

PHA Plans

Streamlined Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined Annual Plan for Fiscal Year 2006

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.

Agency Identification

PHA Name: Dakota County CDA

PHA Number: MN46P147

PHA Fiscal Year Beginning: 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 324
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2202

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 Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<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	2428		70
Extremely low income <=30% AMI	1656	68%	
Very low income (>30% but <=50% AMI)	602	25%	
Low income (>50% but <80% AMI)	170	7%	
Families with children	2069	85%	
Elderly families	53	2%	
Families with Disabilities	70	3%	
Race/ethnicity (White)	1232	51%	
Race/ethnicity (Black/African American)	1065	44%	
Race/ethnicity (American Indian)	28	1%	
Race/ethnicity (Asian)	103	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	227	9%	15
2 BR	1427	59%	10
3 BR	596	25%	42
4 BR	146	6%	2
5 BR	32	1%	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			

Housing Needs of Families on the PHA's Waiting Lists			
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	3578		240
Extremely low income <=30% AMI	2664	74%	
Very low income (>30% but <=50% AMI)	821	23%	
Low income (>50% but <80% AMI)	93	3%	
Families with children	2361	66%	
Elderly families	286	8%	
Families with Disabilities	644	18%	
Race/ethnicity (White)	1090	31%	
Race/ethnicity (Black/African American)	2175	61%	
Race/ethnicity (American Indian)	33	1%	
Race/ethnicity (Asian)	70	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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)? 4 months			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public

housing units off-line

The CDA will continue to maintain a vacancy rate of less than 5% by following effective procedures for housing directly managed by the CDA.

- 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

The CDA will maintain Section 8 lease-up rates by continuing to pursue payment standards that reflect the market.

- 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

The CDA has undertaken an extensive marketing strategy to encourage participation of landlord throughout Dakota County.

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

The CDA forms partnerships with local for-profit businesses in order to apply for tax credits to assist with the construction of affordable rental units for families. These developments often employ a variety of non-federal funding sources thereby leveraging federal dollars with other sources. The CDA also works with the County and communities throughout the County to provide funding for additional units for low income senior households through Phase II of the CDA's senior housing program.

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- As stated above, the CDA applies for a variety of funding sources to increase the supply of affordable housing.*
- Other: (list below)

Through the creation of the new HOPE program, funds will be available county wide to support the development of new affordable housing units, as well as to maintain and retain, through rehab, the affordable housing units that already exist throughout the County.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

The CDA will meet federal targeting requirements for families at or below 30% AMI.

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

The CDA will meet federal targeting requirements for families at or below 30% AMI.

- 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)

Dakota County CDA gives preference to households whose incomes are greater than 30% of median income. The HOPE Program targets households and persons whose incomes are at or below 50% of median income. The CDA's Family Partnership Program (tax credit developments) gives preference to applicants whose incomes are at or below 50% of median income.

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)

Dakota County CDA has only one public housing senior building, Colleen Loney Manor. There, preference is given to elderly/handicapped/disabled applicants and "near elderly" (age 50-61) applicants. The CDA also currently owns and operates 19 locally supported senior buildings for those age 55 and older, with the vast majority of applicants and tenants having ages over 62 years.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
 Carry out the modifications needed in public housing based on the section 504 Needs

- Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
 - Affirmatively market to local non-profit agencies that assist families with disabilities
 - Other: (list below)

The CDA will enlist the help of the Housing Link organization to market handicap accessible family units that become vacant, if the waiting list is insufficient.

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
The CDA makes current program information widely accessible through the metro-wide Housing Link, an information and referral agency.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
Section 8 staff at the CDA informs all participants of the Section 8 HCV program about the mobility of their voucher. The participants are free to choose where they would like to live. All participants are given a map identifying areas of concentrated poverty within the County.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
The CDA markets the Section 8 program to all area landlords.
- Other: (list below)
The CDA will actively utilize all resources that provide for increased opportunities. The CDA sponsors an annual fair housing training seminar for rental property owners and managers.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	80,643	
b) Public Housing Capital Fund	685,544.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	15,904,440	
f) Resident Opportunity and Self-Sufficiency Grants	23,435	
g) Community Development Block Grant	1,759,425	CD activities
h) HOME	830,179	Housing activities
Other Federal Grants (American Dream Downpayment Initiative)	18,924	Downpayment Asst.
HUD Service Coordinator Grant (Colleen Loney Manor)	10,200	PH supportive services
2. Prior Year Federal Grants (unobligated funds only)		
3. Public Housing Dwelling Rental Income		
	1,291,356	PH operations
4. Other income (list below)		
PH late fees, excess utilities, laundry coin, etc.	116,807	PH operations
4. Non-federal sources (list below)		
Interest income	15,400	PH operations
Total resources	20,736,353.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

The CDA verifies eligibility when the family is estimated to be within reach on the waiting list for the next projected, or actual, vacancy.

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

As part of the rental history requested from previous landlords only (no home visits).

- Other (describe)

The CDA does check utility payment histories, personal references (if no past rental history), and whether money is owed to the CDA's Section 8 program.

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
Including after hours one night per month (no appointment necessary).
 PHA development site management office (*Colleen Loney Manor*)
 Other: *By mail if needed due to hardship.*

c. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

A resident can request a transfer when 1) if a change in work and/or child care location to the extent the current unit address or location is a hardship; or 2) for personal safety issues/reasons where a move would improve the household's safety. Transfer can also be requested to the extent necessary to make a reasonable accommodation of a handicap, according to fair housing law.

- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

At Colleen Loney Manor, preference is also given to elderly/handicapped/disabled applicants, and to near elderly applicants.

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2 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

3 & 4 Other preference(s) (list below)

For Colleen Loney Manor only, preference for elderly/handicapped/disabled, and the 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)

The move-in packet contains various rules and instructions

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
 Other (list below)

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

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

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

The CDA purchases criminal background checks from a vendor who accesses both state and local law enforcement data.

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

- Criminal or drug-related activity
 Other (describe below)

The CDA will share information with prospective landlords pursuant to regulation.

(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)

(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: *Two 30-day extensions (allowing up to a total of 120 days of search time) may be granted. An additional 60 days for reasonable accommodations are also granted.*

(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

The CDA gives preference to applicants who live or work in Dakota County, have been hired to work in Dakota County, or attend school full-time in Dakota County.

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

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

1 Date and Time

Former Federal preferences:

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

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

Other preferences (select all that apply)

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

The CDA also gives preference to applicants who are currently occupying a Dakota County CDA scattered site public housing unit and who also meet criteria as defined in the Administrative Plan. Preference is given to applicants that are in imminent risk of involuntary displacement due to discontinuation of tenant based rental housing subsidies under the Bridges, Shelter Plus Care or the Transitional Housing Program administered by the Dakota County Supportive Housing Unit. This category excludes any family whose housing subsidy was terminated for failure to comply with program obligations. Families admitted under this preference will be limited to 24 households per year.

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

For an initially specified time period, a lottery is used. After that initial time frame specified by the CDA, applications are ranked according to date and time of application.

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

Letters of announcement are sent to appropriate interest groups.

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/is 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 highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200 per month (unless ceiling or flat rent)
- Other (list below)

Residents must report a change in family composition anytime there is an increase in the number of minor children

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)

The CDA utilized its previously used ceiling rents as a guide. Since unlike ceiling rents, utility allowances are not subtracted from flat rents, tenants in our larger duplex and single family homes will pay more overall because their utility costs will be higher, as is true in the market place. The flat rents do vary by both number of bedrooms and overall size/utility costs. Also, with Colleen Loney Manor, the fact that the tenants do not pay heating costs was taken into account in setting the flat rents for that building as well. We also take into account the fact that most of our units have limited square footage and lack amenities such as central air, disposals, dishwashers, etc. commonly found in the private market, including project based assistance developments.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

The CDA has two payment standard schedules based on submarkets within the jurisdiction. The level

of payment standard as a percentage of FMR varies by bedroom size and submarket; however, overall the standards range from 90% to 108% of the FMR.

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

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

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

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

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)

Distribution of assisted families within the CDA's jurisdiction and adequacy of program funding.

(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)

The CDA observes the exemptions categories required by regulation.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Not yet identified 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

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:

Additional income requirement of gross income must be at least two times the participant's voucher payment standard. Participants must be assisted through the rental assistance program for at least 12 months. The participant must be in good standing with the CDA. A participant owing any debt to the CDA will be considered eligible for the program only after all debt has been satisfied.

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

The CDA will initiate marketing and eligibility screening. Depending on the readiness of the applicant pool, the CDA will offer homebuyer education, pre-purchase counseling, and facilitate voucher-assisted purchases if applicants succeed in finding a home to purchase.

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

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

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

The CDA has hired a full-time Homeownership Coordinator who provides an array of services ranging from homebuyer education to foreclosure prevention counseling. The CDA was recently declared a HUD approved homeownership counseling agency. Additionally, the CDA has offered financial assistance with home purchases through its First Time Homebuyer Program, Home Steps and HOME Stretch programs.

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

In the 5-Year Plan section of its 2000 Comprehensive Housing Agency Plan, the Dakota County CDA identified six main goals. As part of this annual update, the CDA is required to assess its progress towards these goals.

Goal 1: Expand the Supply of Affordable Housing

The CDA expanded the supply of affordable housing throughout Dakota County in a number of ways. In 2000, the CDA applied for and was awarded 100 additional HCVs through a competitive process. Another 75 HVCs were applied for and awarded in 2001. The CDA also received funding to assist an additional 8 homeless families through the Shelter Plus Care Program in 2001. In 2002, the CDA applied for another 50 Fair Share HCVs and 110 reallocated vouchers. Neither request was funded. In 2004 the CDA was awarded a third Shelter Plus Care grant. This grant will provide permanent housing for an additional 5 homeless families over the next five years. The CDA continually utilizes all housing assistance resources at its disposal and maintained an annual lease up rate above 99% in the voucher program during 2004.

The CDA maintains public housing vacancies at 3% or less. For fiscal year end June 30, 2006, the CDA again anticipates meeting or exceeding this goal.

A 40-unit Section 42 tax credit development in Lakeville was constructed and occupied in the spring of 2005. Construction is underway on a 30-unit Section 42 tax credit development in Inver Grove Heights with occupancy of this development expected in mid 2006. Planning is underway for the construction of a 30-unit Section 42 tax credit development in Rosemount. Construction of the Rosemount development could begin in the fall of 2006. On that schedule, completion and occupancy will take place in mid 2007.

One additional senior building was completed and occupied in 2005. Rivertown Courtin Hastings added 63-units of affordable housing to the community. An additional 56-units of senior housing is in the advanced planning stages for South St Paul and construction could begin in the summer of 2006.

Goal 2: Improve the Quality of Assisted Housing

The CDA's final score for fiscal year 2005 under the Public Housing Assessment System (PHAS) was 93 out of 100 points, which earned a High Performer designation. The CDA received its fourth consecutive High Performer designation under the Section 8 Management Assessment Program (SEMAP) in 2004. The CDA obtained 100% of the possible points for its SEMAP score. The CDA will continue to evaluate and improve procedures, management functions and program policies to maintain its ranking as a high performing agency.

Customer satisfaction is very important to the CDA. Throughout the year, the CDA holds on-site training for owners and offers an annual owners conference. These efforts serve to promote the program to owners and increase rental opportunities for participants.

To accommodate the needs of its clients, the CDA offers extended hours one night each month and in some cases, home visits are arranged. For housing the CDA owns, all re-exams are conducted at the units themselves with flexible appointment times that do not interfere with work schedules.

Goal 3: Increase Assisted Housing Choice

Participants of the HCV Program are required to attend an annual briefing appointment. This briefing includes a program summary, including information on mobility of HCVs and how to move with a HCV within the metro area or throughout the country.

Each year, HUD publishes Fair Market Rents and Payment Standards. In a high rent market such as the metro area, PHAs can request exceptions to the rents published by HUD. The CDA conducts a thorough study of the rental market each year and requests HUD approval for exception payment standards if necessary. Although such exceptions have been requested and approved in previous years, no exceptions were necessary in 2002, 2003, and 2004.

The CDA amended its 2000 Comprehensive Housing Agency Plan in order to project base up to 75 Housing Choice Vouchers. Project basing of S8 is included in the CDA's 2001 Annual Update to the Comprehensive Housing Agency Plan. In 2002, the CDA leased its first project based vouchers in a newly constructed development where 10 units were also committed to the voucher program for 10 years. In 2002, the CDA also committed 44 additional project based voucher units in two new developments that have been completed and are fully leased. Both developments are providing high quality rental housing with integrated income levels and commit units to the voucher program for at least 10 years.

The CDA also issues housing revenue bonds and has other financing mechanisms that can be used to assist with the development of affordable housing.

Goal 4: Provide an Improved Living Environment

The scattered site public housing program operated by the CDA integrates lower income households into higher income neighborhoods. To further promote deconcentration of lower income households, the CDA gives preference to public housing applicants whose incomes exceed 30% of MFI, while at the same time meeting requirements that at least 40% of the units be rented to households at or below 30% MFI.

Goal 5: Promote Self Sufficiency and Asset Development of Assisted Households

The Family Self Sufficiency Program operated by the CDA funds an escrow account for Section 8 participants that accrue as their income increases. Families may use the escrowed funds towards the purchase of a home or other items. The program currently enrolls 66 participants.

Goal 6: Ensure Equal Opportunity and Affirmatively Further Fair Housing

The CDA affirmatively markets all available rental units, whether they are public housing units, tax credit units or senior housing units. The CDA also extensively markets the Section 8 program and sponsors an annual fair housing training seminar for all Dakota County rental property owners and managers. The CDA also provides assistance and forms when requested from households wishing to file a fair housing complaint and makes these tools available to all clientele.

For CDA clients that have Limited English Proficiency (LEP), the CDA provides interpreter services when requested. The CDA is working to develop an LEP Plan that will help identify major groups needing services and promulgate policies and procedures for meeting that need. In conjunction with other metro area PHAs, the CDA is working towards having common Section 8 forms translated into five different languages. The forms will be posted on the web and available to area PHAs.

In honor of Fair Housing Month, the CDA publishes fair housing display ads every April in the community papers to increase awareness of the issue of fair housing.

B. Criteria for Substantial Deviations and Significant Amendments

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.

(1) Amendment and Deviation Definitions

a. Substantial Deviation from the 5-Year Plan

Fundamental changes to the PHA's mission statement, goals, or objectives that are identified in the five- year plan.

b. Significant Amendment or Modification to the Annual Plan

For the Public Housing and Section 8 Programs:

- *Local preference changes regarding waiting list systems*
- *Those that may be required by HUD by regulation, if any*

For Public Housing only:

- *Any future proposed demolition or disposition of properties*
- *Any proposed elderly only designation of property*

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:

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:

(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:

Method of Selection:

Appointment

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

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):

Special State legislation is needed to amend the legislation that currently dictates the composition of the CDA Board of Commissioners before the CDA can legally comply with this HUD requirement. Dakota County Commissioners appoint CDA Commissioners. Appointments are selected from a pool of interested applicants. County Commissioners select and appoint a resident of their district to serve as a representative of their district on the CDA Board.

Date of next term expiration of a governing board member:

2007 for Districts 2 and 3; 2008 for Districts 4, 5, and 6; 2009 for Districts 1 and 7

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

Joseph A. Harris, District 1; Kathleen Gaylord, District 2; Thomas Egan, District 3; Nancy Schouweiler, District 4; Michael Turner, District 5; Paul Krause, District 6; and Willis E. Branning, District 7

(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: Dakota County Consortium

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

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
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 <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
	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 (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
NA	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	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)

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Dakota County Community Development Agency		Grant Type: Capital Fund Program Grant No: MN46P147-50203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #2)		<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/05	<input type="checkbox"/> Final Performance & Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revision 1	Revision 2	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations	1,500.00	4,500.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00	0.00
4	1410 Administration	12,364.00	12,364.00	12,364.00	12,364.00	12,364.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	76,400.00	59,050.00	62,757.68	62,757.68	60,284.88
10	1460 Dwelling Structures	33,379.00	47,729.00	48,521.32	48,521.32	48,521.32
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	123,643.00	123,643.00	123,643.00	123,643.00	121,170.20
22	Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
23	Line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00	0.00
24	Line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00	0.00
25	Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00	0.00
26	Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	0.00
27	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00	0.00

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages 1 of 2									
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: MN46P147-50203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	No.	Total Estimated Cost		Total Actual Cost		Status of Work	
				Revision 1	Revision 2	Obligated	Expended		
	Operations	1406		4,500.00	0.00	0.00	0.00		
	Administration	1410		12,364.00	12,364.00	12,364.00	12,364.00	Completed	
	Subtotal			16,864.00	12,364.00	12,364.00	12,364.00		
147-02	Concrete replacement	1450	2	3,100.00	1,300.00	1,300.00	1,300.00	Completed	
147-07	Concrete replacement	1450	16	4,000.00	0.00	0.00	0.00	Moved to CFP04	
147-08	Concrete replacement	1450	2	7,100.00	7,100.00	7,100.00	7,100.00	Completed	
147-11	Retaining wall, concrete platform, sw	1450	15	6,800.00	24,728.00	24,728.00	22,255.20	In Progress	
147-13	Concrete replacement	1450	1	1,800.00	1,800.00	1,800.00	1,800.00	Completed	
147-17	Concrete replacement	1450	1	2,475.00	2,475.00	2,475.00	2,475.00	Completed	
147-21	Add concrete pad for mail boxes	1450	8	1,600.00	1,600.00	1,600.00	1,600.00	Completed	
	Subtotal			26,875.00	39,003.00	39,003.00	36,530.20		
147-02	Asphalt replacement	1450	1	2,000.00	2,000.00	2,000.00	2,000.00	Completed	
147-08	Asphalt replacement	1450	1	3,800.00	2,500.00	2,500.00	2,500.00	Completed	
147-13	Asphalt replacement	1450	3	4,700.00	4,700.00	4,700.00	4,700.00	Completed	
147-16	Asphalt replacement	1450	4	6,375.00	6,375.00	6,375.00	6,375.00	Completed	
147-21	Asphalt replacement	1450	1	1,800.00	1,800.00	1,800.00	1,800.00	Completed	
	Subtotal			18,675.00	17,375.00	17,375.00	17,375.00		
147-02	Add trees to property	1450	1	1,500.00	1,788.00	1,788.00	1,788.00	Completed	
147-05	Mulch. landscape	1450	16	2,500.00	2,490.00	2,490.00	2,490.00	Completed	
147-07	Mulch, landscape, build storage shed	1450	16	7,000.00	2,000.00	2,000.00	2,000.00	Completed shed moved to CFP04	
147-21	Install locking mailboxes	1450	8	2,500.00	101.68	101.68	101.68	Completed	
	Subtotal			13,500.00	6,379.68	6,379.68	6,379.68		
	Total 1450			59,050.00	62,757.68	62,757.68	60,284.88		

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name: Dakota County Community Development Agency				Grant Type: Capital Fund Program				Federal FY of Grant: 2003	
				Grant No: MN46P147-50203					
				Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)				Reasons for Revised Target Dates
	Original	Revision 1	Revision 2	Actual	Original	Revision 1	Revision 2	Actual	
MN – 147-02	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-05	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-06	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-07	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-08	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-09	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-11	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-13	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-14	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-16	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-17	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		
MN – 147-21	2/12/06	2/12/06	2/12/06		2/12/08	2/12/08	2/12/08		

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program		Federal FY of Grant: 2004	
			Grant No: MN46P147-50104			
			Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statements		<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #2)		<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/05	<input type="checkbox"/> Final Performance & Evaluation Report
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revision 1	Revision 2	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations	50,000.00	50,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00	0.00
4	1410 Administration	71,847.90	71,847.90	71,847.90	71,847.90	71,847.90
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	40,500.00	40,500.00	40,500.00	40,500.00	40,500.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	29,000.00	21,750.00	57,580.75	46,780.75	12,695.75
10	1460 Dwelling Structures	527,131.10	534,381.10	548,550.35	530,899.39	388,896.39
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00		0.00	0.00
14	1485 Demolition	0.00	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00		0.00	0.00
18	1499 Development Activities	0.00	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00		0.00	0.00
20	1502 Contingency	0.00	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	718,479.00	718,479.00	718,479.00	690,028.04	513,940.04
22	Line 21 Related to LBP Activities	0.00	0.00		0.00	0.00
23	Line 21 Related to Section 504 compliance	0.00	0.00		0.00	0.00
24	Line 21 Related to Security – Soft Costs	0.00	0.00		0.00	0.00
25	Line 21 Related to Security – Hard Costs	0.00	0.00		0.00	0.00
26	Line 21 Related to Energy Conservation Measures	65,631.10	65,631.10	68,890.51	68,890.51	68,890.51
27	Collateralization Expenses or Debt Service	0.00	0.00		0.00	0.00

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages 2 of 2								
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program				Federal FY of Grant: 2004	
			Grant No: MN46P147-50104					
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Revision 1	Revision 2	Obligated	Expended	
See List	Energy & weatherization	1460	48	56,180.10	68,890.51	68,890.51	68,890.51	Completed
See List	Furnace replacement	1460	5	18,450.00	20,628.40	20,628.40	20,628.40	Completed
147-02	Kitchen, bath, misc. interior	1460	8	86,500.00	49,457.00	44,436.13	44,436.13	In progress
147-02	Install interior draintile	1460	2	0.00	0.00	0.00	0.00	Cancelled don't need
147-06 CLM	Replace dropped ceiling grids & tiles	1460	80	7,000.00	7,700.00	7,700.00	7,700.00	Completed
147-06 CLM	Replace common area flooring	1460	80	72,000.00	67,862.00	67,862.00	2,743.00	In Progress
147-06 CLM	Paint common areas	1460	80	27,000.00	38,850.00	38,850.00	0.00	In Progress
147-06 CLM	Fire detection carryover from '02 & '03	1460	80	0.00	11,437.00	11,437.00	0.00	In progress
147-07 Oliver Terr	Replace furnaces	1460	16	29,248.00	29,248.00	29,248.00	29,248.00	Completed
147-08	Remodel bath	1460	1	8,000.00	6,059.00	6,059.00	6,059.00	Completed
147-08	Interior draintile	1460	1	0.00	0.00	0.00	0.00	Cancel don't need
147-08	Kitchen remodel & misc. bath work	1460	1	0.00	12,200.00	12,200.00	12,200.00	Completed
147-09	Remodel Kitchens, baths, closet doors	1460	52	92,000.00	15,788.59	3,243.50	297.50	In Progress
147-09	Painting, flooring, lighting, watertreat	1460	52	0.00	0.00	0.00	0.00	
147-09	Repair side wall leaks	1460	52	0.00	0.00	0.00	0.00	
147-11	Kitchen remodel, bath, closet doors, etc.	1460	15	79,500.00	154,151.00	152,015.00	132,515.00	In Progress
147-11	Painting, flooring, lighting, water treat	1460	15	0.00	0.00	0.00	0.00	
147-11	Repair, tuck-point block	1460	15	10,000.00	0.00	0.00	0.00	Moved into CFP03
147-16	Kitchen, misc. bath, door replacement	1460	1	0.00	15,397.50	15,397.50	15,397.50	Completed
147-17	Interior Modernization	1460	1	16,502.00	20,000.00	20,000.00	20,000.00	Completed
147-17	Upgrade electric service	1460	1	0.00	2,100.00	2,100.00	0.00	Moved from CFP03
147-21	Remodel kitchen, bath, mill work, etc.	1460	1	32,000.00	28,781.35	28,781.35	28,781.35	Completed
	Dwelling Structures Total	1460		534,381.10	548,550.35	528,845.39	388,896.39	
	Site Work Total			21,750.00	57,580.75	46,780.75	12,695.75	
	1406, 1410, 1430 Total			162,347.90	112,347.90	112,347.90	112,347.90	
	Grand total 12-31-05			718,479.00	718,479.00	687,974.04	513,940.04	

13. Capital Fund Program Five-Year Action Plan

**Dakota County CDA
MN46P 147-50104 CFP 2004
PHA Wide Weatherization Projects**

Project Number	Address	Project Number	Address	Project Number	Address
147-17	14850 Danville	147-02	16380 Gannon Way	147-09	2484 145th St
147-17	1380 Lakeside Circle	147-16	6691 Gerdine Path	147-09	14584 Biscayne
147-17	1251 Dunberry Lane	147-17	16947 Gannon Way	147-09	14586 Biscayne
147-02	1004 Cherokee	147-21	6819 Upper 162nd	147-09	14590 Biscayne
147-17	3370 201st Street	147-11	14633 Glazier	147-09	14594 Biscayne
147-13	4535 Cinnamon Ridge	147-11	14635 Glazier	147-09	14602 Biscayne
147-16	4585 Cinnamon Ridge	147-11	14637 Glazier	147-09	13807 Portland
147-02	14929 Delft	147-11	14643 Glazier	147-09	14159 Portland
147-04	14975 Damask	147-11	14645 Glazier		
147-02	14585 Chrome	147-11	14651 Glazier		
147-04	7510 Cloman A	147-11	14653 Glazier		
147-04	7510 Cloman B	147-11	14657 Glazier		
147-02	14840 Dallara	147-11	14659 Glazier		
147-02	14850 Dallara	147-09	13825 Portland		
147-02	15351 Drexel Way	147-09	13815 Portland		
147-21	148 Spruce Street	147-09	13805 Portland		
147-17	2804 Rolling Oaks	147-09	14157 Portland		

***Items in bold are completed projects**

13. Capital Fund Program Five-Year Action Plan

**Dakota County CDA
MN46P 147-50104 CFP 2004
PHA Wide Furnace Replacement**

Project Number	Address	Project Number	Address
147-21	610 Pleasant #1	147-17	4440 Lynx Ct.
147-21	610 #2	147-17	4442 Lynx Ct.
147-21	610 #3	147-17	3370 201st Street
147-21	610 #4	147-17	18255 Emerald Trail
147-21	650 #1	147-17	3744 155th Street
147-21	650 #2	147-17	7658 Barbara Ct
147-21	650 #3	147-17	7660 Barbara Ct
147-21	650 #4	147-02	3650 E. 77th Street
147-08	116 W. 25th	147-17	12951 Girard Avenue
147-08	1243 Smith Ave	147-17	12955 Girard Avenue
147-21	1201 Charlton	147-16	4585 Cinnamon Ridge
147-21	5637 144th Street	147-08	7792 167th Street
147-02	6790 132nd Street	147-08	7800 167th Street
147-02	6792 132nd Street	147-02	16380 Gannon Way

***Items in Bold are completed projects**

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: MN46P147-50105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #1)	<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending:12/31/05		<input type="checkbox"/> Final Performance & Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revision 1		Obligated	Expended
1	Total non-CFP Funds:					
a	CDA Funding	411,000.00	411,000.00		0.00	0.00
2	1406 Operations	50,000.00	50,000.00		50,000.00	0.00
3	1408 Management Improvements Soft Costs	0.00	0.00		0.00	0.00
	Management Improvements Hard Costs	0.00	0.00		0.00	0.00
4	1410 Administration	46,750.30	46,750.30		46,750.30	14,491.71
5	1411 Audit	0.00	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00	0.00		0.00	0.00
7	1430 Fees and Costs	46,750.30	46,750.30		46,750.30	5,671.92
8	1440 Site Acquisition	0.00	0.00		0.00	0.00
9	1450 Site Improvement	32,300.00	29,700.00		0.00	0.00
10	1460 Dwelling Structures	236,858.88	245,456.67		1,998.90	1,998.90
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00		0.00	0.00
14	1485 Demolition	0.00	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00		0.00	0.00
18	1499 Development Activities	0.00	0.00		0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00		0.00	0.00
20	1502 Contingency	54,843.52	54,843.52		0.00	0.00
21	9000 Capital Fund Borrowing Debt Service	218,041.00	212,043.21		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	685,544.00	685,544.00		145,449.50	22,162.53
	Line 21 Related to LBP Activities	0.00	0.00		0.00	0.00
	Line 21 Related to Section 504 compliance	0.00	0.00		0.00	0.00
	Line 21 Related to Security --Soft Costs	0.00	0.00		0.00	0.00
	Line 21 Related to Security-- Hard Costs	0.00	0.00		0.00	0.00
	Line 21 Related to Energy Conservation Measures	35,358.88	35,358.88		0.00	0.00

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages								
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: MN46P147-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #1)	<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/05		<input type="checkbox"/> Final Performance & Evaluation Report			
Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision 1	Obligated	Expended	
	CAPITAL FUND GRANT PLAN							
	OPERATING	1406	LS	50,000.00	50,000.00	50,000.00	0.00	
	ADMINISTRATION	1410	LS	46,750.30	46,750.30	46,750.30	14,491.71	
	FEES & COST	1430	LS	46,750.30	46,750.30	46,750.30	5,671.92	
	DEBT SERVICE	1501	LS	218,041.00	212,043.21	0.00	0.00	
	CONTINGENCY	1502	LS	54,843.52	54,843.52	0.00	0.00	
	TOTAL OF ABOVE			416,385.12	410,387.33	143,500.60	20,163.63	
	SITE IMPROVEMENTS	1450						
See List	Concrete Replacement	1450	3	10,000.00	10,000.00	0.00	0.00	
147-21	Concrete Replacement	1450	2	5,000.00	5,000.00	0.00	0.00	
See List	Asphalt Replacement	1450	3	6,000.00	6,000.00	0.00	0.00	
147-21	Asphalt Replacement	1450	2	3,800.00	3,800.00	0.00	0.00	
See List	Site Work (Landscape, trees, ...)	1450	3	7,500.00	7,500.00	0.00	0.00	
	SITE IMPROVEMENTS TOTAL	1450		32,300.00	32,300.00	0.00	0.00	
	DWELLING STRUCTURES	1460						
See List	Weatherization & Energy Work	1460	25	35,358.88	35,358.88	0.00	0.00	
See List	Roofing Replacements	1460	3	15,000.00	15,000.00	0.00	0.00	
See List	Furnace Replacements	1460	14	28,000.00	28,000.00	1,998.90	1,998.90	
	PHA WIDE SUBTOTAL	1460		78,358.88	78,358.88	1,998.90	1,998.90	

13. Capital Fund Program Five-Year Action Plan

**Dakota County CDA
MN46P 147-50105 CFP 2005
PHA Wide Weatherization Projects**

Project Number	Address
147-02	14321 Hayes Rd
147-02	14325 Hayes Rd
147-02	8272 143 rd St
147-02	8276 143 rd St
147-02	249 Elm St
147-02	15351 Drexel Way
147-02	3220 Lower 150 th St
147-02	14840 Dallara Ave
147-02	14850 Dallara Ave
147-02	1361 Easter Lane
147-02	1363 Easter Lane
147-02	4680 Lower Nicols Rd
147-02	4680 Upper Nicols Rd
147-04	14880 Delft Ave
147-04	14890 Delft Ave
147-08	1331 Easter Lane
147-08	1333 Easter Lane
147-08	2031 Opal Place
147-08	1997 Gold Trail
147-08	1999 Gold Trail

Project Number	Address
147-09	13813 Portland
147-09	13819 Portland
147-09	13821 Portland
147-09	13823 Portland
147-09	13825 Portland
147-09	13827 Portland
147-09	13829 Portland
147-09	13831 Portland
147-09	14151 Portland
147-09	14153 Portland
147-09	14155 Portland
147-09	14157 Portland
147-09	14161 Portland
147-13	2115 Clifview Dr
147-16	5884 West 139 th St
147-16	2042 Pin Oak Dr
147-16	2048 Pin Oak Dr
147-16	2048 Vienna Lane
147-16	2050 Vienna Lane

Project Number	Address
147-17	13174 Foliage Ave
147-17	13176 Foliage Ave
147-17	3744 155 th St West
147-17	4440 Lynx Ct
147-17	4442 Lynx Ct
147-17	1251 Dunberry Lane
147-17	1253 Dunberry Lane
147-17	1378 Lakeside Circle
147-21	1640 Donald Ct
147-21	1642 Donald Ct
147-21	6463 Delilah
147-21	4800 141 st St
147-21	5637 144 th St West

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: Capital Fund Borrowing
<input type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #1)	<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/05		<input type="checkbox"/> Final Performance & 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					
3	1408 Management Improvements Soft Costs					
	Management Improvements Hard Costs					
4	1410 Administration	147,504.00	147,504.00			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	47,330.00	47,441.07			
8	1440 Site Acquisition					
9	1450 Site Improvement	59,500.00	59,500.00			
10	1460 Dwelling Structures	1,171,519.00	1,173,709.37			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00	50,000.00			
12	1470 Nondwelling Structures	46,500.00	46,500.00			
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization	235,620.00	191,252.56			
20	1502 Contingency					
21	Amount of Loan: (sum of lines 2-20)	1,757,973.00	1,715,907.00			
	Line 21 Related to LBP Activities					
	Line 21 Related to Section 504 compliance					
	Line 21 Related to Security –Soft Costs					
	Line 21 Related to Security-- Hard Costs					
	Line 21 Related to Energy Conservation Measures					

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages								
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: Capital Fund Borrowing	
<input type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision #1)	<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/05		<input type="checkbox"/> Final Performance & Evaluation Report			
Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision 1	Obligated	Expended	
PHA Wide	Contract Management	1410		147,504.30	147,504.30			
PHA Wide	Loan Fees and Cost							
	Upfront Cost	1430		47,330.00	47,441.07			
	Subtotal			47,330.00	47,441.07			
MN147-02	OLD COUNTY ROAD #34		4					
	Replace concrete stoops	1450		26,000.00	26,000.00			
	Replace windows	1460		14,000.00	14,000.00			
	Interior Modernization	1460		88,000.00	88,000.00			
	Furnace Replacement	1460		7,800.00	7,800.00			
	Addition of Central Air	1460		7,800.00	7,800.00			
	Subtotal			143,600.00	143,600.00			
MN147-05	MCKAY MANOR		16					
	Concrete replacement	1450		8,000.00	8,000.00			
	Asphalt Replacement	1450		15,000.00	15,000.00			
	Replace garage doors	1460		12,000.00	12,000.00			
	Bath repairs	1460		25,000.00	25,000.00			
	Addition of Central Air	1460		32,000.00	32,000.00			
	Subtotal			92,000.00	92,000.00			
MN147-07	OLIVER TERRACE		16					
	Concrete replacement	1450		6,000.00	6,000.00			
	Asphalt patch & seal	1450		4,500.00	4,500.00			
	Bath remodels	1460		105,000.00	105,000.00			
	Frame down & replace closet doors	1460		48,000.00	48,000.00			

13. Capital Fund Program Five-Year Action Plan

	OLIVER TERRACE CONTINUED						
	Flooring replacement	1460		67,200.00	67,200.00		
	Interior Millwork, base, trim, ...	1460		36,000.00	36,000.00		
	Replace garage doors	1460		9,600.00	9,600.00		
	Replace entry doors & storms	1460		25,600.00	25,600.00		
	Subtotal			301,900.00	301,900.00		
MN147-06	COLLEEN LONEY MANOR		80				
	Caulk expansion joints in brick	1460		20,000.00	20,000.00		
	Paint steel beam, mantel headers, & retaining wall	1460		26,000.00	26,000.00		
	Replace siding	1460		48,000.00	48,000.00		
	Build closet in Community Room	1460		2,500.00	2,500.00		
	Install card readers at entry door	1460		6,000.00	6,000.00		
	Replace apartment door hardware	1460		30,000.00	30,000.00		
	Implement Lighting System from Analysis	1460		12,000.00	12,000.00		
	Replace Laundry room flooring	1460		8,000.00	8,000.00		
	A/C Common Areas	1460		32,000.00	32,000.00		
	Remodel shower in Apt. 101	1460		10,000.00	10,000.00		
	Replace handrails in corridors	1460		20,000.00	20,000.00		
	Install door operators at Community Room	1460		4,000.00	4,000.00		
	Replace two entry doors	1460		5,000.00	5,000.00		
	Replace apartment cabinetry, countertops, vanity & tops	1460		190,000.00	190,000.00		
	Replace sinks, faucets, & shutoffs	1460		80,000.00	80,000.00		
	Replace unit lighting (kitchen, bath, dinette)	1460		40,000.00	40,000.00		
	Replace carpeting & sheet vinyl	1460		206,518.70	206,518.70		
	Replace ranges & range-hoods	1460		50,000.00	51,90.37		
	Subtotal			790,018.70	792,209.07		
PHA Wide	Collaterization						
	Debt Service Reserve			218,040.56	171,590.7		
	Capitalized Interest			17,579.73	19,661.86		
	Subtotal			235,620.29	191,252.56		
	GRANT TOTAL			1,757,973.29	1,715,907.00		

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 3: Implementation Schedule							
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program			Federal FY of Grant: Capital Fund Borrowing	
			Grant No:				
			Replacement Housing Factor Grant No:				
Development No Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
MN 147-02	9/30/2007	3/1/08		9/30/2009	3/1/10		
OLD CTY. ROAD #34							
MN 147-05	9/30/2007	3/1/08		9/30/2009	3/1/10		
MCKAY MANOR							
MN 147-07	9/30/2007	3/1/08		9/30/2009	3/1/10		
OLIVER TERRACE							
MN 147-06	9/30/2007	3/1/08		9/30/2009	3/1/10		
COLLEEN LONEY MANOR							
PHA WIDE	9/30/2007	3/1/08		9/30/2009	3/1/10		

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: MN46P147-50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance & Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original			Obligated	Expended
1	Total non-CFP Funds:					
a	CDA Funding	428,000.00				
2	1406 Operations	50,000.00				
3	1408 Management Improvements Soft Costs	0.00				
	Management Improvements Hard Costs	0.00				
4	1410 Administration	40,295.68				
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	40,295.68				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	25,500.00				
10	1460 Dwelling Structures	214,628.89				
11	1465.1 Dwelling Equipment—Nonexpendable	0.00				
12	1470 Nondwelling Structures	0.00				
13	1475 Nondwelling Equipment	0.00				
14	1485 Demolition	0.00				
15	1490 Replacement Reserve	0.00				
16	1492 Moving to Work Demonstration	0.00				
17	1495.1 Relocation Costs	0.00				
18	1499 Development Activities	0.00				
19	1501 Collateralization or Debt Service	212,043.21				
20	1502 Contingency	29,449.54				
21	Amount of Annual Grant: (sum of lines 2-20)	612,213.00				
	Line 21 Related to LBP Activities	0.00				
	Line 21 Related to Section 504 compliance	0.00				
	Line 21 Related to Security –Soft Costs	0.00				
	Line 21 Related to Security-- Hard Costs	0.00				
	Line 21 Related to Energy Conservation Measures	45,000.00				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages								
PHA Name: Dakota County Community Development Agency			Grant Type: Capital Fund Program Grant No: MN46P147-50106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance & Evaluation Report			
Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original		Obligated	Expended	
	OPERATING	1406	LS	50,000.00				
	ADMINISTRATION	1410	LS	40,295.68				
	FEES & COST	1430	LS	40,295.68				
	DEBT SERVICE	1501	LS	212,043.21				
	CONTINGENCY	1502	LS	29,449.54				
	TOTAL OF ABOVE			372,084.11				
	SITE IMPROVEMENTS							
See List	Concrete replacement	1450	3	10,000.00				
See List	Asphalt replacement	1450	3	6,000.00				
See List	Site improvements	1450	3	6,000.00				
147-02	Site improvements	1450	1	3,500.00				
	SITE IMPROVEMENTS TOTAL	1450		25,500.00				
	DWELLING STRUCTURES	1460						
See List	Weatherization/Energy Work	1460	15	35,500.00				
See List	Gutter covers	1460	5	2,500.00				
147-02	Upgrade electric service	1460	1	2,500.00				
147-02	Replace dining room window	1460	1	1,400.00				
147-02	Repair Siding	1460	2	9,500.00				
147-04	Remodel kitchen, bath, misc. interior	1460	2	18,500.00				
147-07	Install gutter caps	1460	16	2,800.00				
147-08	Foundation repairs	1460	1	10,500.00				
147-09	Interior modernization (kit, bath, floor)	1460	1	15,000.00				
	Weatherization	1460	10	CDA funds				
	Water treatment systems add	1460	10	CDA funds				
	Gutter caps	140	52	CDA funds				
	SUBTOTAL	1460		98,200.00				

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

**Dakota County CDA
MN46P 147-50106 CFP 2006
PHA Wide Weatherization Projects**

Project Number	Address
147-02	14321 Hayes Rd
147-02	14325 Hayes Rd
147-02	8272 143 rd St
147-02	8276 143 rd St
147-02	1361 Easter Lane
147-02	1363 Easter Lane
147-02	4680 Lower Nicols Rd
147-02	4680 Upper Nicols Rd
147-04	14880 Delft Ave
147-04	14890 Delft Ave
147-08	1331 Easter Lane
147-08	1333 Easter Lane
147-08	2031 Opal Place
147-08	1997 Gold Trail
147-08	1999 Gold Trail

Project Number	Address
147-09	13813 Portland
147-09	13819 Portland
147-09	13821 Portland
147-09	13823 Portland
147-09	13827 Portland
147-09	13829 Portland
147-09	13831 Portland
147-09	14151 Portland
147-09	14153 Portland
147-09	14155 Portland
147-13	2115 Clifview Dr
147-13	4535 Cinnamon Ridge Tr
147-16	5884 West 139 th St
147-16	4585 Cinnamon Ridge Tr
147-16	2042 Pin Oak Dr

Project Number	Address
147-16	2048 Pin Oak Dr
147-16	2048 Vienna Lane
147-16	2050 Vienna Lane
147-17	13174 Foliage Ave
147-17	13176 Foliage Ave
147-17	3744 155 th St West
147-17	4440 Lynx Ct
147-17	4442 Lynx Ct
147-17	1253 Dunberry Lane
147-17	1378 Lakeside Circle
147-21	1640 Donald Ct
147-21	1642 Donald Ct
147-21	6463 Delilah
147-21	4800 141 st St
147-21	5637 144 th St West

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

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

PHA Name: Dakota County Community Development Agency		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
PHA Wide		29,000.00	52,500.00	34,000.00	51,000.00
147-02		0.00	6,200.00	31,000.00	0.00
147-04		0.00	0.00	0.00	18,500.00
147-05		0.00	90,000.00	0.00	0.00
147-06		0.00	0.00	0.00	0.00
147-08		0.00	0.00	27,000.00	12,000.00
147-09		25,997.79	12,318.41	30,000.00	56,000.00
147-11		38,320.62	0.00	14,318.41	32,318.41
147-13		0.00	0.00	0.00	14,000.00
147-14		0.00	0.00	12,000.00	0.00
147-16		0.00	39,000.00	28,000.00	0.00
147-17		12,000.00	40,110.48	30,000.00	22,000.00
147-21		134,810.48	0.00	33,810.48	34,310.48
1502 Contingency		29,449.54	29,449.54	29,449.54	29,449.54
1501 Debt Service		212,043.21	212,043.21	212,043.21	212,043.21
1410 Admin 1430 Fees & Costs		80,591.36	80,591.36	80,591.36	80,591.36
1406 Operating		50,000.00	50,000.00	50,000.00	50,000.00
CFP Funds Listed for 5-year planning		612,213.00	612,213.00	612,213.00	612,213.00
Replacement Housing Factor Funds					

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

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 2009 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 2010 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Weatherization/Energy	10,000.00	PHA Wide	Concrete Replacement	10,000.00
PHA Wide	Roof Replacement	12,000.00	PHA Wide	Asphalt Replacement	6,000.00
PHA Wide	Interior draintile	12,000.00	PHA Wide	Site Work	6,000.00
147-02	Kitchen, bath, misc. interior	31,000.00	PHA Wide	Weatherization/Energy	13,000.00
147-08	Kitchen, bath, misc. interior	27,000.00	PHA Wide	Furnace replacement	16,000.00
147-09	Kitchen, bath, misc. interior	30,000.00	147-04	Kitchen, bath, misc. interior	18,500.00
147-11	Kitchen, bath, misc. interior	14,318.41	147-08	Kitchen, misc. interior	12,000.00
147-14	Replace some concrete	12,000.00	147-09	Asphalt replace, stain fence	26,000.00
147-16	Kitchen, bath, misc. interior	28,000.00	147-09	Kitchen, bath, misc. interior	30,000.00
147-17	Kitchen, bath, misc. interior	30,000.00	147-11	Patch, seal asphalt, stain fence	14,000.00
147-21	Kitchen, bath, misc. interior	15,000.00	147-11	Kitchen, bath, misc. interior	18,318.41
147-21	Roof replacement	18,810.48	147-13	Kitchen, bath, misc. interior	14,000.00
1502 Contingency		29,449.54	147-17	Kitchen, bath, misc. interior	22,000.00
1501 Debt Service		212,043.21	147-21	Kitchen, bath, misc. interior	16,000.00
1410 Admin / 1430 Fees		80,591.36	147-21	Replace siding, windows, door	18,310.48
1406 Operating		50,000.00	1502 Contingency		29,449.54
			1501 Debt Service		212,043.21
			1410 Admin / 1430 Fees		80,591.36
			1406 Operating		50,000.00
Total CFP Estimated Cost		612,213.00	Total CFP Estimated Cost		612,213.00

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

Prior to the development of the 2006 Annual Submission and Five-Year Action Plan, residents and units of local government were asked in writing for their ideas on what physical and management improvements they would like the CDA undertake.

A resident meeting was held at Colleen Loney Manor on Tuesday, February 7, 2006, and was attended by 24 residents. Tenants were informed that the CDA has applied for a Capital Loan for funding improvements for their building. The funding is for exterior maintenance improvements, mechanical upgrades, and for improvements to be within their apartments such as replacing the cabinetry, appliances, lighting, and flooring. Upon approval of the funding the improvements will be made of a three year time span.

On Tuesday, February 14, 2006, an additional resident meeting was held at the CDA office. **No one attended that meeting.**

On Tuesday, April 11, 2006, a public hearing was held at the CDA office. No one attended that meeting.

All public housing residents received written notices of the above meetings, and were invited to submit written comments or to call the Capital Projects Coordinator with comments.

A public housing resident from Burnsville called with concerns about neighborhood street lighting. She stated that she frequently walks in the evenings several blocks to shop and there is very little light along her way. Another concern of hers is that there are some big dogs in the area that occasionally run loose at night.

The Capital Projects Coordinator informed the resident that the City of Burnsville maintains the street lighting, not the CDA, but that her concerns are warranted and would be forwarded to CDA management and to the City. The CDA did add motion sensing lights to the corners of several buildings in the area to provide safety lighting.

The City indicated that the only way it would add lighting to the area is if there is a petition of the residences and the property owners. After the City receives the petition showing the owners agree to the lighting, each property would be assessed their share of the cost.

The resident also made a request for washing machines and dryers. Although this is not an unreasonable request, the CDA cannot accommodate it because of reduced funding and increases in the capital needs of CDA properties.