |          |
| 18   | 1499 Development Activities                               |   |         |                                 |          |
| 19   | 1501 Collateralization or Debt Service                    |   |         |                                 |          |
| 20   | 1502 Contingency  |   |         |                                 |          |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | 12,061,957  |         |                                 |          |
| 22   | Amount of line 21 Related to LBP Activities               | 180,000   |         |                                 |          |
| 23   | Amount of line 21 Related to Section 504 compliance       |   |         |                                 |          |
| 24   | Amount of line 21 Related to Security – Soft Costs        | 300,000   |         |                                 |          |
| 25   | Amount of Line 21 Related to Security – Hard Costs        | 280,000   |         |                                 |          |
| 26   | Amount of line 21 Related to Energy Conservation Measures | 120,000   |         |                                 |          |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |             |                      | Federal FY of Grant:<br>FY 2006 |                   |                |                |
|--|--|---|-------------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |  |   |             | Original             | Revised                         | Funds Obligated   | Funds Expended |                |
| <b>HIGHRISE</b>                                |  |   |             |                      |                                 |                   |                |                |
| MN 2-3   | Fees and Costs                               | 1430  | 1 building  | 108,000              |                                 |                   |                |                |
|  | architects and engineers                     |   |             |                      |                                 |                   |                |                |
|  | Site Work                                    | 1450  | 1 building  | 600,000              |                                 |                   |                |                |
|  | parking lot reconfiguration                  |   |             |                      |                                 |                   |                |                |
| MN 2-6   | Fees and Costs                               | 1430  | 3 buildings | 178,202              |                                 |                   |                |                |
|  | architects and engineers                     |   |             |                      |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 1 building  | 808,330              |                                 |                   |                |                |
|  | kitchen and bath rehab                       |   |             |                      |                                 |                   |                |                |
|  | Plumbing Systems                             | 1460  | 1 building  | 11,600               |                                 |                   |                |                |
|  | apt kitchen and lav stops                    |   |             |                      |                                 |                   |                |                |
|  | Electrical Systems                           | 1460  | 1 building  | 78,480               |                                 |                   |                |                |
|  | apt electrical/lighting upgrades             |   |             |                      |                                 |                   |                |                |
|  | Appliances                                   | 1465  | 1 building  | 91,600               |                                 |                   |                |                |
|  | Ranges, refrigerators                        |   |             |                      |                                 |                   |                |                |
| MN 2-8   | Fees and Costs                               | 1430  | 1 building  | 180,000              |                                 |                   |                |                |
|  | architects and engineers                     |   |             |                      |                                 |                   |                |                |
|  | Plumbing Systems                             | 1460  | 1 building  | 1,000,000            |                                 |                   |                |                |
|  | water piping, sewer laterals, risers         |   |             |                      |                                 |                   |                |                |
| MN 2-9   | Fees and Costs                               | 1430  | 3 buildings | 110,610              |                                 |                   |                |                |
|  | architects and engineers                     |   |             |                      |                                 |                   |                |                |
|  | Common Area Improvements                     | 1460  | 3 buildings | 15,000               |                                 |                   |                |                |
|  | roof access control                          |   |             |                      |                                 |                   |                |                |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |             |                      | Federal FY of Grant:<br>FY 2006 |                   |                |                |
|--|--|---|-------------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |  |   |             | Original             | Revised                         | Funds Obligated   | Funds Expended |                |
| MN 2-9   | Dwelling Unit Improvements                   | 1460  | 3 buildings | 300,000              |                                 |                   |                |                |
| (cont)   | bathroom upgrades                            |   |             |                      |                                 |                   |                |                |
|  | Mechanical Systems                           | 1460  | 3 buildings | 76,000               |                                 |                   |                |                |
|  | HVAC upgrades                                |   |             |                      |                                 |                   |                |                |
|  | Plumbing Systems                             | 1460  | 3 buildings | 154,500              |                                 |                   |                |                |
|  | apt bath sinks & faucets                     |   |             |                      |                                 |                   |                |                |
|  | Electrical Systems                           | 1460  | 3 buildings | 9,000                |                                 |                   |                |                |
|  | Tunnel lighting upgrades                     |   |             |                      |                                 |                   |                |                |
|  | Appliances                                   | 1465  | 3 buildings | 60,000               |                                 |                   |                |                |
|  | refrigerators                                |   |             |                      |                                 |                   |                |                |
|  |  |   |             |                      |                                 |                   |                |                |
| MN 2-16  | Fees and Costs                               | 1430  | 1 building  | 195,455              |                                 |                   |                |                |
|  | architects and engineers                     |   |             |                      |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 1 building  | 380,000              |                                 |                   |                |                |
|  | kitchen rehab                                |   |             |                      |                                 |                   |                |                |
|  | Building Envelope                            | 1460  | 1 building  | 225,000              |                                 |                   |                |                |
|  | tuckpointing & caulking                      |   |             |                      |                                 |                   |                |                |
|  | Plumbing Systems                             | 1460  | 1 building  | 393,000              |                                 |                   |                |                |
|  | sewer laterals, riser valves                 |   |             |                      |                                 |                   |                |                |
|  | domestic water piping repl                   |   |             |                      |                                 |                   |                |                |
|  | apt kitchen and lav stops                    |   |             |                      |                                 |                   |                |                |
|  | Appliances                                   | 1465  | 1 building  | 87,360               |                                 |                   |                |                |
|  | Ranges                                       |   |             |                      |                                 |                   |                |                |
|  | FF & E                                       | 1475  | 1 building  | 500                  |                                 |                   |                |                |
|  | guard desk equipment                         |   |             |                      |                                 |                   |                |                |

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

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |            |                      | Federal FY of Grant:<br>FY 2006 |                   |                |                |
|--|---|---|------------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories                                | Dev. Acct No.   | Quantity   | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |   |   |            | Original             | Revised                         | Funds Obligated   | Funds Expended |                |
| MN 2-18.5<br>(cont)                            | Fees and Costs<br>architects and engineers                                  | 1430  | 1 building | 37,073               |                                 |                   |                |                |
|  | Site Work<br>concrete/parking lot upgrades, site lighting, landscaping      | 1450  | 1 building | 61,000               |                                 |                   |                |                |
|  | Dwelling Unit Improvements<br>window screens                                | 1460  | 1 building | 8,000                |                                 |                   |                |                |
|  | Mechanical Systems<br>HVAC upgrades   | 1460  | 1 building | 47,000               |                                 |                   |                |                |
|  | Plumbing Systems<br>riser valve replacement<br>hot water heater replacement | 1460  | 1 building | 78,960               |                                 |                   |                |                |
|  | Electrical Systems<br>telephone system upgrade                              | 1460  | 1 building | 11,000               |                                 |                   |                |                |
| MN 2-30  | Fees and Costs<br>architects and engineers                                  | 1430  | 1 building | 39,600               |                                 |                   |                |                |
|  | Building Envelope<br>masonry restoration                                    | 1460  | 1 building | 220,000              |                                 |                   |                |                |
| MN 2-33  | Fees and Costs<br>architect and engineers                                   | 1430  | 1 building | 58,793               |                                 |                   |                |                |
|  | Mechanical Systems<br>HVAC upgrades   | 1460  | 1 building | 3,000                |                                 |                   |                |                |
|  | Plumbing Systems  | 1460  | 1 building | 323,625              |                                 |                   |                |                |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |              |                      | Federal FY of Grant:<br>FY 2006 |                   |                |                |
|--|--|---|--------------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity     | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |  |   |              | Original             | Revised                         | Funds Obligated   | Funds Expended |                |
|  | dom water piping, sewer laterals             |   |              |                      |                                 |                   |                |                |
| MN 2-34  | Fees and Costs                               | 1430  | 1 building   | 90,428               |                                 |                   |                |                |
|  | architects and engineers                     |   |              |                      |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 1 building   | 314,000              |                                 |                   |                |                |
|  | kitchen rehab                                |   |              |                      |                                 |                   |                |                |
|  | Plumbing Systems                             | 1460  | 1 building   | 36,000               |                                 |                   |                |                |
|  | apt kitchen & bath stops/lavs                |   |              |                      |                                 |                   |                |                |
|  | Electrical Systems                           | 1460  | 1 building   | 152,375              |                                 |                   |                |                |
|  | apt electrical/lighting upgrades             |   |              |                      |                                 |                   |                |                |
| MN 2-42  | Fees and Costs                               | 1430  | 1 building   | 29,700               |                                 |                   |                |                |
|  | architects and engineers                     |   |              |                      |                                 |                   |                |                |
|  | Site Work                                    | 1450  | 1 building   | 100,000              |                                 |                   |                |                |
|  | parking lot/site upgrades                    |   |              |                      |                                 |                   |                |                |
|  | Common Area Improvements                     | 1460  | 1 building   | 65,000               |                                 |                   |                |                |
|  | hallway upgrades                             |   |              |                      |                                 |                   |                |                |
| <b>ROWHOUSE</b>                                |  |   |              |                      |                                 |                   |                |                |
| MN 2-1   | Fees and Costs                               | 1430  | 28 buildings | 68,940               |                                 |                   |                |                |
|  | architects and engineers                     |   |              |                      |                                 |                   |                |                |
|  | Site Work                                    | 1450  | 28 buildings | 85,000               |                                 |                   |                |                |
|  | porch & columns upgrades                     |   |              |                      |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 28 buildings | 263,000              |                                 |                   |                |                |
|  | kitchen & bath rehab – phase I               |   |              |                      |                                 |                   |                |                |
|  | Mechanical Systems                           | 1460  | 28 buildings | 35,000               |                                 |                   |                |                |
|  | water heaters                                |   |              |                      |                                 |                   |                |                |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |            |                      | Federal FY of Grant:<br>FY 2006 |                   |                |                |
|--|--|---|------------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |  |   |            | Original             | Revised                         | Funds Obligated   | Funds Expended |                |
| <b>SCATTERED SITES</b>                         |  |   |            |                      |                                 |                   |                |                |
| MN 2-13  | Sheds & Garages                              | 1470  | 20 units   | 50,000               |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 20 units   | 150,000              |                                 |                   |                |                |
|  | LBP abatement/rehab                          |   |            |                      |                                 |                   |                |                |
| MN 2-38  | Sheds & Garages                              | 1470  | 20 units   | 50,000               |                                 |                   |                |                |
|  | Dwelling Unit Improvements                   | 1460  | 20 units   | 100,000              |                                 |                   |                |                |
|  | LBP abatement/rehab                          |   |            |                      |                                 |                   |                |                |
| MN 2-43  | Dwelling Unit Improvements                   | 1460  | 10 units   | 150,000              |                                 |                   |                |                |
|  | LBP abatement/rehab                          |   |            |                      |                                 |                   |                |                |
| MN 2-47  | Reconstruct Fire Unit- 3951 6th              | 1460  | 1 unit     | 25,000               |                                 |                   |                |                |
| <b>MGT FACILITIES</b>                          |  |   |            |                      |                                 |                   |                |                |
| MN 2-94  | Fees and Costs                               | 1430  | 1 building | 147,500              |                                 |                   |                |                |
|  | demolition consultant                        |   |            |                      |                                 |                   |                |                |
| <b>AREA WIDE</b>                               |  |   |            |                      |                                 |                   |                |                |
|  | Management Improvements                      | 1408  |            |                      |                                 |                   |                |                |
|  | Front-Line Software, Consulting              |   |            | 60,000               |                                 |                   |                |                |
|  | Front-Line Staff Training                    |   |            | 20,000               |                                 |                   |                |                |
|  | Self-Help Program                            |   |            | 100,000              |                                 |                   |                |                |
|  | Resident Security                            |   |            | 300,000              |                                 |                   |                |                |
|  |  |   |            |                      |                                 |                   |                |                |
|  |  |   |            |                      |                                 |                   |                |                |
|  |  |   |            |                      |                                 |                   |                |                |

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

| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250106<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br><b>FY 2006</b> |                   |                |                |
|---|--|---|----------|----------------------|--|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |  | Total Actual Cost |                | Status of Work |
|   |  |   |          | Original             | Revised                                | Funds Obligated   | Funds Expended |                |
|   | Administration                               | 1410  |          | 1,200,000            |  |                   |                |                |
|   | Audit  | 1411  |          | 15,000               |  |                   |                |                |
|   | Area-Wide Building Systems                   | 1460  |          | 894,326              |  |                   |                |                |
|   | Resident Special Needs                       | 1460  |          | 50,000               |  |                   |                |                |
|   | MIS Hardware                                 | 1475  |          | 55,000               |  |                   |                |                |
|   | Relocation Costs                             | 1495  |          | 5,000                |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |
|   |  |   |          |                      |  |                   |                |                |

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

|  |  |   |
|--|--|---|
| PHA Name:<br><b>Minneapolis Public Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program No: MN46P00250106<br>Replacement Housing Factor No: | <b>Federal FY of Grant:</b><br><b>FY 2006</b> |
|--|--|---|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
|  | Original                                    | Revised | Actual | Original                                    | Revised | Actual |                                  |
| MN 2-1   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-3   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-6   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-8   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-9   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-13  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-16  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-18.5  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-30  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-33  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-34  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-38  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-42  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-43  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-47  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| MN 2-94  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Mgmt Improvements                                | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Software, Consulting                             | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Training   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Security Guards                                  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Self-Help Program                                | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Administration                                   | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Audit  | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| AW Building Systems                              | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
| Resident Special Needs                           | 06/08                                       |         |        | 06/10                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
|  |   |         |        |   |         |        |                                  |



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

| PHA Name<br>Minneapolis Public Housing |        |  |  |  | <input type="checkbox"/> Original 5-Year Plan<br><input type="checkbox"/> Revision No: |           |
|--|--------|--|--|--|--|-----------|
| Development Number/Name/HA-Wide        | Year 6 | Work Statement for Year 7<br>FFY Grant: 2007<br>PHA FY: 2007 | Work Statement for Year 8<br>FFY Grant: 2008<br>PHA FY: 2008 | Work Statement for Year 9<br>FFY Grant: 2009<br>PHA FY: 2009 | Work Statement for Year 10<br>FFY Grant: 2010<br>PHA FY: 2010                          |           |
| MN 2-1                                 |        |  | 1,298,000  |  |  |           |
| MN 2-3                                 |        |  | 859,984  |  |  |           |
| MN 2-6                                 |        |  |  | 1,854,193  |  |           |
| MN 2-8                                 |        |  |  | 746,468  |  |           |
| MN 2-9                                 |        | 1,115,100  |  |  |  | 1,067,074 |
| MN 2-10                                |        |  |  | 675,550  |  |           |
| MN 2-13                                |        | 200,000  | 250,000  | 250,000  |  | 250,000   |
| MN 2-14                                |        | 692,105  |  |  |  | 654,900   |
| MN 2-15.4                              |        |  |  | 413,000  |  | 170,510   |
| MN 2-15.5                              |        |  | 354,708  |  |  |           |
| MN 2-16                                |        | 541,573  |  |  |  | 520,759   |
| MN 2-17                                |        | 941,876  |  |  |  |           |
| CFP Funds Listed for 5-year planning   |        |  |  |  |  |           |
| Replacement Housing Factor Funds       |        |  |  |  |  |           |

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

| PHA Name<br>Minneapolis Public Housing |        |  |  |  |   | <input type="checkbox"/> Original 5-Year Plan<br><input type="checkbox"/> Revision No: |
|--|--------|--|--|--|---|--|
| Development Number/Name/HA-Wide        | Year 6 | Work Statement for Year 7<br>FFY Grant: 2007<br>PHA FY: 2007 | Work Statement for Year 8<br>FFY Grant: 2008<br>PHA FY: 2008 | Work Statement for Year 9<br>FFY Grant: 2009<br>PHA FY: 2009 | Work Statement for Year 10<br>FFY Grant: 2010<br>PHA FY: 2010 |  |
| MN 2-18.4                              |        |  |  | 257,742  |   |  |
| MN 2-18.5                              |        |  | 141,600  |  |   |  |
| MN 2-19                                |        |  |  | 682,707  |   |  |
| MN 2-20.4                              |        | 405,395  |  |  |   |  |
| MN 2-20.5                              |        | 366,803  |  |  |   |  |
| MN 2-21.4                              |        |  | 402,970  |  |   |  |
| MN 2-21.5                              |        |  |  |  | 448,990   |  |
| MN 2-21.6                              |        | 501,630  |  |  |   |  |
| MN 2-22                                |        |  |  | 235,145  |   |  |
| MN 2-23                                |        |  | 318,620  |  |   |  |
| MN 2-24                                |        | 481,558  |  | 903,180  |   |  |
| CFP Funds Listed for 5-year planning   |        |  |  |  |   |  |
| Replacement Housing Factor Funds       |        |  |  |  |   |  |

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

| PHA Name<br>Minneapolis Public Housing |        |  |  |  |   | <input type="checkbox"/> Original 5-Year Plan<br><input type="checkbox"/> Revision No: |
|--|--------|--|--|--|---|--|
| Development Number/Name/HA-Wide        | Year 6 | Work Statement for Year 7<br>FFY Grant: 2007<br>PHA FY: 2007 | Work Statement for Year 8<br>FFY Grant: 2008<br>PHA FY: 2008 | Work Statement for Year 9<br>FFY Grant: 2009<br>PHA FY: 2009 | Work Statement for Year 10<br>FFY Grant: 2010<br>PHA FY: 2010 |  |
| MN 2-25                                |        |  | 1,536,807  | 1,187,788  |   |  |
| MN 2-26                                |        | 1,684,149  |  |  | 510,954   |  |
| MN 2-30                                |        |  |  |  | 1,299,310   |  |
| MN 2-31                                |        |  | 1,363,048  |  |   |  |
| MN 2-32                                |        |  | 955,800  |  | 348,218   |  |
| MN 2-33                                |        |  |  |  | 1,212,592   |  |
| MN 2-34                                |        |  |  | 953,256  |   |  |
| MN 2-35                                |        | 2,820,273  |  | 1,042,176  |   |  |
| MN 2-36                                |        |  | 541,874  |  |   |  |
| MN 2-37                                |        |  |  |  | 2,137,806   |  |
| MN 2-38                                |        | 200,000  | 250,000  | 250,000  | 250,000   |  |
| CFP Funds Listed for 5-year planning   |        |  |  |  |   |  |
| Replacement Housing Factor Funds       |        |  |  |  |   |  |

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

| PHA Name<br>Minneapolis Public Housing |        |  |  |  |   | <input type="checkbox"/> Original 5-Year Plan<br><input type="checkbox"/> Revision No: |
|--|--------|--|--|--|---|--|
| Development Number/Name/HA-Wide        | Year 6 | Work Statement for Year 7<br>FFY Grant: 2007<br>PHA FY: 2007 | Work Statement for Year 8<br>FFY Grant: 2008<br>PHA FY: 2008 | Work Statement for Year 9<br>FFY Grant: 2009<br>PHA FY: 2009 | Work Statement for Year 10<br>FFY Grant: 2010<br>PHA FY: 2010 |  |
| MN 2-42                                |        |  |  |  |   | 2,321,228  |
| MN 2-43                                |        | 200,000  | 200,000  | 200,000  |   | 200,000  |
| MN 2-50                                |        |  |  |  |   |  |
| MN 2-9D                                |        |  |  | 118,000  |   |  |
| MN 2-93                                |        |  | 544,098  |  |   |  |
| MN 2-96                                |        |  | 525,100  |  |   |  |
| Management Imp                         |        | 961,000  | 971,000  | 981,000  |   | 991,000  |
| Administration                         |        | 845,000  | 850,000  | 855,000  |   | 860,000  |
| AW Bldg Systems                        |        | 1,594,239  | 2,157,146  | 1,816,395  |   | 816,560  |
| Resident Spec Needs                    |        | 50,000   | 50,000   | 50,000   |   | 50,000   |
| MIS Hardware                           |        | 55,000   | 55,000   | 55,000   |   | 55,000   |
| Relocation Costs                       |        | 5,000  | 5,000  | 5,000  |   | 5,000  |
| Audit                                  |        | 15,000   | 15,000   | 15,000   |   | 15,000   |
| Trans to Operations                    |        | 0  | 0  | 0  |   | 0  |
| Development Act                        |        | 5,000  | 5,000  | 5,000  |   | 5,000  |
| CFP Funds Listed for 5-year planning   |        | <b>13,680,701</b>  | <b>13,650,755</b>  | <b>13,551,600</b>  |   | <b>14,189,901</b>  |
| Replacement Housing Factor Funds       |        |  |  |  |   |  |

| <b>Capital Fund Program Five-Year Action Plan</b> |   |  |                       |  |   |                       |
|---|---|--|-----------------------|--|---|-----------------------|
| <b>Part II: Supporting Pages—Work Activities</b>  |   |  |                       |  |   |                       |
| Activities for Year 6                             | Activities for Year : <u>7</u><br>FFY Grant: 2007<br>PHA FY: 2007 |  |                       | Activities for Year: <u>8</u><br>FFY Grant: 2008<br>PHA FY: 2008 |   |                       |
|   | <b>Development Name/Number</b>                                    | <b>Major Work Categories</b>   | <b>Estimated Cost</b> | <b>Development Name/Number</b>                                   | <b>Major Work Categories</b>  | <b>Estimated Cost</b> |
| See   | MN 2-9  | Plumbing upgrades  | 1,115,100             | MN 2-1   | Kit/bath rehab, furnaces  | 1,298,000             |
| Annual  | MN 2-13   | LBP abatement & rehab  | 200,000               | MN 2-3   | Partial bath rehab, mech  | 859,984               |
| Statement   | MN 2-14   | Site work, commons,<br>mech/plumb/elec<br>upgrades   | 692,105               |  | plumb/elec upgrades   |                       |
|   |   |  |                       | MN 2-13  | LBP abatement & rehab   | 250,000               |
|   | MN 2-16   | Apt kit/bath rehab   | 541,573               | MN 2-15.5  | Apt kit/bath rehab, elec/<br>plumb upgrades                                 | 354,708               |
|   | MN 2-17   | Site work, commons/<br>comm. rm upgrades, apt<br>upgrades, mech/plumb<br>systems replacement | 941,876               | MN 2-18.5  | Commons/comm. rm<br>upgrades  | 141,600               |
|   |   |  |                       | MN 2-21.4  | Shower repl, roof repl,<br>mech/plumb/elec<br>upgrades                      | 402,970               |
|   | MN 2-20.4   | Apt kit rehab, masonry<br>repairs, mech/plumb/<br>elec upgrades                              | 405,395               |  |   |                       |
|   |   |  |                       | MN 2-23  | Apt upgrades, mech/elec<br>plumb upgrades                                   | 318,620               |
|   | MN 2-20.5   | Commons, apt kit rehab,<br>plumb/elec upgrades   | 366,803               | MN 2-25  | Site work, commons,<br>window refurbishment,<br>mech/plumb/elec<br>upgrades | 1,536,807             |
|   | MN 2-21.6   | Mech/plumb/elec/elev<br>upgrades   | 501,630               |  |   |                       |
|   | MN 2-24   | Shower replacement   | 481,558               | MN 2-31  | Site work, mech/plumb/<br>elec upgrades                                     | 1,363,048             |
|   | MN 2-26   | Site work, apt kit/bath<br>rehab, masonry/window<br>repairs, mech/plumb<br>upgrades          | 1,684,149             | MN 2-32  | Site work, apt upgrades,<br>plumbing upgrades                               | 955,800               |
|   |   |  |                       | MN 2-36  | Façade upgrades, mech/<br>plumb/elec upgrades                               | 541,874               |
|   | MN 2-35   | Kit/bath rehab, mech/<br>plumb/elec upgrades   | 2,820,273             | MN 2-38  | LBP abatement & rehab   | 250,000               |
| <b>Total CFP Estimated Cost</b>                   |   |  |                       |  |   |                       |

| <b>Capital Fund Program Five-Year Action Plan</b> |   |                                   |                     |  |  |                     |
|---|---|-----------------------------------|---------------------|--|--|---------------------|
| <b>Part II: Supporting Pages—Work Activities</b>  |   |                                   |                     |  |  |                     |
| Activities for Year 6                             | Activities for Year : <u>7</u><br>FFY Grant: 2007<br>PHA FY: 2007 |                                   |                     | Activities for Year: <u>8</u><br>FFY Grant: 2008<br>PHA FY: 2008 |  |                     |
|   | Development Name/Number   | Major Work Categories             | Estimated Cost      | Development Name/Number  | Major Work Categories                            | Estimated Cost      |
| <b>See An</b><br>Statement                        | MN 2-38   | LBP abatement & rehab             | 200,000             | MN 2-43  | LBP abatement & rehab                            | 200,000             |
|   | MN 2-43   | LBP abatement & rehab             | 200,000             | MN 2-93  | Office expansion, mech/<br>plumb upgrades        | 544,098<br>525,100  |
|   | Mgmt Improvements   | MIS Sftwr, Trng, Cons<br>Training | 961,000             | MN 2-96  | Site, commons upgrades<br>roof repl, elev rehab, |                     |
|   |   | Marketing/Sr Desig                |                     |  |  |                     |
|   |   | Security Guards                   |                     | Mgmt Improvements  | MIS Sftwr, Trng, Cons                            | 971,000             |
|   |   | Maintenance Analysis              |                     |  | Training   |                     |
|   |   | Resident Employment               |                     |  | Marketing/Sr Desig                               |                     |
|   |   | Self-Help Program                 |                     |  | Security Guards                                  |                     |
|   |   | Resident Initiatives              |                     |  | Maintenance Analysis                             |                     |
|   |   | Special Projects                  |                     |  | Resident Employment                              |                     |
|   |   | Project Administration            |                     | 845,000  | Self-Help Program                                |                     |
|   |   | AW Building Systems               |                     | 1,594,239  | Resident Initiatives                             |                     |
|   |   | Resident Special Needs            |                     | 50,000   | Special Projects                                 |                     |
|   |   | MIS Hardware                      |                     | 55,000   | Project Administration                           | 850,000             |
|   | Relocation Costs  |                                   | 5,000               | AW Building Systems  | 2,157,146  |                     |
|   | Audit   |                                   | 15,000              | Resident Special Needs   | 50,000   |                     |
|   | Development Activities  |                                   | 5,000               | MIS Hardware   | 55,000   |                     |
|   |   |                                   |                     | Relocation Costs   | 5,000  |                     |
|   |   |                                   |                     | Audit  | 15,000   |                     |
|   |   |                                   |                     | Development Activities   | 5,000  |                     |
| <b>Total CFP Estimated Cost</b>                   |   |                                   | <b>\$13,680,701</b> |  |  | <b>\$13,650,755</b> |

**Capital Fund Program Five-Year Action Plan  
 Part II: Supporting Pages—Work Activities**

| Activities for Year : <u>9</u><br>FFY Grant: 2009<br>PHA FY: 2009 |  |                | Activities for Year: <u>10</u><br>FFY Grant: 2010<br>PHA FY: 2010 |   |                |
|---|--|----------------|---|---|----------------|
| Development Name/Number   | Major Work Categories  | Estimated Cost | Development Name/Number   | Major Work Categories                                     | Estimated Cost |
| MN 2-6  | Commons, façade repairs, mech upgrades, apt bath upgrades        | 1,854,193      | MN 2-9  | Commons upgrades, tuckpointing, elec upgrades             | 1,067,074      |
| MN 2-8  | Site work, commons/cm rm upgrades, façade repairs, mech upgrades | 746,468        | MN 2-13   | LBP abatement & rehab                                     | 250,000        |
|   |  |                | MN 2-14   | Mech/plumb/elec upgrades, furniture                       | 654,900        |
| MN 2-10   | Commons, apt upgrades, tuckpointing, mech/plumb/elec upgrades    | 675,550        | MN 2-15.4   | Site work, commons, apt upgrades, window refurbishment    | 170,510        |
| MN 2-13   | LBP abatement & rehab  | 250,000        | MN 2-16   | Site work, commons mech/plumb upgrades                    | 520,759        |
| MN 2-15.4   | Apt kit rehab, façade repairs, plumbing systems replacement      | 413,000        | MN 2-21.5   | Site work, commons tuckpointing, mech/plumb upgrades      | 448,990        |
| MN 2-18.4   | Mech/plumb/elec upgrades   | 257,742        | MN 2-26   | Commons upgrades, roof replacement, furniture replacement | 510,954        |
| MN 2-19   | Commons, showers/apt upgrades, plumbing systems replacement      | 682,707        | MN 2-30   | Site work, shower repl, mech/plumb/elec upgrades          | 1,299,310      |
| MN 2-22   | Mech/plumb/elec upgrades   | 235,145        |   |   |                |
| <b>Total CFP Estimated Cost</b>                                   |  |                |   |   |                |

| <b>Capital Fund Program Five-Year Action Plan</b>                 |                              |                       |   |                              |                       |
|---|------------------------------|-----------------------|---|------------------------------|-----------------------|
| <b>Part II: Supporting Pages—Work Activities</b>                  |                              |                       |   |                              |                       |
| Activities for Year : <u>9</u><br>FFY Grant: 2009<br>PHA FY: 2009 |                              |                       | Activities for Year: <u>10</u><br>FFY Grant: 2010<br>PHA FY: 2010 |                              |                       |
| <b>Development Name/Number</b>                                    | <b>Major Work Categories</b> | <b>Estimated Cost</b> | <b>Development Name/Number</b>                                    | <b>Major Work Categories</b> | <b>Estimated Cost</b> |
| MN 2-24   | Site work, commons/cm        | 903,180               | MN 2-32   | Façade upgrades, mech/       | 348,218               |
|   | rm upgrades, mech/elec       |                       |   | plumb/elec upgrades,         |                       |
|   | plumb upgrades, ranges       |                       |   | furniture replacement        |                       |
| MN 2-25   | Apt kit/bath rehab, elec     | 1,187,788             | MN 2-33   | Site work, commons,          | 1,212,592             |
|   | upgrades, appliances         |                       |   | apt upgrades                 |                       |
| MN 2-34   | Site work, commons,          | 953,256               | MN 2-37   | Site work, apt upgrades,     | 2,137,806             |
|   | shower repl, mech            |                       |   | window refurbishment,        |                       |
|   | upgrades                     |                       |   | mech/plumb/elec              |                       |
| MN 2-35   | Site work, commons           | 1,042,176             |   | upgrades                     |                       |
|   | tuckpointing, elevator       |                       | MN 2-38   | LBP abatement & rehab        | 250,000               |
|   | upgrades                     |                       | MN 2-42   | Site work, commons,          | 2,321,228             |
| MN 2-38   | LBP abatement & rehab        | 250,000               |   | mech/plumb/elec              |                       |
| MN 2-43   | LBP abatement & rehab        | 200,000               |   | upgrades                     |                       |
| MN 2-9D   | Maint shop upgrades          | 118,000               | MN 2-43   | LBP abatement & rehab        | 200,000               |
|   |                              |                       |   |                              |                       |
| Mgmt Improvements   | MIS Sftwr, Trng, Cons        | 981,000               | Mgmt Improvements   | MIS Sftwr, Trng, Cons        | 991,000               |
|   | Training                     |                       |   | Training                     |                       |
|   | Marketing/Sr Desig           |                       |   | Marketing/Sr Desig           |                       |
|   | Security Guards              |                       |   | Security Guards              |                       |
|   | Maintenance Analysis         |                       |   | Maintenance Analysis         |                       |
|   | Resident Employment          |                       |   | Resident Employment          |                       |
| <b>Total CFP Estimated Cost</b>                                   |                              |                       |   |                              |                       |



## Annual Statement/Performance and Evaluation Report

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

|   |   |   |
|---|---|---|
| <b>PHA Name: Minneapolis Public Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program:<br>Capital Fund Program<br>Replacement Housing Factor Grant No: MN46R00250106 | <b>Federal FY of Grant:</b><br>FFY 2006 |
|---|---|---|

**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                               | 3,429                |         |                   |          |
| 19       | 1502 Contingency  |                      |         |                   |          |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 3,429                |         |                   |          |
| 21       | Amount of line 20 Related to LBP Activities               |                      |         |                   |          |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |         |                   |          |
| 23       | Amount of line 20 Related to Security                     |                      |         |                   |          |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |         |                   |          |





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

|   |   |  |
|---|---|--|
| <b>PHA Name: Minneapolis Public Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program:<br>Capital Fund Program<br>Replacement Housing Factor Grant No: MN46R00250206 | <b>Federal FY of Grant:</b><br><b>FFY 2006</b> |
|---|---|--|

**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                               | 497,160              |         |                   |          |
| 19       | 1502 Contingency  |                      |         |                   |          |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 497,160              |         |                   |          |
| 21       | Amount of line 20 Related to LBP Activities               |                      |         |                   |          |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |         |                   |          |
| 23       | Amount of line 20 Related to Security                     |                      |         |                   |          |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |         |                   |          |





## Annual Statement/Performance and Evaluation Report

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

|   |  |  |
|---|--|--|
| <b>PHA Name:</b> Minneapolis Public Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>FY 2004 |
|---|--|--|

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 3/31/06  
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |            | Total Actual Cost |           |
|----------|---|----------------------|------------|-------------------|-----------|
|          |   | Revision #1          | Revised    | Obligated         | Expended  |
| 1        | Total non-CFP Funds                                       |                      |            |                   |           |
| 2        | 1406 Operations   | 732,000              | 731,613    | 731,613           | 731,613   |
| 3        | 1408 Management Improvements                              | 1,753,414            | 1,708,422  | 1,708,422         | 1,471,172 |
| 4        | 1410 Administration                                       | 790,000              | 925,901    | 925,901           | 920,224   |
| 5        | 1411 Audit  | 10,000               | 9,367      | 9,367             | 9,367     |
| 6        | 1415 Liquidated Damages                                   |                      |            |                   |           |
| 7        | 1430 Fees and Costs                                       | 285,259              | 415,199    | 415,199           | 238,721   |
| 8        | 1440 Site Acquisition                                     |                      |            |                   |           |
| 9        | 1450 Site Improvement                                     | 584,134              | 546,646    | 546,646           | 354,273   |
| 10       | 1460 Dwelling Structures                                  | 8,004,570            | 7,782,975  | 5,312,772         | 3,196,131 |
| 11       | 1465.1 Dwelling Equipment—Nonexpendable                   | 15,137               | 9,757      | 9,757             | 3,681     |
| 12       | 1470 Nondwelling Structures                               | 60,000               | 12,109     | 12,109            | 12,109    |
| 13       | 1475 Nondwelling Equipment                                | 131,354              | 221,506    | 221,506           | 184,633   |
| 14       | 1485 Demolition   |                      |            |                   |           |
| 15       | 1490 Replacement Reserve                                  |                      |            |                   |           |
| 16       | 1492 Moving to Work Demonstration                         |                      |            |                   |           |
| 17       | 1495.1 Relocation Costs                                   | 5,000                | 7,550      | 7,550             | 7,550     |
| 18       | 1499 Development Activities                               |                      |            |                   |           |
| 19       | 1501 Collateralization or Debt Service                    |                      |            |                   |           |
| 20       | 1502 Contingency  |                      |            |                   |           |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 12,370,868           | 12,370,868 | 9,900,841         | 7,129,474 |
| 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

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority        |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br><b>FY 2004</b> |                   |                   |
|---|---|---|-------------|----------------------|---------|--|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity    | Total Estimated Cost |         | Total Actual Cost                      |                   | Status of<br>Work |
|   |   |   |             | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
| <b>HIGHRISE</b>                                       |   |   |             |                      |         |  |                   |                   |
| MN 2-03<br>(800 5 <sup>th</sup> )                     | Fees and Costs                                  | 1430  | 1 building  | 66,000               | 65,147  | 65,147                                 | 30,875            | 50% complete      |
|   | architects and engineers                        |   |             |                      |         |  |                   | site improve.     |
|   | Site Improvements                               | 1450  | 1 building  | 133,000              | 0       | 0                                      | 0                 |                   |
|   | landscape, fencing, parking lot                 |   |             |                      |         |  |                   |                   |
|   | Building Envelope                               | 1460  | 1 building  | 487,000              | 0       | 0                                      | 0                 |                   |
|   | canopy  |   |             |                      |         |  |                   |                   |
|   | masonry restoration                             |   |             |                      |         |  |                   |                   |
|   | Security Improvements                           | 1460  | 1 building  | 2,496                | 0       | 0                                      | 0                 |                   |
|   | lighting  |   |             |                      |         |  |                   |                   |
| MN 2-06<br>(620 Cedar,<br>1611,1627 6 <sup>th</sup> ) | Fees and Costs                                  | 1430  | 3 buildings | 39,300               | 32,481  | 32,481                                 | 18,435            | 50% complete      |
|   | architects and engineers                        |   |             |                      |         |  |                   | boiler replace.   |
|   | Mechanical Systems                              | 1460  | 1 building  | 368,739              | 632,567 | 632,567                                | 632,134           | 99% complete      |
|   | boiler replacement                              |   |             |                      |         |  |                   |                   |
|   | Common Area Improvements                        | 1460  | 1 building  | 0                    | 89,694  | 89,694                                 | 34,718            | 40% complete      |
|   | office remodeling                               |   |             |                      |         |  |                   |                   |
|   | Dwelling Unit Improvements                      | 1460  | 115 units   | 343,461              | 151,492 | 151,492                                | 151,492           | 100% complete     |
|   | kitchen rehab                                   |   |             |                      |         |  |                   |                   |
|   | domestic water system                           |   |             |                      |         |  |                   |                   |
|   | Electrical Systems                              | 1460  | 115 units   | 116,539              | 94,587  | 94,587                                 | 94,587            | 100% complete     |
|   | unit electrical upgrades                        |   |             |                      |         |  |                   |                   |
|   | Hazardous Waste Remediation                     | 1460  | 1 building  | 0                    | 6,600   | 6,600                                  | 5,700             | 90% complete      |
|   | asbestos abatement                              |   |             |                      |         |  |                   |                   |
| MN 2-8<br>(Elliot Twins)                              | Fees and Costs                                  | 1430  | 2 buildings | 0                    | 7,000   | 7,000                                  | 969               | 15% complete      |
|   | architects and engineers                        |   |             |                      |         |  |                   |                   |
|   | Security Improvements                           | 1460  | 1 building  | 0                    | 8,950   | 8,950                                  | 8,950             | 100% complete     |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br>FY 2004 |                   |                   |
|--|--|---|-------------|----------------------|---------|---------------------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories      | Dev. Acct<br>No.  | Quantity    | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |  |   |             | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
|  | entry door   |   |             |                      |         |                                 |                   |                   |
|  | Plumbing Systems                                     | 1460  | 2 buildings | 400,000              | 27,306  | 27,306                          | 0                 | Sched. Apr '06    |
|  | domestic lines & sewer laterals                      |   |             |                      |         |                                 |                   | Mock unit         |
| MN 2-9<br>(2019,2121 16 <sup>th</sup> )        | Mechanical Systems<br>HVAC upgrades                  | 1460  | 2 buildings | 0                    | 52,919  | 52,919                          | 43,103            | 80% complete      |
| MN 2-10<br>(311 university)                    | Fees and Costs<br>architects and engineers           | 1430  | 1 building  | 0                    | 7,653   | 7,653                           | 5,814             | 75% complete      |
|  | Site Improvements<br>landscaping                     | 1450  | 1 building  | 105,834              | 0       | 0                               | 0                 |                   |
|  | Common Area Improvements<br>VCT flooring replacement | 1460  | 1 building  | 179,019              | 0       | 0                               | 0                 |                   |
|  | entry remodeling<br>office remodeling                |   |             |                      |         |                                 |                   |                   |
|  | Mechanical Systems<br>first floor A/C system         | 1460  | 1 building  | 40,000               | 0       | 0                               | 0                 |                   |
|  | Dwelling Equipment<br>ranges<br>refrigerators        | 1465  | 24 units    | 15,000               | 0       | 0                               | 0                 |                   |
| MN 2-14<br>(1415 22 <sup>nd</sup> )            | Fees and Costs<br>architects and engineers           | 1430  | 1 building  | 0                    | 1,211   | 1,211                           | 1,211             | 100% complete     |
|  | Site Improvements<br>parking lot reconfiguration     | 1450  | 1 building  | 50,000               | 0       | 0                               | 0                 |                   |
|  | Mechanical Systems<br>HVAC upgrades                  | 1460  | 1 building  | 45,000               | 0       | 0                               | 0                 |                   |
|  | Plumbing Systems<br>sewer lateral replacement        | 1460  | 1 building  | 50,000               | 0       | 0                               | 0                 |                   |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |                |                      |         | Federal FY of Grant:<br><b>FY 2004</b> |                   |                   |
|--|---|---|----------------|----------------------|---------|--|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity       | Total Estimated Cost |         | Total Actual Cost                      |                   | Status of<br>Work |
|  |   |   |                | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
| MN 2-15.4<br>(710 2 <sup>nd</sup> )            | Fees and Costs                                  | 1430  | 1 building     | 0                    | 0       | 0                                      | 0                 |                   |
|  | architects and engineers                        |   |                |                      |         |  |                   |                   |
|  | Common Area Improvements                        | 1460  | 1 building     | 134,347              | 20,962  | 20,962                                 | 0                 | 80% complete      |
|  | community room remodeling                       |   |                |                      |         |  |                   | See CFP2005       |
|  | office remodeling                               |   |                |                      |         |  |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building     | 14,209               | 32,596  | 32,596                                 | 32,596            | 100% complete     |
|  | AW HVAC upgrades                                |   |                |                      |         |  |                   |                   |
|  | Elevators                                       | 1460  | 1 building     | 0                    | 30,064  | 0                                      | 0                 | Scheduled Apr'06  |
|  | elevator jack replacement                       |   |                |                      |         |  |                   |                   |
|  | Security Improvements                           | 1460  | 1 building     | 0                    | 9,171   | 9,171                                  | 9,171             | 100% complete     |
|  | lighting upgrades                               |   |                |                      |         |  |                   |                   |
|  | install fence                                   |   |                |                      |         |  |                   |                   |
|  | Dwelling Equipment                              | 1465  | 1 refrigerator | 0                    | 533     | 533                                    | 533               | 100% complete     |
|  | refrigerator                                    |   |                |                      |         |  |                   | Community<br>Room |
|  | Nondwelling Equipment                           | 1475  | 1 building     | 12,500               | 13,951  | 13,951                                 | 13,951            | 100% complete     |
|  | security equipment                              |   |                |                      |         |  |                   |                   |
| MN 2-15.5<br>(616 Washington)                  | Fees and Costs                                  | 1430  | 1 building     | 6,333                | 3,960   | 3,960                                  | 3,960             | 100% complete     |
|  | architects and engineers                        |   |                |                      |         |  |                   |                   |
|  | Site Improvements                               | 1450  | 1 building     | 0                    | 40,933  | 40,933                                 | 18,998            | 50% complete      |
|  | landscaping                                     |   |                |                      |         |  |                   |                   |
|  | Common Area Improvements                        | 1460  | 1 building     | 0                    | 38,275  | 38,275                                 | 24,296            | 60% complete      |
|  | office remodeling                               |   |                |                      |         |  |                   |                   |
|  | Elevators                                       | 1460  | 1 building     | 0                    | 25,132  | 0                                      | 0                 |                   |
|  | elevator jack replacement                       |   |                |                      |         |  |                   |                   |
|  | Non-dwelling Equipment                          | 1475  | 1 building     | 0                    | 2,463   | 2,463                                  | 2,463             | 100% complete     |
|  | office remodeling                               |   |                |                      |         |  |                   |                   |

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

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |                 |                      |         | Federal FY of Grant:<br>FY 2004 |                   |                              |
|--|---|---|-----------------|----------------------|---------|---------------------------------|-------------------|------------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories     | Dev. Acct<br>No.  | Quantity        | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work            |
|  |   |   |                 | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                              |
| MN 2-16<br>(1515 Park)                         | Fees and Costs<br>architects and engineers          | 1430  | 1 building      | 2,000                | 13,298  | 13,298                          | 4,835             | 40% complete                 |
|  | Common Area Improvements<br>1505 Park Senior Center | 1460  | 1 building      | 500,000              | 373,258 | 373,258                         | 102,224           | 30% complete                 |
| MN 2-17<br>(2728 Franklin)                     | Fees and Costs<br>architects and engineers          | 1430  | 1 building      | 0                    | 2,582   | 2,582                           | 0                 | 100% complete<br>See CFP2003 |
|  | Building Envelope<br>masonry restoration            | 1460  | 1 building      | 0                    | 4,800   | 4,800                           | 0                 | 100% complete<br>See CFP2003 |
| MN 2-18.4<br>(3755 Snelling)                   | Building Envelope<br>window replacement             | 1460  | 1 building      | 81,470               | 0       | 0                               | 0                 |                              |
|  | Mechanical Systems<br>AW HVAC improvements          | 1460  | 1 building      | 7,369                | 0       | 0                               | 0                 |                              |
| MN 2-18.5<br>(2533 1 <sup>st</sup> )           | Common Area Improvements<br>office rehab            | 1460  | 1 building      | 40,000               | 39,538  | 39,538                          | 39,538            | 100% complete                |
|  | Dwelling Unit Improvements<br>apartment rehab       | 1460  | 2 units         | 0                    | 15,628  | 15,628                          | 15,628            | 100% complete                |
|  | Dwelling Equipment<br>refrigerator                  | 1465  | 2 refrigerators | 0                    | 6,441   | 6,441                           | 365               | 50% complete                 |
|  | Nondwelling Equipment<br>office furniture           | 1475  | 1 building      | 14,605               | 15,283  | 15,283                          | 15,283            | 100% complete                |
| MN 2-19<br>(1920 4 <sup>th</sup> )             | Electrical Systems<br>AW electrical upgrades        | 1460  | 1 building      | 11,475               | 11,633  | 11,633                          | 11,633            | 100% complete                |
|  | Plumbing Systems<br>fire line replacement           | 1460  | 1 building      | 0                    | 46,086  | 46,086                          | 46,086            | 100% complete                |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br><b>FY 2004</b> |                   |                   |
|--|--|---|------------|----------------------|---------|--|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories        | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost                      |                   | Status of<br>Work |
|  |  |   |            | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
| MN 2-20.4<br>(2415 3 <sup>rd</sup> )           | Common Area Improvements<br>Entry tile replacement     | 1460  | 1 building | 25,000               | 0       | 0                                      | 0                 |                   |
|  | Elevators<br>elevator jack replacement                 | 1460  | 1 building | 0                    | 23,453  | 23,453                                 | 23,453            | 100% complete     |
| MN 2-20.5<br>(3116 Oliver)                     | Security Improvements<br>AW security improvements      | 1460  | 1 building | 1,182                | 26,166  | 1,182                                  | 1,182             | 5% complete       |
|  | Mechanical Improvements<br>AW HVAC improvements        | 1460  | 1 building | 3,080                | 3,080   | 3,080                                  | 3,080             | 100% complete     |
|  | Electrical Systems<br>AW electrical improvements       | 1460  | 1 building | 4,250                | 0       | 0                                      | 0                 |                   |
| MN 2-21.5<br>(1900 3 <sup>rd</sup> )           | Building Envelope<br>window replacement<br>A/C sleeves | 1460  | 1 building | 140,955              | 0       | 0                                      | 0                 |                   |
|  | Security Improvements<br>AW security improvements      | 1460  | 1 building | 1,696                | 0       | 0                                      | 0                 |                   |
| MN 2-21.6<br>(809 Spring)                      | Security Improvements<br>AW security improvements      | 1460  | 1 building | 1,431                | 0       | 0                                      | 0                 |                   |
|  | Mechanical Systems<br>HVAC improvements                | 1460  | 1 building | 18,569               | 0       | 0                                      | 0                 |                   |
| MN 2-22<br>(3205 37 <sup>th</sup> )            | Site Improvements<br>concrete slab for generator       | 1460  | 1 building | 1,113                | 0       | 0                                      | 0                 |                   |
|  | Building Envelope<br>roof replacement                  | 1460  | 1 building | 133,615              | 152,458 | 152,458                                | 0                 |                   |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br><b>FY 2004</b> |                   |                   |
|--|---|---|------------|----------------------|---------|--|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost                      |                   | Status of<br>Work |
|  |   |   |            | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
|  | window replacement                              |   |            |                      |         |  |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building | 7,369                | 0       | 0                                      | 0                 |                   |
|  | HVAC improvements                               |   |            |                      |         |  |                   |                   |
|  |   |   |            |                      |         |  |                   |                   |
| MN 2-23<br>(315 Lowry)                         | Building Envelope                               | 1460  | 1 building | 104,515              | 0       | 0                                      | 0                 |                   |
|  | masonry restoration                             |   |            |                      |         |  |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building | 40,000               | 0       | 0                                      | 0                 |                   |
|  |   |   |            |                      |         |  |                   |                   |
| MN 2-24<br>(1707 3 <sup>rd</sup> )             | Fees and Costs                                  | 1430  | 1 building | 3,500                | 0       | 0                                      | 0                 |                   |
|  | architects and engineers                        |   |            |                      |         |  |                   |                   |
|  | Dwelling Unit Improvements                      | 1460  | 12 units   | 93,667               | 791,621 | 791,621                                | 313,613           |                   |
|  | handicapped apartments                          |   |            |                      |         |  |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building | 17,424               | 54,377  | 54,377                                 | 54,377            | 100% complete     |
|  | AW mechanical improvements                      |   |            |                      |         |  |                   |                   |
|  | Electrical Systems                              | 1460  | 1 building | 30,355               | 24,561  | 24,561                                 | 24,561            | 100% complete     |
|  | AW electrical improvements                      |   |            |                      |         |  |                   |                   |
|  | Mod Relocation                                  | 1495  | 1 building | 0                    | 7,550   | 7,550                                  | 7,550             | 100% complete     |
|  |   |   |            |                      |         |  |                   |                   |
|  |   |   |            |                      |         |  |                   |                   |
| MN 2-25<br>(600 18 <sup>th</sup> )             | Security Improvements                           | 1450  | 1 building | 144,800              | 118,031 | 118,031                                | 118,031           | 100% complete     |
|  | fencing and gates                               |   |            |                      |         |  |                   |                   |
|  | Security Improvements                           | 1460  | 1 building | 11,000               | 24,546  | 24,546                                 | 24,546            | 100% complete     |
|  | entry system replacement                        |   |            |                      |         |  |                   |                   |
|  | cameras   |   |            |                      |         |  |                   |                   |
|  | Building Envelope                               | 1460  | 1 building | 94,200               | 0       | 0                                      | 0                 |                   |
|  | seal north building entrance                    |   |            |                      |         |  |                   |                   |
|  | Common Area Improvements                        | 1460  | 1 building | 0                    | 53,885  | 53,885                                 | 0                 | 25% complete      |
|  | lobby renovation                                |   |            |                      |         |  |                   |                   |

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

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250104<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br>FY 2004 |                   |                   |
|--|---|---|-------------|----------------------|---------|---------------------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity    | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |   |   |             | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
|  | Elevators                                       | 1460  | 1 building  | 0                    | 100,153 | 100,153                         | 100,153           | 100% complete     |
|  | elevator jack replacement                       |   |             |                      |         |                                 |                   |                   |
| MN 2-26<br>(1710 Plymouth)                     | Fees and Costs                                  | 1430  | 1 building  | 4,334                | 16,535  | 16,535                          | 16,535            | 100% complete     |
|  | architects and engineers                        |   |             |                      |         |                                 |                   |                   |
|  | Building Envelope                               | 1460  | 1 building  | 112,087              | 88,875  | 88,875                          | 84,431            | 95% complete      |
|  | masonry restoration                             |   |             |                      |         |                                 |                   |                   |
| MN 2-30<br>(630 Cedar)                         | Fees and Costs                                  | 1430  | 1 building  | 13,100               | 3,432   | 3,432                           | 0                 | 100% complete     |
|  | architects and engineers                        |   |             |                      |         |                                 |                   | See CFP2003       |
|  | Site Work                                       | 1450  | 1 building  | 0                    | 17,228  | 17,228                          | 17,228            | 100% complete     |
|  | parking lot configuration                       |   |             |                      |         |                                 |                   |                   |
|  | site lighting                                   |   |             |                      |         |                                 |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building  | 122,913              | 22,372  | 22,372                          | 22,372            | 100% complete     |
|  | boiler replacement                              |   |             |                      |         |                                 |                   |                   |
|  | Electrical Improvements                         | 1460  | 1 building  | 18,096               | 17,947  | 17,947                          | 17,947            | 100% complete     |
|  | AW electrical improvements                      |   |             |                      |         |                                 |                   |                   |
|  | Elevators                                       | 1460  | 2 elevators | 41,278               | 0       | 0                               | 0                 |                   |
|  | elevator upgrades                               |   |             |                      |         |                                 |                   |                   |
| MN 2-31.4<br>(3121 Pillsbury)                  | Fees and Costs                                  | 1430  | 1 buildings | 4,667                | 17,105  | 17,105                          | 10,416            | 60% complete      |
|  | architects and engineers                        |   |             |                      |         |                                 |                   | masonry           |
|  | Site Improvements                               | 1450  | 1 building  | 0                    | 33,590  | 33,590                          | 26,630            | 80% complete      |
|  | parking lot improvements                        |   |             |                      |         |                                 |                   |                   |
|  | Building Envelope                               | 1460  | 1 building  | 204,144              | 117,531 | 117,531                         | 59,271            | 50% complete      |
|  | masonry restoration                             |   |             |                      |         |                                 |                   |                   |

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|--|--|---|------------|----------------------|---------|---------------------------------|-------------------|----------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories                        | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work          |
|  |  |   |            | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                            |
| MN 2-31.5<br>(115 31 <sup>st</sup> )           | Fees and Costs<br>architects and engineers                             | 1430  | 1 building | 4,667                | 17,105  | 17,105                          | 10,416            | 60% complete               |
|  | Building Envelope<br>masonry restoration                               | 1460  | 1 building | 204,144              | 128,972 | 128,972                         | 83,989            | 70% complete               |
|  | Dwelling Unit Improvements<br>kitchen rehab                            | 1460  | 1 building | 0                    | 36,480  | 36,480                          | 36,480            | 5% complete<br>See CFP2005 |
| MN 2-31.6<br>(3110 Blaisdell)                  | Fees and Costs<br>architects and engineers                             | 1430  | 1 building | 4,667                | 17,105  | 17,105                          | 10,416            | 60% complete<br>masonry    |
|  | Site Improvements<br>landscaping, parking lot                          | 1450  | 1 building | 50,000               | 0       | 0                               | 0                 |                            |
|  | Building Envelope<br>masonry restoration                               | 1460  | 1 building | 204,144              | 110,765 | 110,765                         | 58,713            | 50% complete               |
|  | Common Area Improvements<br>office remodeling                          | 1460  | 1 building | 20,000               | 9,148   | 9,148                           | 6,545             | 70% complete               |
|  | Dwelling Unit Improvements<br>kitchen rehab<br>closet door replacement | 1460  | 165 units  | 40,000               | 33,645  | 33,645                          | 33,645            | 100% complete              |
|  | Non-dwelling Equipment<br>office furniture                             | 1475  | 1 building | 0                    | 2,571   | 2,571                           | 2,571             | 100% complete              |
| MN 2-32<br>(1717 Washington)                   | Site Improvements  | 1450  | 1 building | 0                    | 5,564   | 5,564                           | 5,564             | 100% complete              |
|  | Electrical Systems<br>AW electrical improvements                       | 1450  | 1 building | 4,323                | 119,920 | 119,920                         | 1,768             |                            |
|  | Mechanical Systems<br>AW mechanical improvements                       | 1460  | 1 building | 20,935               | 18,223  | 18,223                          | 18,223            | 100% complete              |

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|--|---|---|------------|----------------------|---------|---------------------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |   |   |            | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
|  | Common Area Improvements                        | 1460  | 1 building | 0                    | 12,082  | 12,082                          | 10,532            | 100% complete     |
|  | Non-dwelling Equipment                          | 1475  | 1 building | 0                    | 18,324  | 18,324                          | 17,929            | 95% complete      |
|  | office furniture                                |   |            |                      |         |                                 |                   |                   |
| MN 2-33<br>(828 Spring)                        | Fees and Costs                                  | 1430  | 1 building | 0                    | 34,241  | 34,241                          | 2,673             | 5% complete       |
|  | architects and engineers                        |   |            |                      |         |                                 |                   |                   |
|  | Site Improvements                               | 1450  | 1 building | 20,500               | 49,097  | 49,097                          | 39,363            | 80% complete      |
|  | storage shed, sidewalks                         |   |            |                      |         |                                 |                   |                   |
|  | Mechanical Systems                              | 1460  | 1 building | 30,979               | 25,248  | 25,248                          | 25,248            | 100% complete     |
|  | AW mechanical improvements                      |   |            |                      |         |                                 |                   |                   |
|  | Electrical Systems                              | 1460  | 1 building | 4,135                | 4,135   | 4,135                           | 4,135             | 100% complete     |
|  | AW electrical improvements                      |   |            |                      |         |                                 |                   |                   |
| MN 2-34<br>(2419/33 5 <sup>th</sup> )          | Common Area Improvements                        | 1460  | 1 building | 22,000               | 25,935  | 25,935                          | 25,935            | 100% complete     |
|  | 2 guard desks                                   |   |            |                      |         |                                 |                   |                   |
|  | office remodeling                               |   |            |                      |         |                                 |                   |                   |
|  | Building Envelope                               | 1460  | 1 building | 76,817               | 0       | 0                               | 0                 |                   |
|  | masonry restoration                             |   |            |                      |         |                                 |                   |                   |
|  | Elevators                                       | 1460  | 1 building | 10,684               | 10,684  | 10,684                          | 10,684            | 100% complete     |
|  | elevator upgrades                               |   |            |                      |         |                                 |                   |                   |
|  | Dwelling Equipment                              | 1465  | 1 refrig.  | 137                  | 137     | 137                             | 137               | 100% complete     |
|  | refrigerator                                    |   |            |                      |         |                                 |                   |                   |
|  | Non-dwelling Equipment                          | 1475  | 1 building | 0                    | 367     | 367                             | 367               | 100% complete     |

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|--|---|---|------------|----------------------|---------|---------------------------------|-------------------|-------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work       |
|  |   |   |            | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                         |
| MN 2-35<br>(1815 Central)                      | Electrical Systems                              | 1460  | 1 building | 4,548                | 0       | 0                               | 0                 |                         |
|  | AW electrical improvements                      |   |            |                      |         |                                 |                   |                         |
|  | Security Improvements                           | 1460  | 1 building | 0                    | 5,000   | 5,000                           | 0                 | Scheduled<br>summer '06 |
|  | install elevator camera                         |   |            |                      |         |                                 |                   |                         |
|  | Mechanical Systems                              | 1460  | 1 building | 0                    | 1,907   | 1,907                           | 0                 | 100%<br>complete        |
|  | HVAC upgrades                                   |   |            |                      |         |                                 |                   | See CFP2003             |
| MN 2-36<br>(2121 Minnehaha)                    | Fees and Costs                                  | 1430  | 1 building | 0                    | 0       | 0                               | 0                 |                         |
|  | architects and engineers                        |   |            |                      |         |                                 |                   |                         |
|  | Common Area Improvements                        | 1460  | 1 building | 222,474              | 0       | 0                               | 0                 |                         |
|  | office rehab                                    |   |            |                      |         |                                 |                   |                         |
|  | Mechanical Systems                              | 1460  | 1 building | 4,650                | 0       | 0                               | 0                 |                         |
|  | AW HVAC improvements                            |   |            |                      |         |                                 |                   |                         |
| MN 2-37<br>(1314 44 <sup>th</sup> )            | Fees and Costs                                  | 1430  | 1 building | 0                    | 41,729  | 41,729                          | 27,118            | 60% complete            |
|  | architects and engineers                        |   |            |                      |         |                                 |                   |                         |
|  | Electrical Systems                              | 1460  | 1 building | 0                    | 0       | 0                               | 0                 |                         |
|  | apartment lighting upgrades                     |   |            |                      |         |                                 |                   |                         |
|  | air conditioners for apartments                 |   |            |                      |         |                                 |                   |                         |
|  | Building Envelope                               | 1460  | 1 building | 0                    | 448,253 | 448,253                         | 0                 | Scheduled May<br>'06    |
|  | window replacement                              |   |            |                      |         |                                 |                   |                         |
|  | Elevators                                       | 1460  | 1 building | 0                    | 79,875  | 79,875                          | 0                 | Scheduled May<br>'06    |
|  | elevator jack replacement                       |   |            |                      |         |                                 |                   |                         |

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|--|---|---|------------|----------------------|---------|---------------------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories                   | Dev. Acct<br>No.  | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |   |   |            | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
| MN 2-42<br>(314 Hennepin)                      | Fees and Costs<br>architects and engineers                        | 1430  | 1 building | 125,680              | 96,723  | 96,723                          | 59,556            | 60% complete      |
|  | Common Area Improvements<br>partial hallway handrail installation | 1460  | 1 building | 0                    | 169,464 | 169,464                         | 41,575            | 25% complete      |
|  | Dwelling unit rehab<br>kitchen rehab                              | 1460  | 299 units  | 867,316              | 531,270 | 531,270                         | 531,270           | 100%<br>complete  |
|  | bathroom rehab  |   |            |                      |         |                                 |                   |                   |
|  | Building Envelope<br>A/C sleeves                                  | 1460  | 1 building | 27,148               | 16,110  | 16,110                          | 16,110            | 100%<br>complete  |
|  | Plumbing Systems<br>replace hot water risers                      | 1460  | 299 units  | 587,265              | 150,915 | 150,915                         | 51,698            | 30% complete      |
|  | Electrical Systems<br>unit electrical upgrades                    | 1460  | 299 units  | 286,591              | 128,408 | 128,408                         | 58,980            | 50% complete      |
|  | Dwelling Equipment<br>refrigerator                                | 1465  | 1 refiger. | 0                    | 2,646   | 2,646                           | 2,646             | 100%<br>complete  |
|  | Community room  |   |            |                      |         |                                 |                   |                   |
|  | Non-dwelling Equipment  | 1475  | 1 building | 0                    | 550     | 550                             | 550               | 100%<br>complete  |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |
|  |   |   |            |                      |         |                                 |                   |                   |

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|--|---|---|--------------|----------------------|---------|--|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity     | Total Estimated Cost |         | Total Actual Cost                      |                   | Status of<br>Work |
|  |   |   |              | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
| <b>ROWHOUSE</b>                                | Site Work                                       | 1450  | 28 buildings | 0                    | 40,927  | 40,927                                 | 5,336             | 15% complete      |
| MN 2-1   | TV antenna installation                         |   |              |                      |         |  |                   |                   |
|  | parking lot gate                                |   |              |                      |         |  |                   |                   |
|  | Dwelling Unit Improvements                      | 1460  | 28 buildings | 341,372              | 32,998  | 32,998                                 | 379               | 90% complete      |
|  | apartment flooring replacement                  |   |              |                      |         |  |                   | See CFP2003       |
|  | Common Area Improvements                        | 1460  | 28 buildings | 0                    | 14,207  | 14,207                                 | 14,207            | 100% complete     |
|  | install security locks                          |   |              |                      |         |  |                   |                   |
|  |   |   |              |                      |         |  |                   |                   |
|  |   |   |              |                      |         |  |                   |                   |
|  |   |   |              |                      |         |  |                   |                   |
| <b>SCATTERED</b>                               |   |   |              |                      |         |  |                   |                   |
| <b>SITES</b>                                   |   |   |              |                      |         |  |                   |                   |
| MN 2-13  | Fees and Costs                                  | 1430  | 1 unit       | 0                    | 655     | 655                                    | 655               | 100% complete     |
|  | architects and engineers                        |   |              |                      |         |  |                   |                   |
|  | Site Improvements                               | 1450  | 3 units      | 0                    | 19,350  | 19,350                                 | 19,350            | 100% complete     |
|  | landscaping                                     |   |              |                      |         |  |                   |                   |
|  | concrete upgrades                               |   |              |                      |         |  |                   |                   |
|  | Building Envelope                               | 1460  | 20 units     | 0                    | 28,067  | 28,067                                 | 28,067            | 100% complete     |
|  | roof replacement                                |   |              |                      |         |  |                   |                   |
|  | Dwelling Unit Improvements                      | 1460  | 20 units     | 175,000              | 0       | 0                                      | 0                 |                   |
|  | LBP abatement/rehab                             |   |              |                      |         |  |                   |                   |
|  |   |   |              |                      |         |  |                   |                   |

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| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories       | Dev. Acct<br>No.  | Quantity | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |   |   |          | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
| MN 2-25  | Dwelling Unit Improvements<br>general rehab           | 1460  | 2 units  | 2,621                | 0       | 0                               | 0                 |                   |
| MN 2-38  | Fees and Costs<br>LBP testing                         | 1430  | 1 unit   | 358                  | 0       | 0                               | 0                 |                   |
|  | Site Improvements<br>garage construction              | 1450  | 4 units  | 0                    | 34,236  | 34,236                          | 34,236            | 100%<br>complete  |
|  | Dwelling Unit Improvements<br>general rehab           | 1460  | 2 units  | 100,000              | 37,300  | 37,300                          | 37,300            | 100%<br>complete  |
|  | Building Envelope<br>roof replacement                 | 1460  | 4 units  | 0                    | 20,288  | 20,288                          | 20,288            | 100%<br>complete  |
| MN 2-39  | Security Improvements<br>install motion lights        | 1460  | 3 units  | 0                    | 6,305   | 6,305                           | 6,305             | 100%<br>complete  |
|  | Building Envelope<br>roof replacement                 | 1460  | 1 unit   | 0                    | 5,600   | 5,600                           | 5,600             | 100%<br>complete  |
| MN 2-40  | Site Improvements<br>landscaping<br>concrete upgrades | 1450  | 2 units  | 0                    | 9,115   | 9,115                           | 9,115             | 100%<br>complete  |

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|--|---|---|----------|----------------------|---------|---------------------------------|-------------------|-------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work<br>Categories | Dev. Acct<br>No.  | Quantity | Total Estimated Cost |         | Total Actual Cost               |                   | Status of<br>Work |
|  |   |   |          | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
|  | Dwelling Unit Improvements                      | 1460  | 1 unit   | 100,000              | 20,290  | 20,290                          | 20,290            | 100%<br>complete  |
|  | general rehab                                   |   |          |                      |         |                                 |                   |                   |
| MN 2-43  | Site Improvements                               | 1450  | 2 units  | 0                    | 9,632   | 9,632                           | 9,632             | 100%<br>complete  |
|  | landscaping                                     |   |          |                      |         |                                 |                   |                   |
|  | Dwelling Unit Improvements                      | 1460  | 1 unit   | 0                    | 15,047  | 15,047                          | 15,047            | 100%<br>complete  |
|  | general rehab                                   |   |          |                      |         |                                 |                   |                   |
|  | Building Envelope                               | 1460  | 1 unit   | 0                    | 5,225   | 5,225                           | 5,225             | 100%<br>complete  |
|  | roof replacement                                |   |          |                      |         |                                 |                   |                   |
|  | Hazardous Waste Remediation                     | 1460  | 1 unit   | 0                    | 19,806  | 19,806                          | 19,806            | 100%<br>complete  |
|  | lead abatement                                  |   |          |                      |         |                                 |                   |                   |
| MN 2-44  | Dwelling Unit Improvements                      | 1460  | 2 units  | 2,058                | 21,389  | 21,389                          | 21,389            | 100%<br>complete  |
|  | general rehab                                   |   |          |                      |         |                                 |                   |                   |
|  | Building Envelope                               |   | 1 unit   | 1,300                | 0       | 0                               | 0                 |                   |
|  | roof replacement                                |   |          |                      |         |                                 |                   |                   |
| MN 2-45  | Site Improvements                               | 1450  | 1 unit   | 0                    | 12,917  | 12,917                          | 12,917            | 100%<br>complete  |
|  | garage construction                             |   |          |                      |         |                                 |                   |                   |
| MN 2-47  | Site Improvements                               | 1450  | 1 unit   | 0                    | 3,300   | 3,300                           | 3,300             | 25% complete      |
|  | garage construction                             |   |          |                      |         |                                 |                   |                   |

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|   |   |   |            | Revision<br>#1       | Revised | Funds<br>Obligated                     | Funds<br>Expended |                   |
| MN 2-51   | Site Improvements                               | 1450  | 2 units    | 0                    | 20,486  | 20,486                                 | 20,486            | 100%<br>complete  |
|   | garage construction                             |   |            |                      |         |  |                   |                   |
| MN 2-82   | Site Improvements                               | 1450  | 1 unit     | 0                    | 12,320  | 12,320                                 | 12,320            | 100%<br>complete  |
|   | garage construction                             |   |            |                      |         |  |                   |                   |
|   | Hazardous Waste Remediation                     | 1460  | 1 unit     | 0                    | 7,628   | 7,628                                  | 7,628             | 100%<br>complete  |
|   | lead abatement                                  |   |            |                      |         |  |                   |                   |
|   | Dwelling Unit Improvements                      | 1460  | 1 unit     | 375                  | 0       | 0                                      | 0                 |                   |
|   | roof replacement                                |   |            |                      |         |  |                   |                   |
| <b>MGMT/MAINT</b>                                     |   |   |            |                      |         |  |                   |                   |
| <b>FACILITIES</b>                                     |   |   |            |                      |         |  |                   |                   |
| MN 2-96<br>(1001 Washington)                          | Fees and Costs                                  | 1430  | 1 building | 6,333                | 22,834  | 22,834                                 | 20,434            | 90% complete      |
|   | architects and engineers                        |   |            |                      |         |  |                   |                   |
|   | Site Work                                       | 1450  | 1 building | 80,000               | 0       | 0                                      | 0                 |                   |
|   | parking lot upgrades                            |   |            |                      |         |  |                   |                   |
|   | Office Improvements                             | 1470  | 1 building | 60,000               | 12,109  | 12,109                                 | 12,109            | 100%<br>complete  |
|   | office remodeling                               |   |            |                      |         |  |                   |                   |
|   | Non-dwelling Equipment                          | 1475  | 1 building | 0                    | 22,293  | 22,293                                 | 19,555            | 90% complete      |
|   | security monitors                               |   |            |                      |         |  |                   |                   |
|   | office furniture                                |   |            |                      |         |  |                   |                   |

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|  |   |   |          | Revision<br>#1       | Revised | Funds<br>Obligated              | Funds<br>Expended |                   |
| <b>AREA-WIDE</b>                               | Contribution to Operations                      | 1406  |          | 732,000              | 731,613 | 731,613                         | 731,613           |                   |
|  | Management Improvements                         | 1408  |          |                      |         |                                 |                   |                   |
|  | MIS Software, Training,<br>Consulting           |   |          | 108,650              | 314,733 | 314,733                         | 222,699           | ongoing           |
|  | Training  |   |          | 160,800              | 145,893 | 145,893                         | 69,760            | ongoing           |
|  | Marketing/Senior Designation                    |   |          | 13,000               | 6,173   | 6,173                           | 6,173             | ongoing           |
|  | Communications                                  |   |          | 30,000               | 10,690  | 10,690                          | 2,401             | ongoing           |
|  | Physical Plant Operations<br>Upgrades           |   |          | 130,000              | 43,128  | 43,128                          | 43,128            | ongoing           |
|  | Maintenance Procedures Analysis                 |   |          | 20,000               | 10,000  | 10,000                          | 2,847             | ongoing           |
|  | Security  |   |          | 899,869              | 905,389 | 905,389                         | 905,389           | ongoing           |
|  | Resident Employment                             |   |          | 65,000               | 74,230  | 74,230                          | 20,590            | ongoing           |
|  | Self-Help Program                               |   |          | 110,000              | 98,346  | 98,346                          | 98,346            | ongoing           |
|  | Resident Initiatives                            |   |          | 141,095              | 75,632  | 75,632                          | 75,632            | ongoing           |
|  | Special Projects                                |   |          | 75,000               | 24,207  | 24,207                          | 24,207            | ongoing           |
|  | Administration                                  | 1410  |          | 790,000              | 925,900 | 925,900                         | 920,224           | ongoing           |
|  | Audit   | 1411  |          | 10,000               | 9,367   | 9,367                           | 9,367             | ongoing           |
|  | Area-Wide Fees and Costs                        | 1430  |          | 4,320                | 14,406  | 14,406                          | 14,406            | ongoing           |



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

|  |   |  |
|--|---|--|
| PHA Name:<br><b>Minneapolis Public Housing Authority</b> | Grant Type and Number<br>Capital Fund Program No: MN46P00250104<br>Replacement Housing Factor No: | Federal FY of Grant:<br><b>FY 2004</b> |
|--|---|--|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
|  | Revision #1                                 | Revised | Actual | Revision #1                                 | Revised | Actual |                                  |
| MN 2-1   | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-3   | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-6   | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-8   | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-9   | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-10  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-14  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-15.4  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-15.5  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-16  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-17  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-18  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-19  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-20  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-22  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-24  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-25  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-26  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-30  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-31  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-32  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-33  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-34  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-35  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-37  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-42  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-13  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |
| MN 2-38  | 09/06                                       |         |        | 09/08                                       |         |        |                                  |

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

| PHA Name:<br><b>Minneapolis Public Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program No: MN46P00250104<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant:<br><b>FY 2004</b> |                                  |
|--|---|---|--------|---|---------|--|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities         | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |  | Reasons for Revised Target Dates |
|  | Revision #1                                 | Revised   | Actual | Revision #1                                 | Revised | Actual                                 |                                  |
| MN 2-40  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-43  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-44  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-45  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-47  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-51  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-82  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MN 2-96  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MIS Sftwr, Trng,<br>Cons                                 | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Training   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Marketing/Sr Desig                                       | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Communications   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Maintenance Analysis                                     | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| PPO Upgrades   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Security Contingency                                     | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Resident Employment                                      | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Self-Help Program  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Resident Initiatives                                     | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Special Projects   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Administration   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Audit  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| AW Electrical  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| AW Security  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| AW Elevators   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| AW Mechanical  | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| MIS Hardware   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| AW Equipment   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |
| Relocation Costs   | 09/06                                       |   |        | 09/08                                       |         |  |                                  |

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |             |                   |                                 |  |
|--|---|---|-------------|-------------------|---------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |             |                   |                                 |  |
| PHA Name: Minneapolis Public Housing Authority   |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                   | Federal FY of Grant:<br>FY 2005 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report |   |   |             |                   |                                 |  |
| Line No.   | Summary by Development Account                            | Total Estimated Cost  |             | Total Actual Cost |                                 |  |
|  |   | Original  | Revision #1 | Obligated         | Expended                        |  |
| 1  | Total non-CFP Funds                                       |   |             |                   |                                 |  |
| 2  | 1406 Operations   | 1,000,000   | 2,000,000   | 0                 | 0                               |  |
| 3  | 1408 Management Improvements                              | 1,170,304   | 1,091,739   | 214,715           | 138,980                         |  |
| 4  | 1410 Administration                                       | 895,000   | 1,124,000   | 517,070           | 517,070                         |  |
| 5  | 1411 Audit  | 15,000  | 10,000      | 5,062             | 5,062                           |  |
| 6  | 1415 Liquidated Damages                                   |   |             |                   |                                 |  |
| 7  | 1430 Fees and Costs                                       | 1,267,628   | 66,187      | 63,308            | 1,740                           |  |
| 8  | 1440 Site Acquisition                                     |   |             |                   |                                 |  |
| 9  | 1450 Site Improvement                                     | 1,213,600   | 782,747     | 506,345           | 0                               |  |
| 10   | 1460 Dwelling Structures                                  | 7,124,385   | 8,240,986   | 902,138           | 39,945                          |  |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                   | 203,700   | 43,560      | 43,560            | 0                               |  |
| 12   | 1470 Nondwelling Structures                               | 120,000   | 84,548      | 0                 | 0                               |  |
| 13   | 1475 Nondwelling Equipment                                | 294,000   | 118,783     | 118,783           | 80,242                          |  |
| 14   | 1485 Demolition   | 65,000  | 0           | 0                 | 0                               |  |
| 15   | 1490 Replacement Reserve                                  |   |             |                   |                                 |  |
| 16   | 1492 Moving to Work Demonstration                         |   |             |                   |                                 |  |
| 17   | 1495.1 Relocation Costs                                   | 5,000   | 1,000       | 1,000             | 1,000                           |  |
| 18   | 1499 Development Activities                               | 220,000   | 0           | 0                 | 0                               |  |
| 19   | 1501 Collateralization or Debt Service                    |   |             |                   |                                 |  |
| 20   | 1502 Contingency  |   |             |                   |                                 |  |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | 13,593,617  | 13,593,617  | 2,339,403         | 763,806                         |  |
| 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**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                      |             | Federal FY of Grant:<br>FY 2005 |                |                      |
|--|--|---|-------------|----------------------|-------------|---------------------------------|----------------|----------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work       |
|  |  |   |             | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                      |
| <b>HIGHRISE</b>                                |  |   |             |                      |             |                                 |                |                      |
| MN 2-3   | Fees and Costs                               | 1430  | 1 building  | 118,800              | 24,500      | 24,500                          | 0              | 0% Complete          |
|  | architects and engineers                     |   |             |                      |             |                                 |                |                      |
|  | Site Work                                    | 1450  | 1 building  | 370,000              | 0           | 0                               | 0              |                      |
|  | site reconfiguration & canopies              |   |             |                      |             |                                 |                |                      |
|  | Common Area Improvements                     | 1460  | 1 building  | 90,000               | 20,000      | 0                               | 0              | Scheduled Summer '06 |
|  | office remodeling                            |   |             |                      |             |                                 |                | KMOJ                 |
|  | Building Envelope                            | 1460  | 1 building  | 200,000              | 0           | 0                               | 0              |                      |
|  | façade repairs                               |   |             |                      |             |                                 |                |                      |
| MN 2-6   | Plumbing Systems                             | 1460  | 1 building  | 0                    | 7,500       | 0                               | 0              | Scheduled Mar '06    |
|  | fire pump replacement                        |   |             |                      |             |                                 |                |                      |
| MN 2-8   | Fees and Costs                               | 1430  | 2 buildings | 34,560               | 0           | 0                               | 0              |                      |
|  | architects and engineers                     |   |             |                      |             |                                 |                |                      |
|  | Dwelling Unit Improvements                   | 1460  | 2 buildings | 30,000               | 0           | 0                               | 0              |                      |
|  | Window shade replacement                     |   |             |                      |             |                                 |                |                      |
|  | Building Envelope                            | 1460  | 2 buildings | 40,000               | 0           | 0                               | 0              |                      |
|  | overhang insulation                          |   |             |                      |             |                                 |                |                      |
|  | Mechanical Systems                           | 1460  | 2 buildings | 50,000               | 60,000      | 0                               | 0              | Scheduled May '06    |
|  | HVAC upgrades                                |   |             |                      |             |                                 |                |                      |
|  | Plumbing Systems                             | 1460  | 2 buildings | 20,000               | 1,180,000   | 0                               | 0              | Scheduled May '06    |
|  | domestic water piping                        |   |             |                      |             |                                 |                |                      |
|  | water heater upgrades                        |   |             |                      |             |                                 |                |                      |
|  | Electrical Systems                           | 1460  | 2 buildings | 20,000               | 0           | 0                               | 0              |                      |
|  | Elevators                                    | 1460  | 2 buildings | 12,000               | 0           | 0                               | 0              |                      |
|  | flooring replacement                         |   |             |                      |             |                                 |                |                      |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                      |             | Federal FY of Grant:<br>FY 2005 |                |                     |
|--|--|---|-------------|----------------------|-------------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work      |
|  |  |   |             | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                     |
|  | Security Improvements                        | 1460  | 2 buildings | 0                    | 5,956       | 5,956                           | 5,956          | Complete            |
|  | Replace entry doors                          |   |             |                      |             |                                 |                |                     |
|  | FF & E                                       | 1475  | 2 buildings | 20,000               | 0           | 0                               | 0              |                     |
|  | community room furniture                     |   |             |                      |             |                                 |                |                     |
| MN 2-9   | Fees and Costs                               | 1430  | 3 buildings | 235,188              | 0           | 0                               | 0              |                     |
|  | architects and engineers                     |   |             |                      |             |                                 |                |                     |
|  | Security Improvements                        | 1450  | 3 buildings | 0                    | 18,256      | 18,256                          | 0              | Scheduled April '06 |
|  | door hardware                                |   |             |                      |             |                                 |                |                     |
|  | install gate                                 |   |             |                      |             |                                 |                |                     |
|  | Common Area Improvements                     | 1460  | 3 buildings | 15,000               | 378,000     | 0                               | 0              | Scheduled Jul-06    |
|  | General                                      |   |             |                      |             |                                 |                |                     |
|  | Dwelling Unit Improvements                   | 1460  | 3 buildings | 300,000              | 0           | 0                               | 0              |                     |
|  | bathroom floor replacement                   |   |             |                      |             |                                 |                |                     |
|  | Mechanical Systems                           | 1460  | 3 buildings | 196,000              | 0           | 0                               | 0              |                     |
|  | HVAC upgrades                                |   |             |                      |             |                                 |                |                     |
|  | Plumbing Systems                             | 1460  | 3 buildings | 634,500              | 187,500     | 0                               | 0              | Scheduled May '06   |
|  | hot water heater tank replacement            |   |             |                      |             |                                 |                |                     |
|  | fire pump replacement                        |   |             |                      |             |                                 |                |                     |
|  | Electrical Systems                           | 1460  | 3 buildings | 17,400               | 0           | 0                               | 0              |                     |
|  | Appliances                                   | 1465  | 281 units   | 143,700              | 0           | 0                               | 0              |                     |
|  | new ranges & refrigerators                   |   |             |                      |             |                                 |                |                     |
| MN 2-14  | Security Improvements                        | 1450  | 1 building  | 0                    | 1,500       | 1,500                           | 0              | Scheduled April '06 |
|  | Replace light fixtures                       |   |             |                      |             |                                 |                |                     |
| MN 2-15  | Security Improvements                        | 1450  | 1 building  | 0                    | 3,350       | 3,350                           | 0              | Scheduled April '06 |
|  | extend fence                                 |   |             |                      |             |                                 |                |                     |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                      |             | Federal FY of Grant:<br><b>FY 2005</b> |                |                        |
|---|--|---|-------------|----------------------|-------------|--|----------------|------------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |             | Total Actual Cost                      |                | Status of Work         |
|   |  |   |             | Original             | Revision #1 | Funds Obligated                        | Funds Expended |                        |
|   | Mechanical Systems                           | 1460  | 1 building  | 0                    | 30,000      | 0                                      | 0              | May-06                 |
|   | apt zone valves                              |   |             |                      |             |  |                |                        |
|   | Elevators                                    | 1460  | 2 buildings | 0                    | 54,446      | 54,446                                 | 0              | 50% complete           |
|   | elevator jack replacement                    |   |             |                      |             |  |                |                        |
| MN 2-16   | Site Improvements                            | 1450  | 1 building  | 0                    | 259,991     | 0                                      | 0              | Scheduled Summer '06   |
|   | landscaping                                  |   |             |                      |             |  |                |                        |
|   | Security Improvements                        | 1450  | 1 building  | 0                    | 8,000       | 8,000                                  | 0              | Scheduled April '06    |
|   | install light fixture                        |   |             |                      |             |  |                |                        |
|   | Plumbing Systems                             | 1460  | 1 building  | 0                    | 15,000      | 0                                      | 0              | Scheduled May '06      |
|   | fire pump replacement                        |   |             |                      |             |  |                |                        |
| MN 2-17   | Site Improvements                            | 1450  | 1 building  | 0                    | 6,546       | 6,546                                  | 0              | Scheduled April '06    |
|   | Install yard sign                            |   |             |                      |             |  |                |                        |
|   | Security Improvements                        | 1450  | 1 building  | 0                    | 76,150      | 76,150                                 | 0              | Scheduled April '06    |
|   | Fencing upgrades                             |   |             |                      |             |  |                |                        |
|   | Non-Dwelling Equipment                       | 1475  | 1 building  | 0                    | 1,302       | 1,302                                  | 1,302          | Complete               |
|   | Equipment                                    |   |             |                      |             |  |                | A/V for community room |
| MN 2-18.4   | Fees and Costs                               | 1430  | 1 building  | 35,820               | 0           | 0                                      | 0              |                        |
|   | architects and engineers                     |   |             |                      |             |  |                |                        |
|   | Mechanical Systems                           | 1460  | 1 building  | 84,000               | 0           | 0                                      | 0              |                        |
|   | HVAC upgrades                                |   |             |                      |             |  |                |                        |
|   | Plumbing Systems                             | 1460  | 1 building  | 65,000               | 0           | 0                                      | 0              |                        |
|   | hot water heating tank replacement           |   |             |                      |             |  |                |                        |
|   | Elevators                                    | 1460  | 1 building  | 50,000               | 0           | 0                                      | 0              |                        |
|   | jack replacement                             |   |             |                      |             |  |                |                        |
| MN 2-19   | Fees and Costs                               | 1430  | 1 building  | 71,600               | 0           | 0                                      | 0              |                        |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |            |                      |             | Federal FY of Grant:<br><b>FY 2005</b> |                |                              |
|---|--|---|------------|----------------------|-------------|--|----------------|------------------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |             | Total Actual Cost                      |                | Status of Work               |
|   |  |   |            | Original             | Revision #1 | Funds Obligated                        | Funds Expended |                              |
|   | architects and engineers                     |   |            |                      |             |  |                |                              |
|   | Site Work                                    | 1450  | 1 building | 21,600               | 0           | 0                                      | 0              |                              |
|   | Parking lot upgrades                         |   |            |                      |             |  |                |                              |
|   | Security Improvements                        | 1450  | 1 building | 0                    | 4,362       | 4,362                                  | 0              | Scheduled April '06          |
|   | wheel stops                                  |   |            |                      |             |  |                |                              |
|   | Fencing upgrades                             |   |            |                      |             |  |                |                              |
|   | Dwelling Unit Improvements                   | 1460  | 1 building | 314,300              | 0           | 0                                      | 0              |                              |
|   | Kitchen rehab                                |   |            |                      |             |  |                |                              |
|   | Building Envelope                            | 1460  | 1 building | 5,000                | 0           | 0                                      | 0              |                              |
|   | balcony upgrades                             |   |            |                      |             |  |                |                              |
|   | Mechanical Systems                           | 1460  | 1 building | 48,000               | 0           | 0                                      | 0              |                              |
|   | HVAC upgrades                                |   |            |                      |             |  |                |                              |
|   | Electrical Systems                           | 1460  | 1 building | 8,875                | 0           | 0                                      | 0              |                              |
|   | GFI's in apartments                          |   |            |                      |             |  |                |                              |
| MN 2-20.4   | Fees and Costs                               | 1430  | 1 building | 0                    | 240         | 240                                    | 240            | Complete                     |
|   | consultants                                  |   |            |                      |             |  |                | Elevator Jack Replacement    |
|   | Security Improvements                        | 1450  | 1 building | 0                    | 10,500      | 10,500                                 | 0              | Scheduled April '06          |
|   | site lighting upgrades                       |   |            |                      |             |  |                |                              |
|   | Elevators                                    | 1460  | 1 building | 0                    | 388         | 388                                    | 388            | Complete                     |
|   | elevator jack replacement                    |   |            |                      |             |  |                | Portion of cost- See CFP2004 |
| MN 2-20.5   | Security Improvements                        | 1450  | 1 building | 0                    | 6,600       | 6,600                                  | 0              | Scheduled April '06          |
|   | install lighting fixtures                    |   |            |                      |             |  |                |                              |
|   | install gate                                 |   |            |                      |             |  |                |                              |
|   | Signage                                      |   |            |                      |             |  |                |                              |
|   | Elevators                                    | 1460  | 1 building | 0                    | 24,234      | 24,234                                 | 0              | 25% complete                 |
|   | elevator jack replacement                    |   |            |                      |             |  |                |                              |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |            |                      |             | Federal FY of Grant:<br>FY 2005 |                |                     |
|--|--|---|------------|----------------------|-------------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work      |
|  |  |   |            | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                     |
| MN 2-21.5                                      | Fees and Costs                               | 1430  | 1 building | 66,960               | 30,000      | 0                               | 0              | Scheduled June '06  |
|  | architects and engineers                     |   |            |                      |             |                                 |                |                     |
|  | Site Work                                    | 1450  | 1 building | 22,000               | 27,310      | 0                               | 0              | Scheduled June '06  |
|  | Parking lot upgrades                         |   |            |                      |             |                                 |                |                     |
|  | landscaping                                  |   |            |                      |             |                                 |                |                     |
|  | Common Area Improvements                     | 1460  | 1 building | 25,000               | 25,000      | 0                               | 0              | Scheduled June '06  |
|  | community room remodel                       |   |            |                      |             |                                 |                |                     |
|  | Dwelling Unit Improvements                   | 1460  | 1 building | 241,500              | 241,500     | 0                               | 0              | Scheduled June '06  |
|  | Kitchen and bathroom rehab                   |   |            |                      |             |                                 |                |                     |
|  | Mechanical Systems                           | 1460  | 1 building | 26,500               | 26,500      | 0                               | 0              | Scheduled June '06  |
|  | HVAC upgrades                                |   |            |                      |             |                                 |                |                     |
|  | Electrical Systems                           | 1460  | 1 building | 27,000               | 27,000      | 0                               | 0              | Scheduled June '06  |
|  | apartment lighting upgrades                  |   |            |                      |             |                                 |                |                     |
|  | Elevators                                    | 1460  | 1 building | 30,000               | 23,945      | 23,945                          | 0              | 50% complete        |
|  | jack replacement                             |   |            |                      |             |                                 |                |                     |
|  | Security Improvements                        | 1460  | 1 building | 0                    | 9,781       | 9,781                           | 0              | Scheduled April '06 |
|  | Security screens                             |   |            |                      |             |                                 |                |                     |
| MN 2-21.6                                      | Elevators                                    | 1460  | 1 building | 0                    | 24,241      | 24,241                          | 0              | 50% complete        |
|  | jack replacement                             |   |            |                      |             |                                 |                |                     |
| MN 2-22  | Fees and Costs                               | 1430  | 1 building | 40,140               | 0           | 0                               | 0              |                     |
|  | architects and engineers                     |   |            |                      |             |                                 |                |                     |
|  | Mechanical Systems                           | 1460  | 1 building | 163,000              | 0           | 0                               | 0              |                     |
|  | HVAC upgrades                                |   |            |                      |             |                                 |                |                     |
|  | Elevators                                    | 1460  | 1 building | 60,000               | 0           | 0                               | 0              |                     |
|  | jack replacement                             |   |            |                      |             |                                 |                |                     |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |            |                      |             | Federal FY of Grant:<br><b>FY 2005</b> |                |                               |
|---|--|---|------------|----------------------|-------------|--|----------------|-------------------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |             | Total Actual Cost                      |                | Status of Work                |
|   |  |   |            | Original             | Revision #1 | Funds Obligated                        | Funds Expended |                               |
| MN 2-23   | Mechanical Systems                           | 1460  | 1 building | 0                    | 200,000     | 0                                      | 0              | Scheduled May '06             |
|   | Heating system upgrades                      |   |            |                      |             |  |                |                               |
|   | Plumbing Systems                             | 1460  | 1 building | 0                    | 7,500       | 0                                      | 0              | Scheduled May '06             |
|   | fire pump replacement                        |   |            |                      |             |  |                |                               |
| MN 2-24   | Security Improvements                        | 1450  | 1 building | 0                    | 38,650      | 38,650                                 | 0              | Scheduled April '06           |
|   | install light fixtures                       |   |            |                      |             |  |                |                               |
|   | install gate and fence                       |   |            |                      |             |  |                |                               |
|   | Remove curb island                           |   |            |                      |             |  |                |                               |
| MN 2-24 (cont)  | Dwelling Unit Improvements                   | 1460  | 1 building | 0                    | 2,932       | 2,932                                  | 1,466          | 50% complete- portion of cost |
|   | Kitchen remodeling                           |   |            |                      |             |  |                | See CFP2004                   |
|   | Plumbing Systems                             | 1460  | 1 building | 0                    | 7,500       | 0                                      | 0              | Scheduled May '06             |
|   | fire pump replacement                        |   |            |                      |             |  |                |                               |
| MN 2-25   | Security Improvements                        | 1450  | 1 building | 0                    | 3,500       | 3,500                                  | 0              | Scheduled April '06           |
|   | site work                                    |   |            |                      |             |  |                |                               |
|   | Mechanical Systems                           | 1460  | 1 building | 0                    | 30,400      | 30,400                                 | 30,400         | Complete                      |
|   | HVAC Improvements                            |   |            |                      |             |  |                |                               |
|   | Elevators                                    | 1460  | 1 building | 0                    | 1,734       | 1,734                                  | 1,734          | Complete                      |
|   | jack replacement                             |   |            |                      |             |  |                |                               |
| MN 2-26   | Security Improvements                        | 1450  | 1 building | 0                    | 8,100       | 8,100                                  | 0              | Scheduled April '06           |
|   | Security lighting                            |   |            |                      |             |  |                |                               |
|   | install fence                                |   |            |                      |             |  |                |                               |
| MN 2-30   | Plumbing Systems                             | 1460  | 1 building | 0                    | 7,500       | 0                                      | 0              | Scheduled May '06             |
|   | fire pump replacement                        |   |            |                      |             |  |                |                               |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                      |             | Federal FY of Grant:<br>FY 2005 |                |                      |
|--|--|---|-------------|----------------------|-------------|---------------------------------|----------------|----------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work       |
|  |  |   |             | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                      |
| MN 2-31  | Fees and Costs                               | 1430  | 3 buildings | 136,800              | 0           | 0                               | 0              |                      |
|  | architects and engineers                     |   |             |                      |             |                                 |                |                      |
|  | Site Improvements                            | 1450  | 1 building  | 0                    | 16,411      | 0                               | 0              | Scheduled Summer '06 |
|  | landscaping                                  |   |             |                      |             |                                 |                |                      |
|  | Parking lot upgrades                         |   |             |                      |             |                                 |                |                      |
|  | Security Improvements                        | 1450  | 2 buildings | 0                    | 36,050      | 36,050                          | 0              |                      |
|  | install gate and fence                       |   |             |                      |             |                                 |                |                      |
|  | Dwelling Unit Improvements                   | 1460  | 1 building  | 517,000              | 636,440     | 342,824                         | 0              | 5% complete          |
|  | Kitchen rehab                                |   |             |                      |             |                                 |                |                      |
|  | Mechanical Systems                           | 1460  | 3 buildings | 69,000               | 300,000     | 0                               | 0              | Scheduled June '06   |
|  | Heating system upgrades                      |   |             |                      |             |                                 |                |                      |
|  | Plumbing Systems                             | 1460  | 3 building  | 50,000               | 112,680     | 112,680                         | 0              | 60% complete         |
|  | Water heater upgrades                        |   |             |                      |             |                                 |                |                      |
|  | Elevators                                    | 1460  | 3 buildings | 60,000               | 0           | 0                               | 0              |                      |
|  | cab upgrades                                 |   |             |                      |             |                                 |                |                      |
|  | Common Area Improvements                     | 1460  | 1 building  | 0                    | 854,000     | 0                               | 0              | Scheduled Summer '06 |
|  | General                                      |   |             |                      |             |                                 |                |                      |
|  | Dwelling Equipment                           | 1465  | 163 ranges  | 60,000               | 43,560      | 43,560                          | 0              | 5% complete          |
|  | ranges                                       |   |             |                      |             |                                 |                |                      |
|  | FF & E                                       | 1475  | 3 buildings | 4,000                | 4,000       | 0                               | 0              | Scheduled Summer '06 |
|  | BBQ grills                                   |   |             |                      |             |                                 |                |                      |
| MN 2-32  | Fees and Costs                               | 1430  | 1 building  | 169,290              | 20,000      | 0                               | 0              | Scheduled May '06    |
|  | architects and engineers                     |   |             |                      |             |                                 |                |                      |
|  | Security Improvements                        | 1450  | 1 building  | 0                    | 35,658      | 35,658                          | 0              | Scheduled April '06  |
|  | install fence                                |   |             |                      |             |                                 |                |                      |
|  | Common Area Improvements                     | 1460  | 1 building  | 16,000               | 16,000      | 0                               | 0              | Scheduled May '06    |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |             |                      |             | Federal FY of Grant:<br>FY 2005 |                |                     |
|--|--|---|-------------|----------------------|-------------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories                   | Dev. Acct No.   | Quantity    | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work      |
|  |  |   |             | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                     |
|  | General  |   |             |                      |             |                                 |                |                     |
|  | Community Room Improvements<br>carpet replacement and painting | 1460  | 1 building  | 7,000                | 7,000       | 0                               | 0              | Scheduled May '06   |
|  | Dwelling Unit Improvements<br>Kitchen and bathroom rehab       | 1460  | 1 building  | 650,000              | 523,030     | 0                               | 0              | Scheduled May '06   |
|  | Mechanical Systems<br>HVAC upgrades                            | 1460  | 1 building  | 53,500               | 53,500      | 0                               | 0              | Scheduled May '06   |
|  | Plumbing Systems<br>shut-off valve replacement                 | 1460  | 1 building  | 55,000               | 0           | 0                               | 0              |                     |
|  | Electrical Systems<br>apartment electrical upgrades            | 1460  | 1 building  | 159,000              | 0           | 0                               | 0              |                     |
| MN 2-33  | Site Improvements<br>landscaping                               | 1450  | 1 building  | 0                    | 10,950      | 10,950                          | 0              | Scheduled May '06   |
|  | Building Envelope<br>masonry restoration                       | 1460  | 1 building  | 0                    | 599,550     | 76,961                          | 0              | Scheduled May '06   |
|  | Mechanical Systems<br>SCRV valve replacement                   | 1460  | 1 building  | 0                    | 130,000     | 0                               | 0              | Scheduled May '06   |
| MN 2-34  | Security Improvements<br>Fencing                               | 1450  | 2 buildings | 0                    | 300         | 300                             | 0              | Scheduled April '06 |
|  | Plumbing Systems<br>fire pump replacement                      | 1460  | 2 buildings | 0                    | 7,500       | 0                               | 0              | Scheduled May '06   |
| MN 2-35  | Security Improvements<br>site lighting upgrades                | 1450  | 1 building  | 0                    | 4,000       | 4,000                           | 0              | Scheduled April '06 |
|  | Mechanical Systems<br>exterior compactor                       | 1450  | 1 building  | 0                    | 17,691      | 17,691                          | 0              | Scheduled May '06   |

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**Part II: Supporting Pages**

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|--|--|---|------------|----------------------|-------------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories               | Dev. Acct No.   | Quantity   | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work      |
|  |  |   |            | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                     |
|  | Plumbing Systems<br>fire pump replacement                  | 1460  | 1 building | 0                    | 7,500       | 0                               | 0              | Scheduled May '06   |
| MN 2-36  | Fees and Costs<br>architects and engineers                 | 1430  | 1 building | 55,296               | 0           | 0                               | 0              |                     |
|  | Site Improvements<br>General                               | 1450  | 1 building | 21,800               | 21,800      | 21,800                          | 0              | Scheduled April '06 |
|  | Security Improvements<br>Security lighting<br>install gate | 1450  | 1 building | 0                    | 35,700      | 35,700                          | 0              | Scheduled April '06 |
|  | Community Room Improvements<br>community kitchen upgrades  | 1460  | 1 building | 2,200                | 0           | 0                               | 0              |                     |
|  | Mechanical Systems<br>HVAC upgrades                        | 1460  | 1 building | 163,000              | 0           | 0                               | 0              |                     |
|  | Plumbing Systems<br>domestic water system                  | 1460  | 1 building | 125,000              | 328,200     | 185,518                         | 0              | Scheduled April '06 |
|  | Building Envelope<br>masonry restoration                   | 1460  | 1 building | 0                    | 300,000     | 0                               | 0              | Scheduled May-06    |
|  | FF & E<br>community room furniture repl                    | 1475  | 1 building | 17,000               | 0           | 0                               | 0              |                     |
| MN 2-37  | Fees and Costs<br>architects and engineers                 | 1430  | 1 building | 27,504               | 0           | 0                               | 0              |                     |
|  | Security Improvements<br>Fencing upgrades                  | 1450  | 1 building | 0                    | 25,838      | 25,838                          | 0              | Scheduled April '06 |
|  | Common Area Improvements<br>partial flooring replacement   | 1460  | 1 building | 98,000               | 0           | 0                               | 0              |                     |
|  | Plumbing Systems   | 1460  | 1 building | 46,000               | 654,127     | 0                               | 0              | Scheduled April '06 |



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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |          |                      |             | Federal FY of Grant:<br><b>FY 2005</b> |                |                |
|---|--|---|----------|----------------------|-------------|--|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |             | Total Actual Cost                      |                | Status of Work |
|   |  |   |          | Original             | Revision #1 | Funds Obligated                        | Funds Expended |                |
| <b>SCATTERED SITES</b>                                |  |   |          |                      |             |  |                |                |
| MN 2-13   | Dwelling Unit Improvements                   | 1460  | 10 units | 150,000              | 150,000     | 0                                      | 0              | ongoing        |
|   | General rehab                                |   |          |                      |             |  |                |                |
|   | Building Envelope roof replacement           | 1460  | 10 units | 0                    | 100,000     | 0                                      | 0              | ongoing        |
|   | Non-dwelling Structures sheds & garages      | 1470  | 10 units | 25,000               | 50,000      | 0                                      | 0              | ongoing        |
| MN 2-38   | Dwelling Unit Improvements                   | 1460  | 10 units | 100,000              | 143,500     | 5,500                                  | 0              | ongoing        |
|   | General rehab                                |   |          |                      |             |  |                |                |
|   | Non-dwelling Structures sheds & garages      | 1470  | 3 units  | 25,000               | 25,000      | 0                                      | 0              |                |
|   | Dwelling Unit Improvements Relocation        | 1495  | 10 units | 0                    | 1,000       | 1,000                                  | 1,000          | ongoing        |
| MN 2-43   | Dwelling Unit Improvements                   | 1460  | 1 unit   | 85,000               | 10,000      | 0                                      | 0              | ongoing        |
|   | General rehab                                |   |          |                      |             |  |                |                |
|   | Demolition 3453 31st Ave                     | 1485  | 1 unit   | 15,000               | 0           | 0                                      | 0              |                |

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

| PHA Name: Minneapolis Public Housing Authority |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |            |                      |             | Federal FY of Grant:<br>FY 2005 |                |                     |
|--|---|---|------------|----------------------|-------------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories  | Dev. Acct No.   | Quantity   | Total Estimated Cost |             | Total Actual Cost               |                | Status of Work      |
|  |   |   |            | Original             | Revision #1 | Funds Obligated                 | Funds Expended |                     |
| <b>MGMT/MAINT FACILITIES</b>                   |   |   |            |                      |             |                                 |                |                     |
| MN 2-94  | Fees and Costs<br>architects and engineers    | 1430  | 1 building | 0                    | 25,170      | 25,170                          | 0              | Scheduled April '06 |
|  | Demolition                                    | 1485  | 1 building | 50,000               | 0           | 0                               | 0              |                     |
| MN 2-96  | Fees and Costs<br>architects and engineers    | 1430  | 1 building | 3,600                | 0           | 0                               | 0              |                     |
|  | Common Area Improvements<br>office remodeling | 1470  | 1 building | 20,000               | 9,548       | 0                               | 0              | ongoing             |
|  | Non-dwelling Equipment<br>office furniture    | 1475  | 1 building | 0                    | 15,452      | 15,452                          | 0              | ongoing             |
| <b>AREA-WIDE</b>                               |   |   |            |                      |             |                                 |                |                     |
|  | Contribution to Operations                    | 1406  |            | 1,000,000            | 2,000,000   | 0                               | 0              | ongoing             |
|  | Management Improvements                       | 1408  |            | 1,170,304            | 1,091,739   | 214,715                         | 138,980        | ongoing             |
|  | MIS Software, Training, Consulting            |   |            | 160,777              | 97,337      | 37,360                          | 11,625         | ongoing             |
|  | Training                                      |   |            | 139,200              | 154,200     | 54,883                          | 4,883          | ongoing             |
|  | Marketing/Senior Designation                  |   |            | 45,000               | 45,000      | 1,140                           | 1,140          | ongoing             |
|  | Security Guards                               |   |            | 400,000              | 400,000     | 0                               | 0              | ongoing             |
|  | Maintenance Procedures Analysis               |   |            | 35,000               | 0           | 0                               | 0              | ongoing             |
|  | Resident Employment                           |   |            | 50,000               | 54,875      | 0                               | 0              | ongoing             |
|  | Self-Help Program                             |   |            | 100,000              | 100,000     | 29,554                          | 29,554         | ongoing             |
|  | Resident Initiatives                          |   |            | 101,327              | 101,327     | 49,374                          | 49,374         | ongoing             |
|  | Special Projects                              |   |            | 139,000              | 139,000     | 42,404                          | 42,404         | ongoing             |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250105<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br>FY 2005 |                   |                |                |
|--|--|---|----------|----------------------|---------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work |
|  |  |   |          | Original             | Revision #1                     | Funds Obligated   | Funds Expended |                |
|  | Administration                               | 1410  |          | 895,000              | 1,124,000                       | 517,070           | 517,070        | ongoing        |
|  | Audit  | 1411  |          | 15,000               | 10,000                          | 5,062             | 5,062          | ongoing        |
|  | Fees and Costs                               | 1430  |          | 0                    | 10,898                          | 10,898            | 0              | ongoing        |
|  | Security Improvements                        | 1450  |          | 0                    | 132,843                         | 132,843           | 0              | ongoing        |
|  | Security Improvements                        | 1460  |          | 262,909              | 215,858                         | 0                 | 0              | ongoing        |
|  | Building Automation Systems                  | 1460  |          | 280,000              | 30,814                          | 0                 | 0              | ongoing        |
|  | Emergency Electrical Upgrades                | 1460  |          | 300,000              | 75,000                          | 0                 | 0              | ongoing        |
|  | Elevator Jack Replacement                    | 1460  |          | 132,401              | 30,564                          | 0                 | 0              | ongoing        |
|  | Fire Panel Replacement                       | 1460  |          | 200,000              | 100,000                         | 0                 | 0              | ongoing        |
|  | Resident Special Needs                       | 1460  |          | 50,000               | 0                               | 0                 | 0              | ongoing        |
|  | Computer Equipment                           | 1475  |          | 223,000              | 100,829                         | 100,829           | 78,940         | ongoing        |
|  | Modernization Equipment                      | 1475  |          | 30,000               | 1,200                           | 1,200             | 0              | ongoing        |
|  | Relocation Costs                             | 1495  |          | 5,000                | 0                               | 0                 | 0              |                |
|  | Development Activities                       |   |          |                      |                                 |                   |                |                |
|  | 3453 31 <sup>st</sup> Ave                    | 1499  |          | 220,000              | 0                               |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |
|  |  |   |          |                      |                                 |                   |                |                |

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

|  |  |  |
|--|--|--|
| <b>PHA Name:</b><br>Minneapolis Public Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program No: MN46P00250105<br>Replacement Housing Factor No: | <b>Federal FY of Grant:</b><br>FY 2005 |
|--|--|--|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
|  | Original                                    | Revised | Actual | Original                                    | Revised | Actual |                                  |
| MN 2-1   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-3   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-6   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-8   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-9   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-13  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-14  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-15.4  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-15.5  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-16  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-17  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-19  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-20.4  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-20.5  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-21.5  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-21.6  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-23  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-24  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-25.4  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-26  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-30  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-31.4  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-31.5  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-31.6  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-32  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-33  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-34  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-35  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |

## Annual Statement/Performance and Evaluation Report

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

#### Part III: Implementation Schedule

|  |  |   |
|--|--|---|
| PHA Name:<br><b>Minneapolis Public Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program No: MN46P00250105<br>Replacement Housing Factor No: | <b>Federal FY of Grant:</b><br><b>FY 2005</b> |
|--|--|---|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
|  | Original                                    | Revised | Actual | Original                                    | Revised | Actual |                                  |
| MN 2-36  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-37  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-38  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-42  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-94  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| MN 2-96  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| Mgmt Improvements                                |   |         |        |   |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| MIS Sftwr, Trng, Cons                            | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Training   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Marketing/Sr Desig                               | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Security Guards                                  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Maintenance Analysis                             | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Resident Employment                              | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Self-Help Program                                | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Resident Initiatives                             | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
| Special Projects                                 | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| Administration                                   | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| Audit  | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| AW Building Systems                              | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| Resident Special Needs                           | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |
| MIS Hardware                                     | 06/07                                       |         |        | 06/09                                       |         |        |                                  |
|  |   |         |        |   |         |        |                                  |



## Annual Statement/Performance and Evaluation Report

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

|   |   |   |
|---|---|---|
| <b>PHA Name:</b> Minneapolis Public Housing Authority | <b>Grant Type and Number</b><br>Capital Fund Program:<br>Capital Fund Program<br>Replacement Housing Factor Grant No: MN46R00250103 | <b>Federal FY of Grant:</b><br>FFY 2003 |
|---|---|---|

Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 3/31/06     
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Revision #2          | Revised | Obligated         | Expended |
| 1        | Total non-CFP Funds                                       |                      |         |                   |          |
| 2        | 1406 Operations   |                      |         |                   |          |
| 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                               | 122,296              | 122,296 | 122,296           | 71,327   |
| 19       | 1502 Contingency  |                      |         |                   |          |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 122,296              | 122,296 | 122,296           | 71,327   |
| 21       | Amount of line 20 Related to LBP Activities               |                      |         |                   |          |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |         |                   |          |
| 23       | Amount of line 20 Related to Security                     |                      |         |                   |          |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |         |                   |          |





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

|  |  |                                  |
|--|--|----------------------------------|
| PHA Name: Minneapolis Public Housing Authority | Grant Type and Number<br>Capital Fund Program:<br>Capital Fund Program<br>Replacement Housing Factor Grant No: MN46R00250105 | Federal FY of Grant:<br>FFY 2005 |
|--|--|----------------------------------|

Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 3/31/06       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                               | 4,356                | 4,356   |                   |          |
| 19       | 1502 Contingency  |                      |         |                   |          |
| 20       | Amount of Annual Grant: (sum of lines 2-19)               | 4,356                | 4,356   |                   |          |
| 21       | Amount of line 20 Related to LBP Activities               |                      |         |                   |          |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |         |                   |          |
| 23       | Amount of line 20 Related to Security                     |                      |         |                   |          |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |         |                   |          |







## **MPHA Reasonable Accommodation Policy**

### **1.0 Purpose**

The purpose of this policy is to assist Minneapolis Public Housing Authority (MPHA) staff in providing reasonable accommodations to its applicants, public housing residents, Section 8 participants and other program recipients with a disability. It does not enlarge MPHA's duty under any law, regulation or ordinance. Where in conflict, the applicable law, regulation or ordinance shall prevail.

### **2.0 Mission Statement**

MPHA's policy is to comply with the Rehabilitation Act, § 504 29 U.S.C. § 794, as implemented by 24 C.F.R. § 8, Americans with Disabilities Act, 42 U.S.C. § 2101 as implemented by 28 C.F.R. § 35 and 29 C.F.R. § 1630, Fair Housing Act, 42 U.S.C. § 3601 as implemented by 24 C.F.R. §100, Minnesota Human Rights Act, Minn. Stat. § 363 and Minneapolis Civil Rights Ordinance.

MPHA shall not discriminate or retaliate against an applicant, public housing resident, Section 8 participant or other program recipient because of disability, race, color, creed, religion, national origin or ancestry, familial status, sex, sexual preference, veteran status, public assistance status, marital status, age, or political affiliation. MPHA shall not retaliate against a person who claims discrimination. MPHA shall not solely on the basis of a disability, deny benefits to an otherwise qualified person. MPHA shall give a qualified person with a disability through a reasonable accommodation an equal opportunity to participate in and benefit from its housing, aid, benefit or service.

By means of a reasonable accommodation, MPHA shall give a qualified person with a disability housing, aid, benefit or service that is equally effective as that provided to others without a disability. The term "equally effective" is not intended to produce an identical result or level of achievement as a person without a disability but is intended to give a person with a disability an equal opportunity to obtain the same result or level of achievement.

This policy shall be incorporated into MPHA's "Statement of Policies Governing Admission to Continuing Occupancy of Low Rent Housing" and "Section 8 Program Administrative Plan" and shall apply to all MPHA programs designed to provide financial or advisory assistance to persons seeking housing, including the Family Self Sufficiency Program and Housing Counseling Programs.

### 3.0 **Disability**

#### 3.1 **A Person With A Disability Is One Who:**

1. Has a physical or mental impairment that substantially or as regards the Minnesota Human Rights Act and Minneapolis Ordinances materially limits one or more major life activity;
2. Has a record of such impairment; or
3. Is regarded as having such impairment.

#### 3.2 Specifically, excluded from the definition of a disability under the Americans with Disabilities Act are:

- a.) Sexual behavior disorders such as transvestitism, pedophilia, exhibitionism and voyeurism.
- b.) Compulsive gamblers, kleptomaniacs or pyromaniacs.
- c.) Homosexuality, bisexuality, gender disorders and transsexual conduct

#### 3.3 Under the Americans with Disabilities Act, the disability must be current and substantially limit one or more major life activity. Under certain circumstances, physical conditions such as high blood pressure and poor vision, which are corrected by medication or another measure, are not disabilities.

#### 3.4 Under 24 CFR § 100.201 (a)(2), a disability does not include the current illegal use of or addiction to a controlled substance. Also, being a transvestite is not a disability. Also, for purposes of eligibility for low-income housing a person does not have a disability solely based on any drug or alcohol dependence.

#### 3.5 **Major Life Activity**

Includes but is not limited to caring for one's self, doing manual tasks, walking, seeing, sleeping, hearing, speaking, breathing, learning and working.

#### 3.6 **Mental and Physical Impairments**

A mental impairment may include but is not limited to mental retardation, organic brain syndrome, emotional or mental illness and specific learning disabilities.

A physical impairment may include the following body systems: neurological; musculoskeletal; senses; respiratory; cardiovascular; reproductive, digestive, genito-urinary, hemic and lymphatic; skin; and endocrine.

A mental or physical impairment may include but is not limited to cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, and mental retardation.

### 3.7 **A Qualified Person With A Disability**

One who meets the essential eligibility requirements and who can achieve the purpose of the program or activity with or without modifications.

### 3.8 **Essential Eligibility Requirements**

Include but are not limited to: stated eligibility requirements like income; compliance with selection criteria; timely payment of financial obligations; care of premises; no disqualifying criminal or drug activities; respect for the rights of others; explicit or implicit requirements inherent to the program or activity; and compliance with all obligations of occupancy with or without supportive services provided by persons other than MPHA. A person may request a reasonable accommodation to meet the essential eligibility requirements. For instance, a mentally ill person whose conduct even with a reasonable accommodation poses a significant risk of substantial interference with the health, safety or peaceful enjoyment of the premises, or would result in substantial physical damage to the property of others, may not be qualified for a project or program lacking the necessary supportive services.

### 3.9 **Exclusions**

A person with a disability may be excluded if the person is not “otherwise qualified” for housing or when a person’s tenancy with or without a reasonable accommodation would pose a direct threat to others or the person’s own health or safety or would result in substantial physical damage to the property of others.

### 3.10 **Undue Hardship**

MPHA has the burden to show that the reasonable accommodation would result in an undue hardship. An undue hardship is a significant difficulty or expense or undue financial or administrative burden.

## 4.0 **Reasonable Accommodation**

### 4.1 **Need for a Reasonable Accommodation and Nexus Between the Disability and Accommodation**

A reasonable accommodation may include a transfer, an alteration to the home or housing complex or an exception to MPHA’s rules, policies or procedures. While MPHA may accept the judgment of the person with the disability that an accommodation is needed, MPHA may require the person to show the need for an accommodation. Also, MPHA may investigate alternatives to the requested accommodation and/or alternative methods of providing the requested accommodation. MPHA will select an appropriate accommodation which is most convenient and cost effective for MPHA.

The person with the disability has the burden to show that there is a connection between the disability and the accommodation and a connection between the disability and the

lease violation. The person must also show that the accommodation is likely to enable the person to comply with the lease or the program and that the person will accept the necessary assistance.

However, MPHA cannot amend the lease or the program requiring the person to accept such services. MPHA may evict or deny admission to the program if the rejection of the services results in conduct that violates the lease or program. For example, MPHA may not evict a tenant for not taking a medication, but may evict the tenant for conduct resulting in serious or repeated lease violations resulting from not taking the medication.

#### 4.2 **Reasons To Deny An Accommodation**

MPHA shall make a reasonable accommodation for a physical or mental impairment of a qualified applicant or recipient unless MPHA shows that:

- (a) the accommodation would impose an undue financial or administrative burden;
- (b) the accommodation will fundamentally change the nature of the program;
- (c) the accommodation would pose a direct threat to others or the person's own health or safety;
- (d) the accommodation would result in substantial physical damage to MPHA's property or the property of others;
- (e) the person can not meet the essential eligibility requirements;
- (f) the request is not a request for a reasonable accommodation;
- (g) there is a lack of documentation of the disability;
- (h) the documentation of the disability lacks credibility or foundation;
- (i) the accommodation has failed in the past and the person can not show new circumstances as to why the accommodation will likely work in the future;
- (j) the request is based upon a personal preference; or
- (k) other reasons as provided by law or regulation.

For instance, a reasonable accommodation is not a personal preference. A personal preference is the liking of something over another. In addition, a reasonable accommodation does not require MPHA to provide counseling, medical or social services that are outside the scope of services provided to other persons.

MPHA may also deny a request for a reasonable accommodation if the person does not show a nexus between the disability and the accommodation.

## 5.0 **Communication Accommodations**

MPHA shall make reasonable accommodations to communicate with applicants, public housing residents, Section 8 participants, other program recipients and members of the public. Reasonable accommodations may include using auxiliary aids such as interpreters for applicants, Braille materials, large print materials, audio tapes, note takers or telecommunication devices for deaf persons. MPHA is not required to provide devices that are of a personal nature or that are prescribed for personal use or study.

## 6.0 **Application Process**

During the application process, MPHA may ask all applicants the same appropriate questions. An applicant is not required to talk about a disability. However, MPHA may ask an applicant to verify a disability if the applicant asks for a reasonable accommodation. MPHA shall not assume that a person has a disability.

An applicant may refuse to explain negative information because it may reveal the existence, nature or severity of a disability. The applicant has the right not to discuss the disability. However, MPHA may have the right to deny admission because of a lack of information or negative information.

If an applicant requests a reasonable accommodation, the applicant has the burden to show that the accommodation is likely to enable the applicant to comply with the lease and that the applicant will accept necessary assistance. MPHA may make it a condition of an applicant's admission to accept supportive services or attend a self-help group or rehabilitation program if the applicant's history warrants. However, MPHA cannot amend the lease or program to require the person to accept such services but may evict or deny admission if the rejection of the services results in conduct that violates the lease or program.

## 7.0 **Physical Accessibility**

Where practicable, MPHA's buildings will be physically accessible and usable by disabled persons. With each physical alteration, a cost base analysis may be needed. Cost base factors include but are not limited to the type of accommodations, cost, the size of MPHA's overall housing business, number of units, type of units, budget, expenses and ability to recoup the cost.

Alterations in new construction shall comply with federal and state law and regulations. MPHA will comply with Sections 4.0 and 4.1 in determining whether to grant a physical accommodation. If a physical accommodation is unreasonable, MPHA may provide for program access at a different accessible location.

## 8.0 **Barrier Free Units**

It is MPHA's goal to provide barrier free units for persons with mobility-impairments of at least 5% of the total number of the units in each project as follows:

- 8.1 In new construction 5% of the units will be barrier free and an additional 2% will be accessible for the hearing or sight-impaired. MPHA will comply with accessibility standards as provided by the Uniform Federal Accessibility Standards, 24 C.F.R. § 40, Appendix A and the Americans with Disabilities Act Accessibility Guidelines.
- 8.2 If the rehabilitation of existing projects is 75% or more of the replacement cost of the completed facility, 5% of the units will be barrier free and as needed, equipment for the hearing or sight impaired will be installed.
- 8.3 Alteration work in a dwelling unit that does not exceed 75% of the replacement cost of the completed facility, but is substantial in nature as determined by MPHA, will include the conversion of 5% of the units to barrier free at the time of construction.
- 8.4 Buildings receiving modernization work resulting in substantial work in the units which does not exceed 75% of the cost of the unit and with existing programs that service the disabled or frail elderly, the number of handicapped units may exceed 5% at MPHA's discretion.
- 8.5 Consistent with the provisions of this policy, barrier free units may be created to meet the specific needs of a resident in a building.

#### 9.0 **Accessible Units For Hearing and Sight Impaired**

MPHA will modify units to reasonably accommodate residents with hearing or sight impairments consistent with the provisions of this policy.

#### 10.0 **Barrier Free Common Areas and Non-Dwelling Areas**

It is MPHA's goal to achieve barrier free common areas and non-dwelling sites. Non-dwelling areas within a building, which are not accessible, will be modified to meet accessibility requirements when the building undergoes comprehensive modernization or when making a reasonable accommodation.

#### 11.0 **Resident Transfer To Another Unit**

- 11.1 When MPHA determines that a transfer is appropriate as a reasonable accommodation to a person with a disability, MPHA will offer two suitable units to the resident. If MPHA determines that the refusals are not due to the disability, MPHA will cancel the transfer.
- 11.2 MPHA will offer a transfer or modification to a resident in the priority listed below.
1. First if available, MPHA will offer to the resident a unit in the same project.
  2. Second if available, MPHA will offer to the resident, a unit in any building. If a unit is not available, the resident will be placed on a waiting list for a reasonable period of time.
  3. Third, MPHA may modify the resident's current unit consistent with the provisions of this policy.

4. Fourth, MPHA will offer the resident a Section 8 voucher.

**12.0 Disabled Applicants On The Waiting List**

MPHA will offer a unit to a disabled applicant who is qualified and needs a modified unit in the priority listed below:

- 12.1 When the qualified applicant is on the waiting list and when an appropriate modified unit is available and no tenant in the building needs the features of the unit.
- 12.2 When a qualified applicant is at the top of the waiting list, and an appropriate modified unit is not available, MPHA may modify a unit consistent with the provisions of this policy.
- 12.3 If an appropriate modified unit becomes available and no disabled applicant is on the waiting list and no tenant in the building needs the modified unit, the unit will be offered to the next qualified applicant on the waiting list. However, if the modified unit is needed for a disabled applicant or resident, the occupant in the unit shall vacate and transfer to another unit. The transferred tenant is entitled to due process.

**13.0 Program Accessibility**

MPHA will make reasonable accommodations for qualified persons with disabilities to have access and use its programs. Except when necessary to maintain the fundamental nature of the program, MPHA will not use the eligibility criteria, which adversely impacts upon disabled persons.

**14.0 Section 8**

When issuing a housing voucher to a family with a disabled person, MPHA shall include a current listing of available accessible units known to it. If necessary, MPHA will offer other assistance to the family in locating an available accessible dwelling unit. MPHA shall consider the special problems of a disabled person in locating accessible housing when considering requests for extensions of housing vouchers.

If necessary, MPHA shall request an exception to fair market rents to allow a Section 8 voucher holder to rent an accessible unit.

**15.0 A Disabled Person's Compliance with MPHA's Rules, Policies or Procedures.**

A reasonable accommodation may include an exception to MPHA's rules, policies and procedures. If an applicant or recipient can show that the failure to comply with a rule, policy or procedure was due to a disability, MPHA may reinstate the person's status. This may include reinstating the person to a waiting list at an original spot or setting aside the termination or eviction procedures.

An exception to MPHA's rules, procedures and policies does not require a lowering or a waiver of the essential requirements of a lease or program. If a tenant refuses services or

another reasonable accommodation, and violating conduct continues, MPHA may take the same action as it would with a person without a disability.

A disabled person is required to show documentation of the disability and the need for the accommodation. Without such documentation, MPHA need not offer an accommodation such as a companion or service animal. If MPHA allows a disabled person to have a companion or service animal, the person must maintain health and safety standards in keeping the animal. Animals that are dangerous or potentially dangerous under federal law or regulation, state law or local ordinance are not permitted.

## 16.0 **Grievances**

A grievance is any dispute which an applicant or recipient may have for MPHA's failure to provide the requested accommodation. A person or their representative shall present a grievance either verbally or in writing to MPHA's area Management Office within 10 working days after the receipt of the denial of the request. The grievance shall state:

1. The reasons for the grievance;
2. The actions requested; and
3. The name, address, and telephone number of applicant or recipient.

MPHA will process the grievance in accordance with MPHA's Grievance Procedures as set forth in its Statement of Policies Governing Admission to and Continued Occupancy of Low-Rent Housing or Section 8 Program Administrative Plan.

## 17.0 **Amendment**

The Executive Director may amend this policy when it is reasonably necessary to effectuate its intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated herein on the date that the Executive Director signs the amendment.



## **MINNEAPOLIS PUBLIC HOUSING AUTHORITY**

### **Violence Against Women Act Policy**

#### **1.0 Purpose**

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- a) protecting the safety of victims;
- b) creating long-term housing solutions for victims;
- c) building collaborations among victim service providers; and
- d) assisting MPHA to respond appropriately to the violence while maintaining a safe environment for MPHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The Policy will assist the Minneapolis Public Housing Authority (MPHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

#### **2.0 Mission Statement**

MPHA's policy is to comply with the 2005 VAWA Pub. L. 109-162; Stat.2960 signed into law on January 5, 2006 and codified at 42 U.S.C. § 1437d (l) and 1437f (d), (o) & l and (u). MPHA shall not discriminate against an applicant, public housing resident, Section 8 program participant or other program participant on the basis of the rights or privileges provided under the VAWA.

This Policy is incorporated into MPHA's "Statement Of Policies Governing Admission to Continuing Occupancy of Low Rent Housing" and "Section 8 Program Administrative Plan" and applies to all MPHA housing programs including the Family Self Sufficiency Program and Housing Counseling Programs.

#### **3.0 Definitions**

The definitions in this Section apply only to this Policy.

- 3.1 Confidentiality:** Means that MPHA will not enter information provided to MPHA under 4.2 and 4.3 into a shared database or provide this information to any related entity except as stated in 4.4.

- 3.2 Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. § 1437d (u) (3) (A).
- 3.3 Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Minnesota, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Minnesota. 42 U.S.C. § 1437d (u) (3) (B).
- 3.4 Homeless, Homeless Individual, and Homeless Person:** A person who lacks a fixed, regular and adequate nighttime residence. Also includes: a) a person who is sharing the housing of other persons due to loss of housing, economic hardship or a similar reason; b) a person living in a motel, hotel, trailer park, or campground due to lack of alternative adequate accommodations; c) a person living in emergency or transitional shelter; d) a person abandoned in a hospital; e) a person awaiting foster care placement; or f) a person who has a primary nighttime resident that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings. VAWA of 2005 § 41403.
- 3.5 Involuntary Displacement:** Occurs when a victim has vacated or will have to vacate their housing unit because of domestic violence, dating domestic violence or stalking against the victim.
- 3.6 Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands in loco parentis; or any other person living in the household of the victim and related to the victim by blood and marriage. 42 U.S.C. § 1437d (u) (3) (D)
- 3.7 Long-term Housing:** Is housing that is sustainable, accessible, affordable and safe for the foreseeable future which: a) the person rents or owns; b) is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program; c) directly provided by MPHA, is not time limited and the person meets the eligibility requirements of the program.
- 3.8 Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

**3.9 Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. § 1437d (u)(3)(C).

**3.10 Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 4.2 and 4.3 or as requested by MPHA.

#### **4.0 Certification and Confidentiality**

##### **4.1 Failure to Provide Certification Under 4.2 and 4.3**

The person shall provide complete and accurate certifications to MPHA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, MPHA, the owner or manager may take action to deny or terminate participation or tenancy under: 42 U. S. C. § 1437 l (5) & (6); 42 U. S. C. §1437 (d) (c) (3); 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii) 42 U. S. C. § 1437f (o)(7)(C) &(D); or 42 U. S. C. § 1437f (o)(20) or for other good cause.

##### **4.2 HUD Approved Certification**

For each incident that a person is claiming is abuse, the person shall certify to MPHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are bona fide incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other information.

##### **4.3 Other Certification**

A person who is claiming victim status shall provide to MPHA, an owner or manager: a) documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests

under penalty of perjury (28 U.S.C. § 1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or b) a federal, state, tribal, territorial, local police or court record.

#### **4.4 Confidentiality**

MPHA, the owner and manager shall keep all information provided to MPHA under this Section confidential. MPHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim requests or consents to the disclosure in writing;
- (b) the disclosure is required for:
  - (i) eviction from public housing under 42 U. S. C. § 1437 l (5) & (6) (See Section 5 in this Policy);
  - (ii) termination of Section 8 assistance under 42 U. S. C. § 1437f (c)(9); 42 U. S. C. § 1437f (d)(1)(B)(ii) & (iii) 42 U. S. C. § 1437f (o)(7)(C) &(D); or 42 U. S. C. § 1437f (o)(20) (See Section 5 in this Policy); or
- (c) the disclosure is required by applicable law.

#### **4.5 Compliance Not Sufficient to Constitute Evidence of Unreasonable Act**

The MPHA, owner or manager compliance with Sections 4.1, 4.2 and 4.3 shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

#### **5.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.**

- 5.1** MPHA shall not deny participation or admission to a program on the basis of a person's victim status, if the person otherwise qualifies for admission of assistance.
- 5.2** An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.
- 5.3** Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance,

- tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 5.4** Notwithstanding Sections 5.1, 5.2 and 5.3 MPHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(1)(6)(B).
- 5.5** Nothing in Sections 5.1, 5.2 and 5.3 shall limit the authority of MPHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 5.6** Nothing in Sections 5.1, 5.2 and 5.3 limits MPHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However MPHA, owner or manager may not hold a victim to a more demanding standard.
- 5.7** Nothing in Sections 5.1, 5.2 and 5.3 limits MPHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the MPHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 5.8** Nothing in Sections 5.1, 5.2 or 5.3 limits MPHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
- 5.9** A Section 8 recipient who moves out of a assisted dwelling unit to protect their health or safety and who: a) is a victim under this Policy; b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.
- 5.10** A public housing tenant who wants a transfer to protect their health or safety and who: a) is victim under this Policy; b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and 3) has complied with all other obligations of the public housing income program may transfer to another MPHA unit, receive a Section 8 voucher and stay in Minneapolis or move to another Section 8 jurisdiction.

## **6.0 Actions Against a Perpetrator**

MPHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; b) obtaining and enforcing a trespass against the perpetrator; c) enforcing MPHA or law enforcement's trespass of the perpetrator; d) preventing the delivery of the perpetrator's mail to the victim's unit; e) providing identifying information listed in 4.2; and f) other reasonable measures.

## **7.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.**

MPHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 4.4 Confidentiality and Section 5.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

## **8.0 Preferences**

Families who are victims under VAWA will receive a preference in MPHA's public housing and housing assistance programs. Families who have been victims of domestic violence, dating violence or stalking shall provide: a) documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. § 1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or b) a federal, state, tribal, territorial or local police or court record to establish their victim status under this policy.

## **9.0 Reporting Requirements**

MPHA shall include in its 5 year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. MPHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

**10.0 Conflict and Scope:** This Policy does not enlarge MPHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts

with another MPHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

**11.0 Amendment:** The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.



## **Minneapolis Public Housing Police Officer Housing Program**

In accordance with CFR 960.505, the Minneapolis Public Housing Authority (MPHA) operates a police officer housing program.

MPHA has identified 13 sites as locations for officer residences:

|        |                                     |        |                                     |
|--------|-------------------------------------|--------|-------------------------------------|
| MN2-3  | 800 – 5 <sup>th</sup> Avenue North  | MN2-24 | 1707 – 3rd Avenue South             |
| MN2-6  | 1611 South 6 <sup>th</sup> Street   | MN2-33 | 828 Spring Street                   |
| MN2-16 | 1515 Park Avenue                    | MN2-34 | 2433 – 5 <sup>th</sup> Avenue South |
| MN2-19 | 1920 – 4 <sup>th</sup> Avenue South | MN2-35 | 1815 Central Avenue NE              |
| MN2-20 | 2415 – 3 <sup>rd</sup> Street North | MN2-36 | 2121 Minnehaha Avenue               |
| MN2-23 | 315 Lowry Avenue North              | MN2-42 | 314 Hennepin Avenue                 |

The 13 sites have been determined to have security needs that could be enhanced by having police officers live in the developments and meet the other program requirements. Currently, officers are living in four of these sites: 1707-3<sup>rd</sup> Avenue South, 828 Spring Street, 1815 Central Avenue NE and 314 Hennepin Avenue North.

### **Program Components:**

- Must be a sworn peace officer employed by the City of Minneapolis.
- Must remain a peace office employed by the City of Minneapolis, if employment is terminated it will be a material breach of the lease and shall be grounds for immediate termination of the lease.
- In lieu of rent, the resident peace officer must perform eight hours of police patrol duty in a Minneapolis Police Department uniform per month as scheduled by the MPHA.
- The resident peace office must attend monthly resident council meetings in their building or have a statement of exemption from the manager.
- The resident peace officer must meet in person or talk by phone with the Property Manager once a week to discuss security related issues.
- Resident peace officer failure to abide by the program conditions, which have been incorporated into the resident peace office lease, shall be in violation of a material term of the lease and subject to termination of the lease.

MPHA asserts that for those sites where units have been designated as available for resident police officers, there is a sufficient security issue that warrants the site as appropriate for a resident officer program participant.

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |            |                   |                                 |  |
|---|---|---|------------|-------------------|---------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |   |            |                   |                                 |  |
| PHA Name: Minneapolis Public Housing Authority  |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                   | Federal FY of Grant:<br>FY 2003 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:3 )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report |   |   |            |                   |                                 |  |
| Line No.  | Summary by Development Account                      | Total Estimated Cost  |            | Total Actual Cost |                                 |  |
|   |   | Revision #2   | Revised    | Obligated         | Expended                        |  |
| 1   | Total non-CFP Funds                                 |   |            |                   |                                 |  |
| 2   | 1406 Operations                                     | 1,366,584   | 1,366,584  | 1,366,584         | 1,366,584                       |  |
| 3   | 1408 Management Improvements                        | 848,916   | 795,239    | 795,239           | 795,239                         |  |
| 4   | 1410 Administration                                 | 619,504   | 621,885    | 621,885           | 621,885                         |  |
| 5   | 1411 Audit  | 9,023   | 9,023      | 9,023             | 9,023                           |  |
| 6   | 1415 Liquidated Damages                             |   |            |                   |                                 |  |
| 7   | 1430 Fees and Costs                                 | 382,530   | 615,107    | 615,107           | 615,107                         |  |
| 8   | 1440 Site Acquisition                               |   |            |                   |                                 |  |
| 9   | 1450 Site Improvement                               | 671,030   | 412,410    | 412,410           | 412,410                         |  |
| 10  | 1460 Dwelling Structures                            | 5,358,767   | 5,475,442  | 5,475,442         | 5,475,442                       |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable             | 0   | 0          | 0                 | 0                               |  |
| 12  | 1470 Nondwelling Structures                         | 420,864   | 239,965    | 239,965           | 239,965                         |  |
| 13  | 1475 Nondwelling Equipment                          | 522,327   | 634,562    | 634,562           | 634,562                         |  |
| 14  | 1485 Demolition                                     |   |            |                   |                                 |  |
| 15  | 1490 Replacement Reserve                            |   |            |                   |                                 |  |
| 16  | 1492 Moving to Work Demonstration                   |   |            |                   |                                 |  |
| 17  | 1495.1 Relocation Costs                             | 1,000   | 1,000      | 1,000             | 1,000                           |  |
| 18  | 1499 Development Activities                         | 757,889   | 787,216    | 787,216           | 787,216                         |  |
| 19  | 1501 Collateralization or Debt Service              |   |            |                   |                                 |  |
| 20  | 1502 Contingency                                    |   |            |                   |                                 |  |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)       | 10,958,434  | 10,958,434 | 10,958,434        | 10,958,434                      |  |
| 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  |   |            |                   |                                 |  |

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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| PHA Name: <b>Minneapolis Public Housing Authority</b> |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br><b>FY 2003</b> |                |                                   |
|---|--|---|-------------|----------------------|---------|--|----------------|-----------------------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories             | Dev. Acct No.   | Quantity    | Total Estimated Cost |         | Total Actual Cost                      |                | Status of Work                    |
|   |  |   |             | Revision #2          | Revised | Funds Obligated                        | Funds Expended |                                   |
| <b>HIGHRISE</b>                                       |  |   |             |                      |         |  |                |                                   |
| MN 2-3<br>(800 5 <sup>th</sup> )                      | Fees and Costs<br>architects and engineers               | 1430  | 1 building  | 13,914               | 23,005  | 23,005                                 | 23,005         | 100% complete                     |
|   | Site Improvements<br>parking lot, sidewalks, landscaping | 1450  | 1 building  | 111,816              | 34,693  | 34,693                                 | 34,693         | 100% complete                     |
|   | Electrical Systems<br>emergency generator                | 1450  | 1 generator | 146,842              | 99,744  | 99,744                                 | 99,744         | 100% complete                     |
|   | Mechanical Systems<br>HVAC improvements                  | 1460  | 1 building  | 3,175                | 0       | 0                                      | 0              |                                   |
|   | Electrical Systems<br>misc building electrical upgrades  | 1460  | 1 building  | 62,012               | 0       | 0                                      | 0              |                                   |
|   | Non-Dwelling Equipment<br>security equipment             | 1475  | 1 building  | 2,992                | 2,148   | 2,148                                  | 2,148          | 100% complete                     |
| MN 2-6<br>(1611 6 <sup>th</sup> )                     | Fees and Costs<br>architects and engineers               | 1430  | 1 building  | 33,839               | 33,839  | 33,839                                 | 33,839         | 100% complete                     |
|   | Dwelling Unit Improvements<br>kitchen remodeling         | 1460  | 115 units   | 324,784              | 324,784 | 324,784                                | 324,784        | 100% complete<br>see CFP2004      |
|   | Plumbing Systems<br>water heater upgrades                | 1460  | 115 units   | 10,178               | 10,178  | 10,178                                 | 10,178         | 100% complete                     |
|   | Electrical Systems<br>unit electrical                    | 1460  | 115 units   | 41,493               | 41,493  | 41,493                                 | 41,493         | 100% complete<br>see CFP2004      |
|   | Common Area Improvements<br>Security upgrades            | 1460  | 1 building  | 20,307               | 20,307  | 20,307                                 | 20,307         | 100% complete                     |
|   | Mechanical Systems<br>boiler retubing                    | 1460  | 1 building  | 136,397              | 136,397 | 136,397                                | 136,397        | 100% complete                     |
|   | Hazardous Waste Remediation<br>asbestos abatement        | 1460  | 115 units   | 16,374               | 16,374  | 16,374                                 | 16,374         | 100% complete<br>kitchen flooring |

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHA Name: <b>Minneapolis Public Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br><b>FY 2003</b> |                |                               |
|---|---|---|------------|----------------------|---------|--|----------------|-------------------------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories  | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost                      |                | Status of Work                |
|   |   |   |            | Revision #2          | Revised | Funds Obligated                        | Funds Expended |                               |
| MN 2-06<br>(1627 6 <sup>th</sup> )                    | Dwelling Unit Improvements<br>kitchen rehab   | 1460  | 115 units  | 121,421              | 116,648 | 116,648                                | 116,648        | 100% complete<br>see CFP02    |
|   | Electrical Systems<br>unit electrical   | 1460  | 115 units  | 60,556               | 60,556  | 60,556                                 | 60,556         | 100% complete<br>see CFP02    |
| MN 2-08<br>(Elliot Twins)                             | Security Improvements<br>floodlights  | 1460  | 1 building | 817                  | 0       | 0                                      | 0              |                               |
| MN 2-10<br>(311 University)                           | Fees and Costs<br>architects and engineers  | 1430  | 1 building | 12,000               | 13,668  | 13,668                                 | 13,668         | complete<br>piping evaluation |
|   | Site Improvements<br>landscaping  | 1450  | 1 building | 0                    | 22,846  | 22,846                                 | 22,846         | Complete                      |
|   | Common Area Improvements<br>VCT flooring replacement<br>office remodeling<br>entry remodeling | 1460  | 1 building | 144,301              | 247,723 | 247,723                                | 247,723        | complete                      |
| MN 2-15<br>(616 Washington)<br>(710 2nd)              | Site Improvements<br>fencing  | 1450  | 1 building | 8,203                | 10,659  | 10,659                                 | 10,659         | 100% complete                 |
|   | Security Improvements<br>phone entry system<br>entry lighting<br>cameras                      | 1460  | 1 building | 36,837               | 0       | 0                                      | 0              |                               |
|   | Common Area Improvements<br>offices   | 1460  | 1 building | 121,134              | 160,860 | 160,860                                | 160,860        | Complete                      |
| MN 2-15.<br>(cont)                                    | community room<br>handrails on 3 floors   |   |            |                      |         |  |                |                               |

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|--|--|---|------------|----------------------|---------|---------------------------------|----------------|-----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work  |
|  |  |   |            | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                 |
|  | common areas                                 |   |            |                      |         |                                 |                |                 |
|  | Building Envelope                            | 1460  | 1 building | 8,717                | 0       | 0                               | 0              |                 |
|  | front entry awning                           |   |            |                      |         |                                 |                |                 |
|  | Mechanical Systems                           | 1460  | 1 building | 11,120               | 31,004  | 31,004                          | 31,004         | Complete        |
|  | HVAC improvements                            |   |            |                      |         |                                 |                |                 |
|  | Nondwelling Equipment                        | 1475  | 1 building | 0                    | 2,636   | 2,636                           | 2,636          | complete        |
|  | Office furniture                             |   |            |                      |         |                                 |                |                 |
| MN 2-16<br>(1515 Park)                         | Fees and Costs                               | 1430  | 1 building | 14,612               | 4,428   | 4,428                           | 4,428          | complete        |
|  | architects and engineers                     |   |            |                      |         |                                 |                |                 |
|  | Common Area Improvements                     | 1460  | 1 building | 35,913               | 246,314 | 246,314                         | 246,314        | 100% complete   |
|  | Senior Center remodeling                     |   |            |                      |         |                                 |                |                 |
|  |  |   |            |                      |         |                                 |                | see CFP04       |
| MN 2-17<br>(2728 Franklin)                     | Fees and Costs                               | 1430  | 1 building | 2,278                | 7,088   | 7,088                           | 7,088          | complete        |
|  | architects and engineers                     |   |            |                      |         |                                 |                | masonry consult |
|  | Site improvements                            | 1450  | 1 building | 0                    | 2,354   | 2,354                           | 2,354          | complete        |
|  | benches                                      |   |            |                      |         |                                 |                |                 |
|  | Building Envelope                            | 1460  | 1 building | 123,101              | 16,112  | 16,112                          | 16,112         | complete        |
|  | masonry restoration                          |   |            |                      |         |                                 |                | see CFP02       |
|  |  |   |            |                      |         |                                 |                |                 |
| MN 2-18.4<br>(3755 Snelling)                   | Fees and Costs                               | 1430  | 1 building | 2,113                | 1,731   | 1,731                           | 1,731          | complete        |
|  | architects and engineers                     |   |            |                      |         |                                 |                | masonry consult |
|  |  |   |            |                      |         |                                 |                |                 |
|  |  |   |            |                      |         |                                 |                |                 |
|  |  |   |            |                      |         |                                 |                |                 |
|  |  |   |            |                      |         |                                 |                |                 |

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| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br>FY 2003 |                |                |
|--|--|---|------------|----------------------|---------|---------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories   | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work |
|  |  |   |            | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                |
| MN 2-18<br>(cont)                              | Common Area Improvements<br>corridor flooring replacement<br>corridor handrail installation<br>community room carpet replacement | 1460  | 1 building | 64,311               | 83,481  | 83,481                          | 83,481         | complete       |
|  | Security Improvements<br>entry system replacement  | 1460  | 1 building | 17,762               | 10,381  | 10,381                          | 10,381         | complete       |
| MN 2-18.5<br>(2533 1 <sup>st</sup> )           | Dwelling Unit Improvements<br>apartment rehab  | 1460  | 1 unit     | 14,069               | 0       | 0                               | 0              |                |
| MN 2-19<br>(1920 4 <sup>th</sup> )             | Plumbing Systems<br>water heater replacement   | 1460  | 1 building | 64,669               | 0       | 0                               | 0              |                |
| MN 2-20.4<br>(2415 N 3 <sup>rd</sup> )         | Mechanical Systems<br>HVAC improvements  | 1460  | 1 building | 10,835               | 0       | 0                               | 0              |                |
| MN 2-20.5<br>(3116 Oliver)                     | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 1,400                | 0       | 0                               | 0              |                |
| MN 2-21<br>(1206 2 <sup>nd</sup> )             | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 0                    |         |                                 |                |                |
|  | Common Area Improvements<br>finishes   | 1460  | 1 building | 0                    |         |                                 |                |                |
|  | Dwelling Unit Improvements<br>bathroom rehab<br>apartment rehab  | 1460  | 1 building | 15,024               | 0       | 0                               | 0              |                |
|  | Mechanical Systems<br>HVAC improvements  | 1460  | 1 building | 0                    |         |                                 |                |                |

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|--|--|---|------------|----------------------|---------|---------------------------------|----------------|-----------------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories                           | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work                    |
|  |  |   |            | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                                   |
| MN 2-21.5<br>(1900 3 <sup>rd</sup> )           | Fees and Costs<br>architects and engineers                             | 1430  | 1 building | 12,545               | 131,448 | 131,448                         | 131,448        | 100% complete<br>window/AC sleeve |
|  | Common Area Improvements<br>Security upgrades<br>A/C sleeves           | 1460  | 1 building | 0                    | 33,573  | 33,573                          | 33,573         | Complete                          |
| MN 2-22<br>(3205 37 <sup>th</sup> )            | Fees and Costs<br>architects and engineers                             | 1430  | 1 building | 10,365               | 10,153  | 10,153                          | 10,153         | complete<br>roof replacement      |
|  | Site improvements<br>Security upgrades                                 | 1450  | 1 building | 0                    | 2,651   | 2,651                           | 2,651          | complete                          |
|  | Common Area Improvements<br>flooring replacement<br>corridor handrails | 1460  | 1 building | 59,337               | 156,429 | 156,429                         | 156,429        | complete                          |
|  | Elevators<br>controller upgrades                                       | 1460  | 1 elevator | 11,913               | 0       | 0                               | 0              |                                   |
|  | Security Upgrades<br>entry system replacement                          | 1460  | 1 building | 15,861               | 0       | 0                               | 0              |                                   |
|  | Mechanical Systems<br>HVAC improvements                                | 1460  | 1 building | 40,964               | 0       | 0                               | 0              |                                   |
| MN 2-23<br>(315 Lowry)                         | Fees and Costs<br>architects and engineers                             | 1430  | 1 building | 2,930                | 0       | 0                               | 0              |                                   |
|  | Building Envelope<br>tuckpointing                                      | 1460  | 1 building | 0                    | 0       | 0                               | 0              |                                   |
|  | Common Area Improvements<br>office reconfiguration                     | 1460  | 1 office   | 3,075                | 0       | 0                               | 0              |                                   |
|  | Nondwelling Equipment<br>office furniture                              | 1475  | 1 office   | 383                  | 383     | 383                             | 383            | 100% complete                     |

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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| PHA Name: <b>Minneapolis Public Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br><b>FY 2003</b> |                |                |
|---|---|---|------------|----------------------|---------|--|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities         | General Description of Major Work Categories              | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost                      |                | Status of Work |
|   |   |   |            | Revision #2          | Revised | Funds Obligated                        | Funds Expended |                |
| MN 2-24<br>(1707 3 <sup>rd</sup> )                    | Fees and Costs<br>architects and engineers                | 1430  | 1 building | 9,740                | 6,250   | 6,250                                  | 6,250          | complete       |
|   | Dwelling Unit Improvements<br>kitchen rehab               | 1460  | units      | 1,152,065            | 953,610 | 953,610                                | 953,610        | complete       |
|   | bathroom rehab  |   |            |                      |         |  |                | see CFP04      |
| MN 2-25<br>(600 18 <sup>th</sup> )                    | Fees and Costs<br>architects and engineers                | 1430  | 1 building | 19,427               | 20,363  | 20,363                                 | 20,363         | 100% complete  |
|   | Common Area Improvements<br>carpet replacement            | 1460  | 1 building | 5,844                | 95,054  | 95,054                                 | 95,054         | 100% complete  |
| MN 2-26<br>(1710 Plymouth)                            | Fees and Costs<br>architects and engineers                | 1430  | 1 building | 0                    | 0       | 0                                      | 0              |                |
|   | Building Envelope<br>tuckpointing                         | 1460  | 1 building | 0                    | 0       | 0                                      | 0              |                |
|   | Mechanical Systems<br>HVAC improvements                   | 1460  | 1 building | 0                    | 0       | 0                                      | 0              |                |
|   | Plumbing Systems  | 1460  | 1 building | 0                    |         |  |                |                |
|   | Common Area Improvements<br>hallway carpet replacement    | 1460  | 1 building | 98,934               | 146,197 | 146,197                                | 146,197        | 100% complete  |
|   | nurse call station  |   |            |                      |         |  |                |                |
|   | Dwelling Unit Improvements<br>kitchen cabinet replacement | 1460  | 84 units   | 33,816               | 36,643  | 36,643                                 | 36,643         | 100% complete  |
|   | Elevators<br>elevator upgrades                            | 1460  | 1 building | 4,500                |         |  |                | cancelled      |
|   | Nondwelling Equipment<br>security upgrades                | 1475  | 1 building | 14,232               | 0       | 0                                      | 0              |                |
| MN 2-30   | Fees and Costs  | 1430  | 1 building | 1,166                | 11,173  | 11,173                                 | 11,173         | 100% complete  |

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|--|---|---|-------------|----------------------|---------|---------------------------------|----------------|-------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories  | Dev. Acct No.   | Quantity    | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work          |
|  |   |   |             | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                         |
| (630 Cedar)                                    | architects and engineers  |   |             |                      |         |                                 |                | community room          |
|  | Elevators   | 1460  | 1 buildings | 0                    | 63,464  | 63,464                          | 63,464         | complete                |
|  | elevator upgrades   |   |             |                      |         |                                 |                |                         |
|  |   |   |             |                      |         |                                 |                |                         |
| MN 2-31.6<br>(3110 Blaisdell)                  | Site Improvements<br>dumpster enclosure   | 1450  | 1 building  | 13,284               | 13,284  | 13,284                          | 13,284         | 100% complete           |
|  | Dwelling Unit Improvements<br>kitchen rehab   | 1460  | 1 building  | 175,210              | 787,750 | 787,750                         | 787,750        | See CFP2002<br>complete |
|  | closet door replacement   |   |             |                      |         |                                 |                |                         |
|  |   |   |             |                      |         |                                 |                |                         |
| MN 2-32<br>(1717 Washington)                   | Fees and Costs<br>Architects and engineers  | 1430  | 1 building  | 0                    | 13,468  | 13,468                          | 13,468         | complete                |
|  |   |   |             |                      |         |                                 |                |                         |
|  | Common Area Improvements<br>17 <sup>th</sup> floor community room remodeling<br>office remodeling | 1460  | 1 building  | 96,497               | 218,874 | 218,874                         | 218,874        | complete                |
|  |   |   |             |                      |         |                                 |                |                         |
| MN 2-33<br>(828 Spring)                        | Fees and Costs<br>architects and engineers  | 1430  | 1 building  | 7,432                | 8,361   | 8,361                           | 8,361          | 100% complete           |
|  |   |   |             |                      |         |                                 |                |                         |
|  | Site improvements<br>landscaping  | 1450  | 1 building  | 0                    | 12,295  | 12,295                          | 12,295         | complete                |
|  | Common Area Improvements<br>Handrail installation on 20 floors                                    | 1460  | 1 building  | 135,330              | 141,247 | 141,247                         | 141,247        | 100% complete           |
|  |   |   |             |                      |         |                                 |                |                         |
| MN 2-34<br>(2419/33 5 <sup>th</sup> )          | Fees and Costs<br>architects and engineers  | 1430  | 1 building  | 3,683                | 2,076   | 2,076                           | 2,076          | complete                |
|  | Common Area Improvements<br>trash room rehabilitation   | 1460  | 2 buildings | 56,428               | 139,204 | 139,204                         | 139,204        | complete                |
|  |   |   |             |                      |         |                                 |                |                         |

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| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                      |         | Federal FY of Grant:<br>FY 2003 |                |                                   |
|--|--|---|------------|----------------------|---------|---------------------------------|----------------|-----------------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work                    |
|  |  |   |            | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                                   |
|  | Building Envelope                            | 1460  | 1 building | 246,000              | 208,493 | 208,493                         | 208,493        | complete                          |
|  | canopy on east entrance                      |   |            |                      |         |                                 |                | 2419 5 <sup>th</sup>              |
|  | Nondwelling Equipment                        | 1475  | 1 building | 6,785                | 6,722   | 6,722                           | 6,722          | complete                          |
|  | office equipment                             |   |            |                      |         |                                 |                | see CFP04                         |
|  |  |   |            |                      |         |                                 |                |                                   |
|  |  |   |            |                      |         |                                 |                |                                   |
| MN 2-35<br>(1815 Central)                      | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 27,925               | 20,804  | 20,804                          | 20,804         | 100% complete<br>Waterlines       |
|  | Common Area Improvements                     | 1460  | 23 floors  | 20,348               | 233,669 | 233,669                         | 233,669        | 100% complete                     |
|  | corridor flooring replacement                |   |            |                      |         |                                 |                | see CFP02                         |
|  | door kickplate installation                  |   |            |                      |         |                                 |                |                                   |
|  | wall finishes                                |   |            |                      |         |                                 |                |                                   |
|  | Plumbing Systems                             | 1460  | 1 building | 336,370              | 149,436 | 149,436                         | 149,436        | 100% complete                     |
|  | waterline replacement                        |   |            |                      |         |                                 |                | see CFP02                         |
|  | Nondwelling Equipment                        | 1475  | 1 building | 1,650                | 1,650   | 1,650                           | 1,650          | 100% complete                     |
|  | office furniture                             |   |            |                      |         |                                 |                |                                   |
|  |  |   |            |                      |         |                                 |                |                                   |
| MN 2-36<br>(2121 Minnehaha)                    | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 1,896                | 1,702   | 1,702                           | 1,702          | 100% complete<br>office see CFP04 |
|  |  |   |            |                      |         |                                 |                |                                   |
| MN 2-37<br>(1314 44 <sup>th</sup> )            | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 82,955               | 12,877  | 12,877                          | 12,877         | 100% complete<br>window           |
|  | Site Improvements                            | 1450  | 1 building | 7,904                | 7,904   | 7,904                           | 7,904          | 100% complete                     |
|  | parking lot lighting                         |   |            |                      |         |                                 |                |                                   |
|  | Dwelling Unit Improvements                   | 1460  | 220 units  | 9,773                | 0       | 0                               | 0              |                                   |
|  | bathroom rehab                               |   |            |                      |         |                                 |                |                                   |
|  | Building Envelope                            | 1460  | 1 building | 415,293              | 0       | 0                               | 0              |                                   |
|  | window replacement                           |   |            |                      |         |                                 |                |                                   |



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|--|--|---|-----------------------------------|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories   | Dev. Acct No.   | Quantity                          | Total Estimated Cost       |                                     | Total Actual Cost                   |                                     | Status of Work                       |
|  |  |   |                                   | Revision #2                | Revised                             | Funds Obligated                     | Funds Expended                      |                                      |
| MN 2-13  | Site Improvements<br>storage sheds   | 1450  | 10 sheds                          | 55,890                     | 62,452                              | 62,452                              | 62,452                              | ongoing                              |
| MN 2-13<br>(cont)                              | Dwelling Unit Improvements<br>general rehab<br>roof replacement                                    | 1460<br>1460  | 1 unit<br>3 units                 | 17,223<br>9,720            | 18,439<br>7,260                     | 18,439<br>7,260                     | 18,439<br>7,260                     | 100% complete<br>complete            |
| MN 2-25  | Dwelling Unit Improvements<br>general rehab  | 1460  | 2 units                           | 34,840                     | 39,311                              | 39,311                              | 39,311                              | 100% complete                        |
| MN 2-38  | Fees and costs<br>Storage sheds<br>Dwelling Unit Improvements<br>general rehab<br>roof replacement | 1430<br>1450<br>1460  | <br>2 sheds<br>3 units<br>7 units | 0<br><br>117,829<br>25,851 | 2,680<br>8,707<br>122,034<br>22,051 | 2,680<br>8,707<br>122,034<br>22,051 | 2,680<br>8,707<br>122,034<br>22,051 | Complete<br><br>Complete<br>complete |
| MN 2-39  | Storage Sheds<br>Dwelling Unit Improvements<br>roof replacement                                    | 1450<br>1460  | 3 sheds<br>1 unit                 | <br>3,500                  | 14,736<br>3,500                     | 14,736<br>3,500                     | 14,736<br>3,500                     | ongoing<br>100% complete             |
| MN 2-40  | Dwelling Unit Improvements<br>general rehab<br>roof replacement                                    | 1460  | 1 unit<br>1 unit                  | 3,998<br>4,200             | 4,527<br>4,200                      | 4,527<br>4,200                      | 4,527<br>4,200                      | complete<br>100% complete            |
| MN 2-43  | Dwelling Unit Improvements<br>general rehab<br>roof replacement                                    | 1460  | 1 unit<br>1 unit                  | 27,663<br>7,400            | 23,999<br>7,400                     | 23,999<br>7,400                     | 23,999<br>7,400                     | complete<br>100% complete            |

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|--|--|---|------------|----------------------|---------|---------------------------------|----------------|---------------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work      |
|  |  |   |            | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                     |
| MN 2-44  | Fees and Costs                               | 1430  | 1 unit     | 662                  | 2,467   | 2,467                           | 2,467          | 100% complete       |
|  | LBP testing                                  |   |            |                      |         |                                 |                |                     |
|  | Dwelling Unit Improvements                   |   |            |                      |         |                                 |                |                     |
|  | general rehab                                | 1460  | 1 unit     | 32,708               | 32,260  | 32,260                          | 32,260         | complete            |
|  | roof replacement                             | 1460  | 1 unit     | 7,407                | 2,600   | 2,600                           | 2,600          | 100% complete       |
|  | Hazardous Materials Remediation              | 1460  | 2 units    | 9,958                | 15,137  | 15,137                          | 15,137         | 100% complete       |
|  | LBP removal                                  |   |            |                      |         |                                 |                |                     |
|  | Relocation                                   | 1495  | 1 unit     | 1,000                | 1,000   | 1,000                           | 1,000          | 100% complete       |
| MN 2-53  | Dwelling Unit Improvements                   | 1460  | 1 unit     | 4,000                | 4,000   | 4,000                           | 4,000          | 100% complete       |
|  | roof replacement                             |   |            |                      |         |                                 |                |                     |
| MN 2-82  | Dwelling Unit Improvements                   | 1460  | 1 unit     | 1,575                | 1,950   | 1,950                           | 1,950          | 100% complete       |
|  | roof replacement                             |   |            |                      |         |                                 |                |                     |
| <b>MGMT/MAINT FACILITIES</b>                   |  |   |            |                      |         |                                 |                |                     |
| MN 2-93<br>(1301 Bryant)                       | Fees and Costs                               | 1430  | 1 building | 0                    |         |                                 |                |                     |
|  | architects and engineers                     |   |            |                      |         |                                 |                |                     |
|  | Site Improvements                            | 1450  | 1 building | 28,407               | 28,407  | 28,407                          | 28,407         | 100% complete       |
|  | parking lot                                  |   |            |                      |         |                                 |                |                     |
|  | landscaping                                  |   |            |                      |         |                                 |                |                     |
|  | fencing                                      |   |            |                      |         |                                 |                |                     |
|  | Non-Dwelling Equipment                       | 1475  | 1 building | 0                    | 4,911   | 4,911                           | 4,911          | complete            |
|  | office furniture                             |   |            |                      |         |                                 |                |                     |
| MN 2-94<br>(555 Girard)                        | Fees and Costs                               | 1430  | 1 building | 9,124                | 17,426  | 17,426                          | 17,426         | complete            |
|  | architects and engineers                     |   |            |                      |         |                                 |                | building settlement |

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| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |            |                      |           | Federal FY of Grant:<br>FY 2003 |                |                |
|--|--|---|------------|----------------------|-----------|---------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity   | Total Estimated Cost |           | Total Actual Cost               |                | Status of Work |
|  |  |   |            | Revision #2          | Revised   | Funds Obligated                 | Funds Expended |                |
|  | Nondwelling Structures                       | 1470  | 1 building | 26,914               | 6,061     | 6,061                           | 6,061          |                |
|  | office remodeling                            |   |            |                      |           |                                 |                |                |
| MN 2-96<br>(1001 Washington)                   | Fees and Costs<br>architects and engineers   | 1430  | 1 building | 30,621               | 12,973    | 12,973                          | 12,973         | complete       |
|  | Site Work                                    | 1450  | 1 building | 81,692               | 5,250     | 5,250                           | 5,250          | complete       |
|  | parking lot upgrades                         |   |            |                      |           |                                 |                |                |
|  | landscaping                                  |   |            |                      |           |                                 |                |                |
|  | Common Area Improvements                     | 1470  | 1 building | 140,801              | 132,313   | 132,313                         | 132,313        | complete       |
|  | office remodeling                            |   |            |                      |           |                                 |                |                |
|  | Building Envelope                            | 1470  | 1 building | 163,491              | 0         | 0                               | 0              |                |
|  | tuckpointing                                 |   |            |                      |           |                                 |                |                |
|  | window replacement                           |   |            |                      |           |                                 |                |                |
|  | Mechanical Systems                           | 1470  | 1 building | 64,158               | 73,412    | 73,412                          | 73,412         | 100% complete  |
|  | HVAC improvements                            |   |            |                      |           |                                 |                |                |
|  | Electrical Systems                           | 1470  | 1 building | 25,500               | 28,180    | 28,180                          | 28,180         | 100% complete  |
|  | fire suppression system                      |   |            |                      |           |                                 |                |                |
|  | Nondwelling Equipment                        | 1475  | 1 building | 31,996               | 39,973    | 39,973                          | 39,973         | complete       |
|  | office furniture                             |   |            |                      |           |                                 |                |                |
|  |  |   |            |                      |           |                                 |                |                |
| <b>AREA-WIDE</b>                               | Contribution to Operations                   | 1406  |            | 1,366,584            | 1,366,584 | 1,366,584                       | 1,366,584      | 100% complete  |
|  |  |   |            |                      |           |                                 |                | FY 2004        |
|  | Management Improvements                      | 1408  |            |                      |           |                                 |                |                |
|  | Software/Consulting                          |   |            | 194,484              | 192,893   | 192,893                         | 192,893        | ongoing        |
|  | Training                                     |   |            | 114,688              | 92,716    | 92,716                          | 92,716         | ongoing        |
|  | Marketing                                    |   |            | 32,938               | 32,551    | 32,551                          | 32,551         | ongoing        |
|  | Communications                               |   |            | 8,582                | 8,582     | 8,582                           | 8,582          | ongoing        |
|  | Cultural Diversity Training                  |   |            | 80,684               | 25,937    | 25,937                          | 25,937         | ongoing        |
|  | Physical Plant Operational Upgrades          |   |            | 14,858               | 14,858    | 14,858                          | 14,858         | ongoing        |

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| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250103<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br>FY 2003 |                   |                |                 |
|--|--|---|----------|----------------------|---------------------------------|-------------------|----------------|-----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |                                 | Total Actual Cost |                | Status of Work  |
|  |  |   |          | Revision #2          | Revised                         | Funds Obligated   | Funds Expended |                 |
|  | Section 3                                    |   |          | 493                  | 2,310                           | 2,310             | 2,310          | ongoing         |
|  | Security Contingency                         |   |          | 0                    | 0                               | 0                 | 0              | ongoing         |
|  | VISTA Program                                |   |          | 50,000               | 42,125                          | 42,125            | 42,125         | ongoing         |
|  | Self-Help Program                            |   |          | 118,706              | 116,651                         | 116,651           | 116,651        | ongoing         |
|  | Resident Initiatives                         |   |          | 109,415              | 109,415                         | 109,415           | 109,415        | ongoing         |
|  | Special Projects                             |   |          | 49,773               | 49,773                          | 49,773            | 49,773         | ongoing         |
|  | Language Translation                         |   |          | 20,611               | 18,915                          | 18,915            | 18,915         | ongoing         |
|  | Criminal History                             |   |          | 53,684               | 86,012                          | 86,012            | 86,012         | ongoing         |
|  | Administration                               | 1410  |          | 619,504              | 621,885                         | 621,885           | 621,885        | ongoing         |
|  | Audit  | 1411  |          | 9,023                | 9,023                           | 9,023             | 9,023          | ongoing         |
|  | Fees and costs                               | 1430  |          |                      | 34,012                          | 34,012            | 34,012         | ongoing         |
|  | Area-Wide Building Systems                   | 1460  |          | 423,629              | 0                               | 0                 | 0              | ongoing         |
|  | Security Equipment                           | 1475  |          | 287,588              | 287,588                         | 287,588           | 287,588        | ongoing         |
|  | Force Labor Tools/ Equipment                 | 1475  |          | 33,941               | 6,617                           | 6,617             | 6,617          | ongoing         |
|  | MIS Hardware                                 | 1475  |          | 142,759              | 206,289                         | 206,289           | 206,289        | ongoing         |
|  | Relocation Costs                             | 1495  |          | 0                    | 0                               | 0                 | 0              |                 |
|  | Development Activities                       | 1499  |          | 757,889              | 787,216                         | 787,216           | 787,216        |                 |
|  | Heritage Commons Highrise                    |   |          |                      |                                 |                   |                | Portion of Cost |

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**Part III: Implementation Schedule**

| PHA Name:<br><b>Minneapolis Public Housing Authority</b> |   |         | Grant Type and Number<br>Capital Fund Program No: MN46P00250103<br>Replacement Housing Factor No: |   |         | Federal FY of Grant:<br><b>FY 2003</b> |                                  |
|--|---|---------|---|---|---------|--|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities         | All Fund Obligated<br>(Quarter Ending Date) |         |   | All Funds Expended<br>(Quarter Ending Date) |         |  | Reasons for Revised Target Dates |
|  | Revision #2                                 | Revised | Actual  | Revision #2                                 | Revised | Actual                                 |                                  |
| MN 2-01  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-02  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-03  | 09/05                                       |         | 09/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-06  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-08  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-09  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-10  | 09/05                                       |         | 09/05   | 06/06                                       |         | 03/06                                  |                                  |
| MN 2-14  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-15  | 09/05                                       |         | 09/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-16  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-17  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-18  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-19  | 09/05                                       |         | 09/05   | 12/06                                       |         | 03/06                                  |                                  |
| MN 2-20  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-21.4  | 09/05                                       |         | 09/05   | 06/06                                       |         | 03/06                                  |                                  |
| MN 2-21.5  | 09/05                                       |         | 09/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-22  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-23  | 09/05                                       |         | 09/05   | 12/06                                       |         | 03/06                                  |                                  |
| MN 2-24  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-25  | 0905  |         | 0905  | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-26  | 03/05                                       |         | 03/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-30  | 03/05                                       |         | 03/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-31  | 09/05                                       |         | 09/05   | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-32  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-33  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-34  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-35  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-26  | 09/05                                       |         | 09/05   | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-37  | 09/05                                       |         | 09/05   | 09/06                                       |         | 03/06                                  |                                  |

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

| PHA Name:<br><b>Minneapolis Public Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program No: MN46P00250103<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant:<br><b>FY 2003</b> |                                  |
|--|---|---|--------|---|---------|--|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities         | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |  | Reasons for Revised Target Dates |
|  | Revision #2                                 | Revised   | Actual | Revision #2                                 | Revised | Actual                                 |                                  |
| MN 2-42  | 09/05                                       |   | 09/05  | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-1   | 09/04                                       |   | 09/04  | 06/06                                       |         | 03/06                                  |                                  |
| MN 2-13  | 09/05                                       |   | 09/05  | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-25  | 09/05                                       |   | 09/05  | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-38  | 09/05                                       |   | 09/05  | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-40  | 09/05                                       |   | 09/05  | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-43  | 09/05                                       |   | 09/05  | 09/06                                       |         | 03/06                                  |                                  |
| MN 2-44  | 09/05                                       |   | 09/05  | 09/07                                       |         | 03/06                                  |                                  |
| MN 2-93  | 09/05                                       |   | 09/05  | 06/06                                       |         | 03/06                                  |                                  |
| MN 2-96  | 09/05                                       |   | 09/05  | 09/06                                       |         | 03/06                                  |                                  |
|  |   |   |        |   |         |  |                                  |
|  |   |   |        |   |         |  |                                  |
|  |   |   |        |   |         |  |                                  |
| <b>Mgmt Improvements</b>                                 |   |   |        |   |         |  |                                  |
| MIS Sftwr, Trng, Cons                                    | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Training   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Marketing/Sr Desig                                       | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Communications   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| PPO Upgrades   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Section 3  | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Security Contingency                                     | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| VISTA Program  | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Self-Help Program  | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Resident Initiatives                                     | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Special Projects   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Criminal History   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Language Translation                                     | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Administration   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Audit  | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |

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

| PHA Name:<br><b>Minneapolis Public Housing Authority</b> |   | Grant Type and Number<br>Capital Fund Program No: MN46P00250103<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant:<br><b>FY 2003</b> |                                  |
|--|---|---|--------|---|---------|--|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities         | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |  | Reasons for Revised Target Dates |
|  | Revision #2                                 | Revised   | Actual | Revision #2                                 | Revised | Actual                                 |                                  |
| AW Building Systems                                      | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Resident Special Needs                                   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| MIS Hardware   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Relocation Costs   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
| Development Activities                                   | 03/05                                       |   | 03/05  | 09/06                                       |         | 03/06                                  |                                  |
|  |   |   |        |   |         |  |                                  |
|  |   |   |        |   |         |  |                                  |
|  |   |   |        |   |         |  |                                  |





| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |           |                   |                                 |  |
|---|---|---|-----------|-------------------|---------------------------------|--|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |   |           |                   |                                 |  |
| PHA Name: Minneapolis Public Housing Authority  |   | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250203<br>Replacement Housing Factor Grant No: |           |                   | Federal FY of Grant:<br>FY 2003 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report |   |   |           |                   |                                 |  |
| Line No.  | Summary by Development Account                | Total Estimated Cost  |           | Total Actual Cost |                                 |  |
|   |   | Revision 2  | Revised   | Obligated         | Expended                        |  |
| 1   | Total non-CFP Funds                           |   |           |                   |                                 |  |
| 2   | 1406 Operations                               |   |           |                   |                                 |  |
| 3   | 1408 Management Improvements                  |   |           |                   |                                 |  |
| 4   | 1410 Administration                           | 0   |           | 0                 | 0                               |  |
| 5   | 1411 Audit                                    |   |           |                   |                                 |  |
| 6   | 1415 Liquidated Damages                       |   |           |                   |                                 |  |
| 7   | 1430 Fees and Costs                           | 0   |           | 0                 | 0                               |  |
| 8   | 1440 Site Acquisition                         |   |           |                   |                                 |  |
| 9   | 1450 Site Improvement                         |   |           |                   |                                 |  |
| 10  | 1460 Dwelling Structures                      | 2,296,261   | 2,296,261 | 2,296,261         | 2,296,261                       |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable       |   |           |                   |                                 |  |
| 12  | 1470 Nondwelling Structures                   |   |           |                   |                                 |  |
| 13  | 1475 Nondwelling Equipment                    | 0   |           | 0                 | 0                               |  |
| 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) | 2,296,261   | 2,296,261 | 2,296,261         | 2,296,261                       |  |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250203<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br>FY 2003 |                |                |
|--|--|---|-------------|----------------------|---------|---------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity    | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work |
|  |  |   |             | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                |
| <b>HIGHRISE</b>                                |  |   |             |                      |         |                                 |                |                |
| MN 2-03  | Common Area Improvements                     | 1460  | 1 building  | 0                    | 12,433  | 12,433                          | 12,433         | Complete       |
|  | Security Upgrades                            |   |             |                      |         |                                 |                |                |
|  | Mechanical Systems                           | 1460  | 1 building  | 0                    | 48,504  | 48,504                          | 48,504         | Complete       |
|  | HVAC Upgrades                                |   |             |                      |         |                                 |                |                |
| MN 2-08  | Mechanical Systems                           | 1460  | 2 buildings | 0                    | 63,509  | 63,509                          | 63,509         | Complete       |
|  | HVAC Upgrades                                |   |             |                      |         |                                 |                |                |
| MN 2-09  | Mechanical Systems                           | 1460  | 3 buildings | 0                    | 136,155 | 136,155                         | 136,155        | Complete       |
|  | HVAC Upgrades                                |   |             |                      |         |                                 |                |                |
| MN 2-14  | Mechanical Systems                           | 1460  | 1 building  | 0                    | 35,042  | 35,042                          | 35,042         | Complete       |
|  | Water heater replacement                     |   |             |                      |         |                                 |                |                |
| MN 2-18  | Dwelling Unit Improvements                   | 1460  | 5 units     | 0                    | 46,191  | 46,191                          | 46,191         | 80% complete   |
|  | Apartment Rehab                              |   |             |                      |         |                                 |                | See CFP04      |
| MN 2-19  | Mechanical Systems                           | 1460  | 1 building  | 0                    | 90,656  | 90,656                          | 90,656         | Complete       |
|  | HVAC upgrades                                |   |             |                      |         |                                 |                |                |
|  | Water heater replacement                     |   |             |                      |         |                                 |                |                |

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

| PHA Name: Minneapolis Public Housing Authority |  | Grant Type and Number<br>Capital Fund Program Grant No: MN46P00250203<br>Replacement Housing Factor Grant No: |             |                      |         | Federal FY of Grant:<br>FY 2003 |                |                |
|--|--|---|-------------|----------------------|---------|---------------------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories           | Dev. Acct No.   | Quantity    | Total Estimated Cost |         | Total Actual Cost               |                | Status of Work |
|  |  |   |             | Revision #2          | Revised | Funds Obligated                 | Funds Expended |                |
| MN 2-21  | Mechanical Systems<br>HVAC upgrades                    | 1460  | 2 buildings | 0                    | 64,751  | 64,751                          | 64,751         | Complete       |
| MN 2-23  | Mechanical Systems<br>HVAC Upgrades                    | 1460  | 1 building  | 0                    | 37,067  | 37,067                          | 37,067         | Complete       |
| MN 2-35  | Mechanical Systems<br>HVAC Upgrades                    | 1460  | 1 building  | 0                    | 149,436 | 149,436                         | 149,436        | Complete       |
| MN 2-36  | Mechanical Systems<br>HVAC upgrades                    | 1460  | 1 building  | 0                    | 52,844  | 52,844                          | 52,844         | Complete       |
| MN 2-37  | Dwelling Unit Improvements<br>bathroom rehab           | 1460  | 220 units   | 492,400              | 0       | 0                               | 0              |                |
|  | Building Envelope<br>window replacement<br>A/C sleeves | 1460  | 1 building  | 896,648              | 958,268 | 958,268                         | 958,268        | Complete       |
| MN 2-42  | Dwelling Unit Improvements<br>Apartment rehab          | 1460  | 299 units   | 0                    | 601,405 | 601,405                         | 601,405        | Complete       |



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

|  |  |   |
|--|--|---|
| PHA Name:<br><b>Minneapolis Public Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program No: MN46P00250203<br>Replacement Housing Factor No: | <b>Federal FY of Grant:</b><br><b>FY 2003</b> |
|--|--|---|

| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |          |          | All Funds Expended<br>(Quarter Ending Date) |          |          | Reasons for Revised Target Dates |
|--|---|----------|----------|---|----------|----------|----------------------------------|
|  | Revision<br>#2                              | Revised  | Actual   | Revision #2                                 | Revised  | Actual   |                                  |
| MN 2-03  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-08  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-09  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-14  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-18  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-19  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-21  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-23  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-35  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-36  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-37  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |
| MN 2-42  |   | 12/31/05 | 12/31/05 |   | 12/31/05 | 12/31/05 |                                  |

| Annual Statement/Performance and Evaluation Report  |   |  |           |                   |                                  |  |
|---|---|--|-----------|-------------------|----------------------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary |   |  |           |                   |                                  |  |
| PHA Name: Minneapolis Public Housing Authority  |   | Grant Type and Number<br>Capital Fund Program:<br>Capital Fund Program<br>Replacement Housing Factor Grant No: MN46R00250102               |           |                   | Federal FY of Grant:<br>FFY 2002 |  |
| <input type="checkbox"/> Original Annual Statement  |   | <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 ) |           |                   |                                  |  |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending:                         |   | <input checked="" type="checkbox"/> Final Performance and Evaluation Report  |           |                   |                                  |  |
| Line No.  | Summary by Development Account                            | Total Estimated Cost   |           | Total Actual Cost |                                  |  |
|   |   | Revision #4  | 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                               | 3,294,648  | 3,294,648 | 3,294,648         | 3,294,648                        |  |
| 19  | 1502 Contingency  |  |           |                   |                                  |  |
| 20  | Amount of Annual Grant: (sum of lines 2-19)               | 3,294,648  | 3,294,648 | 3,294,648         | 3,294,648                        |  |
| 21  | Amount of line 20 Related to LBP Activities               |  |           |                   |                                  |  |
| 22  | Amount of line 20 Related to Section 504 Compliance       |  |           |                   |                                  |  |
| 23  | Amount of line 20 Related to Security                     |  |           |                   |                                  |  |
| 24  | Amount of line 20 Related to Energy Conservation Measures |  |           |                   |                                  |  |



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

| PHA Name: Minneapolis Public Housing Authority   |   | Grant Type and Number<br>Capital Fund Program #:<br>Capital Fund Program Replacement Housing Factor #: MN46R00250102 |        |   |         |        | Federal FY of Grant: FFY 2002    |  |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quart Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|  | Revision #3                               | Revised  | Actual | Revision #4                                 | Revised | Actual |                                  |  |
| Smith Circle                                     | 9/02                                      |  | 9/02   | 12/02                                       | 9/06    | 12/02  |                                  |  |
| Humbolt duplex                                   | 9/04                                      |  | 9/04   | 9/04  | 12/04   | 12/04  |                                  |  |
| Kingfield Duplex                                 | 9/04                                      |  | 9/04   | 9/04  | 9/06    | 9/06   |                                  |  |
| Heritage Commons                                 | 9/04                                      |  | 9/04   | 6/05  | 9/06    | 6/06   |                                  |  |
| Heritage Park Phase III                          | 9/04                                      |  | 9/04   | 12/05                                       | 9/06    | 6/06   |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |
|  |   |  |        |   |         |        |                                  |  |