

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

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

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

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 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.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Fargo Housing and Redevelopment Authority **PHA Number:** ND014

PHA Fiscal Year Beginning: 01/2006

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1146

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2006 - 2010

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: Provide affordable and quality housing, services, and opportunities to low income and special needs families and ensure program integrity by all program participants.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **if available**
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections) **Asset Mgmt. Training**
 - Renovate or modernize public housing units: **14-1, 14-2**
 - Demolish or dispose of obsolete public housing: **14-1, 14-2**
 - Provide replacement public housing: **14-1**
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program: **Late 2006 or 2007**
 - Implement public housing or other homeownership programs: **Complete 5h program in 2006**
 - Implement public housing site-based waiting lists: **After 14-1 mixed finance development**
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below) **Continue Self Sufficiency Center programs, Clothing – N – Connections, Entrepreneurship for Single Parents and Minorities, Mentoring**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for

families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 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 2006 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.

The majority of policies and other items laid out in this plan are fairly self explanatory; an exception may be the declaration of the intention to dispose of public housing properties and too, to do mixed-use financing.

Two of the HRA's major high rise properties are in need of extensive renovations. One of a number of options to address the problem would be to sell the buildings to a development entity who would then raise the capital do the required repairs using the Low Income Tax Credit Program. Subsidies would then be passed through the HRA to the new ownership entity. The management of the properties would not change.

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 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	819		
Extremely low income <=30% AMI	749	91	
Very low income (>30% but <=50% AMI)	70	9	
Low income (>50% but <80% AMI)			
Families with children	374	46	
Elderly families	64	8	
Families with Disabilities	148	18	
Race/ethnicity White	654	80	
Race/ethnicity Black/African	92	11	
Race/ethnicity Amer. Indian	67	8	
Race/ethnicity Asian	7	1	
Ethnic	17	2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the PHA's Waiting Lists	
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	

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	276		
Extremely low income <=30% AMI	251	91	
Very low income (>30% but <=50% AMI)	25	9	
Low income (>50% but <80% AMI)			
Families with children	120	43	
Elderly families	46	17	
Families with Disabilities	129	47	
Race/ethnicity White	223	81	
Race/ethnicity Black/African	24	9	
Race/ethnicity Amer. Indian	25	9	
Race/ethnicity Asian	4	1	
Ethnic	9	3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	156	57	
2 BR	106	38	
3 BR	3	1	
4 BR	11	4	
5 BR			

Housing Needs of Families on the PHA's Waiting Lists			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. 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.

Due to budget cuts in 2005, the FHRA chose to implement Section 8 preferences for the most needy families: elderly, disabled and families with minors. The FHRA contracted for a Random Digit Dialing Survey due to the dramatic cut in 2005 FMRs, and arrived at a payment standard more reflective of the actual community rents. Subsidy standards were changed to two persons per bedroom regardless of age, sex or relationship. Exception rents for persons with disabled members were instituted at 120% of the 1 bedroom FMR and 110% of the 2-5 bedroom FMR.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development **14-1**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below) Assist Beyond Shelter, Inc. in the development of up to 30 new affordable town-homes and up to 35 single family and duplex affordable rental units. Assistance may include subordinated loans and contracted property management services.

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below) **Pursue HCV Homeownership Program**
Complete 5h Homeownership Program in 2006

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) **Adopt admission preference for the elderly for Section 8 waiting list.**

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 **14-2 designated in 1972**
- 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) **Adopt admission preference for families with disabled head of household for Section 8 waiting list. Adopt Freedom Incentives for families with disabled.**

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) **Work actively with the large refugee resettlement population in Fargo. Provide space for Cultural Diversity offices.**

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Results of consultation with advocacy groups

Other: (list below)

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	386,324	
a) Public Housing Capital Fund	937,061	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
a) Annual Contributions for Section 8 Tenant-Based Assistance	4,198,981	
a) Resident Opportunity and Self-Sufficiency Grants	94,145	
a) Community Development Block Grant		
b) HOME		
Other Federal Grants (list below)		
Supportive Housing	100,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CF2004	806,572	
CF2003A	18,184	
CF2003	97,177	
3. Public Housing Dwelling Rental Income		
	1,287,340	
4. Other income (list below)		
Interest Income	27,405	
Maintenance Charges and Laundry	251,195	
4. Non-federal sources (list below)		
Total resources	8,204,384	

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) **15-60 days**
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Community Service Agencies, North Dakota Applicant Screening Referral 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 **For future mixed finance developments**
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below) **Community Service Agencies**

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? **0**
We may operate several in 2007.

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
 If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

3 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
- 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
- 2 Other preference(s) (list below) **Americorp Volunteers**

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) **Tenant Handbook**

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)]
14-4	13	2 Bedroom Units – 84%	Refer higher income to 14-4
14-5	20	2 Bedroom Units – 75%	Refer higher income to 14-5
14-7	28	2 Bedroom Units – 122%	Refer lower income to 14-7

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) **North Dakota Applicant Screening Referral System**

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

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

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

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

Criminal or drug-related activity

Other (describe below) **Damage history if requested, Previous landlord name and contact information**

(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) **Community Service Agencies**

(3) Search Time

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

If yes, state circumstances below: **Large (hard to house) families, accessible units, in-patient stays, ports**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Near Elderly, Disabled, Families with Minors, Americorp Volunteers, Graver Applicants, Sisters Path 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.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 2 Other preference(s) (list below) **Near Elderly, Disabled, Families with Minors, Americorp Volunteers, Graver Applicants, Sisters Path Applicants**

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below) **Community Service Agencies**

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **50 per month**
- Other (list below)

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

(2) Flat Rents

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

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

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 **3-4 Bedroom**
- 100% of FMR
- Above 100% but at or below 110% of FMR **1-2 Bedroom**
- Above 110% of FMR (if HUD approved; describe circumstances below) **1 Bedroom exception rent for accessible units**

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 **in 1-2 bedroom units**
- Reflects market or submarket **for 1-2 bedroom units**
- To increase housing options for families
- Other (list below) **Large increase in rent is a burden for elderly/disabled households due to huge drop in FMR**

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.). **14-1 Renovation – Application to be submitted**

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: **14-1, 14-2**
- 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: **14-1, 14-2**
- 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: **14-1, 14-2**
Renovation

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: Lashkowitz High Rise, New Horizons and Administrative Office
1b. Development (project) number: ND 014-01, ND 014-02 and ND 014-08
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 346
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02-01-06 b. Projected end date of activity: 10-01-06

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? **6**

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: **Pending RAB consultation – possible disabled head of household – accessible unit**

c. What actions will the PHA undertake to implement the program this year (list)? **Consultation with HUD, RAB, Banks, Community Service Agencies. Follow program implementation steps.**

(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).

1999-2006 5h Public Housing Homeownership Program – 40 units

1995 Public Housing Homeownership Program – 15 units

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

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

The Fargo Housing Authority has made considerable progress towards achieving goals stated in the 2003 five-year

plan as follows:

Goal: Expand the supply of assisted housing

Steps taken:

- Renewal of 27 Shelter Plus Care vouchers
- Filled 48 vouchers for Graver Inn residents to replace lost Mod-rehab subsidy
- Design work done on an approximate seven acre parcel of land to be used for new construction of affordable housing using a Fannie Mae funds advance
- Applied for 11 Shelter Plus Care vouchers for Chronically Homeless
- Rehabilitated the Graver Inn (60 units) and Colonial Manor II Apartments (12 units)
- Completed construction on Sisters Path, a new 12 unit project for supportive housing for homeless families using mixed financing including continuum of care dollars. Achieved 100% occupancy in September 2004

Goal: Improve the quality of assisted housing

Steps taken:

- The Fargo Housing & Redevelopment Authority's SEMAP score was 100% for 2003 and 2004
- Increase customer satisfaction
 - Active Resident Advisory Board (RAB) participation through new RAB leadership
 - Physical improvements to units and buildings
 - Self-sufficiency opportunities including computer lab, Clothing N Connections, Temporary Work Training Site, Entrepreneurship for Single Parents & Minorities.
 - Tenant Education Program free through the Village Family Service Center
 - Leases, handbooks available in seven languages
 - Interpreters available for large refugee population
 - Improved playground area
- Improve specific management functions
 - Staff training including finance training, S&C training, RIMS, RHIP for all managers, supervisor training
 - Secured RHIP training for all ND & SD housing authorities
 - New inspections software and hand-held computers
 - Development training
 - Put project based accounting in place.
- Renovate or modernize public housing units
 - Laundry room renovation at Lashkowitz High Rise
 - Community room and kitchen renovation at Lashkowitz High Rise
 - Fire alarm upgrade and elevator replacement project at New Horizons Manor
 - Hallway lighting replacement at New Horizons Manor
 - Continued effort to re-roof scattered site units
 - Change over flooring as needed to carpeting from VCT in scattered site units
 - Reside scattered site units as needed
 - Repair of water damage to the lower level Administration building
 - Replacement of outdated phone system at allocations to tie all buildings together under one system
 - Upgrade of computers as needed to keep system current
- Provide replacement vouchers
 - Applied for and received 48 vouchers for Graver Inn residents to replace lost Mod-rehab subsidy
 - Renewed 27 S+C Vouchers

Goal: Increase assisted housing choices

Steps taken:

- Initiated appeal on dramatically lowered 2005 FMR's to improve choice and limit concentration
- Conduct outreach efforts to potential voucher landlords
 - Staff attend monthly apartment association meetings and speak regularly regarding the voucher program
- Implement public housing or other homeownership programs
 - FHRA implemented a Homeownership Program in 2000 and have currently sold 26 of 40 homes.

New homeowners include persons with disabilities and new Americans.

Goal: Provide an improved living environment

Steps taken:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
 - The FHRA continued deconcentration of low-income families in 14-5 and high income families in 14-7. In 14-5 & 14-7, three bedroom families were successfully deconcentrated. We continue to work on the two bedroom families.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
 - Increase of processing lower-income 2 bedroom families into the higher income 2 bedroom units in project 14-7
- Implement public housing security improvements
 - Added security cameras to the Lashkowitz High Rise elevators
 - Fire alarm upgrade to New Horizons
 - Daily police reports on all Public Housing units and Section 8 clients
 - Periodic update with the FBI
 - Staff trained in recognizing drug paraphernalia with emphasis on methamphetamine making ingredients
 - Host monthly Street Smart meetings for downtown police and downtown businesses
- Continue to provide supportive services to elderly/disabled tenants through our ROSS grant
 - The ROSS grant provides elderly and disabled population with daily wellness checks for 25 residents.
 - Served 8,182 week-end meals
 - Provided 140 individuals with transportation to needed services

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

Steps taken:

- Provide or attract supportive services to improve assistance recipients' employability
 - FHRA Self-Sufficiency Center provides the following services:
 - Clothing and Connections: provides interview and suitable work attire for those entering the work force. Served 1,132 clients and gave 8,234 items of clothing
 - Entrepreneurship for Single Parents and Minorities: co-sponsored by the Small Business Administration; 12 class sessions teach skills to start a business. Served 52 participants with six businesses started
 - Family Self-Sufficiency Program: 26 clients served with 4 clients graduating with an escrow account
 - Temporary Work Training Site: 3,762 hours with 37 clients; employed 8 Americorp VISTA members to serve the self-sufficiency center.
 - English as a second language classes offered at Lashkowitz High Rise
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - Provide ROSS services to all high rises
 - Designated Assisted Living Center at New Horizons Manor (14-2)
 - ESL (English as a second language) and GED classes offered at high rises
 - Approximately 10 human service agencies serving high rises on a daily basis

Goal: Ensure equal opportunity and affirmatively further fair housing

Steps taken:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
 - Provide interpreter services to all applicants in approximately 50 languages including sign language
 - Print leases in seven major languages and Braille or tape if requested
 - Advertise in phone book and at various agencies in seven major languages

- Applications on site at approximately 20 agencies including Freedom Resources for the disabled and Cultural Diversity
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
 - Mandatory Tenant Education program for all applicants
 - Interpreter service in any language and sign language provided by FHRA
 - Interpreter services provided at rent reviews, hearings, neighborhood meetings
 - Police refugee liaison meets with new Americans to educate on culture and expectations
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 - Provide ramps, strobe lights for the hearing impaired, grab bars, toilet risers, and other assistive devices for residents
 - Provided computerized devices for temperature control for quadriplegic
 - Provided automatic door openers for two disabled households for their unit door

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

The Fargo Housing & Redevelopment Authority defines a significant amendment/substantial deviation as 1) Any change to rent, admission policies or organization of the waiting list. 2) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. 3) In regard to Capital Fund projects, additions to and modifications of project scopes considered in the Annual and Five-Year Plan may be authorized upon approval of the FHRA Board of Directors. Emergency repairs that threaten the health or safety of tenants or PHA staff shall be undertaken and shall not be considered a significant amendment/substantial deviation.

This definition was approved by the Resident Advisory Board on August 8, 2002 and a resolution was made by Commissioner Ken Krajsa and seconded by Commissioner Michael Leier at the August 13, 2002 Board meeting.

b. Significant Amendment or Modification to the Annual Plan

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: **Residents voted and agreed with all new policies and procedures. Residents preferred 5h Homeownership to Voucher Homeownership.**

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. **5h Homeownership has discontinued, will pursue Section 8 Homeownership**
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

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:

FHRA Chair, Karen Moore 07/99 – 09/05; Ron Hanson begins 09/05

Method of Selection:

- Appointment by Mayor
The term of appointment is: 10/05-10/08
- 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) **Appointed by Mayor, reviewed by RAB**

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: City of Fargo, North Dakota

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)

Consolidated Plan: Significant rehab needs in public housing must be addressed to maintain the community's inventory of subsidized units.

FHRA: Rehab or replacement of the Lashkowitz High Rise – 14-1 in 2006. Continued use of capital funds to rehab existing units in 14-2, 14-3, 14-4, 14-5, 14-7 in 2005 and ongoing. Rehab of Graver Inn through our non-profit affiliate Beyond Shelter, Inc. Vouchers are available for extremely low-income households who are primarily homeless and disabled.

Consolidated Plan: Homeownership rate is low, with disproportionately low rates of minority homeownership. Continue with selling 40 units of public housing to current tenants or local low-income families. Thirty-seven out of forty units sold at present. Eighteen of those units were sold to minority homeowners or new Americans who have relocated to Fargo. Construction of new subsidized units (LIHTC) should target extremely low-income households as well as families with children and seniors.

FHRA: Built Sisters Path (12 units), a permanent supportive housing unit for single parents that are homeless and chemically dependent. FHRA manages the facility and assists families with continued rental assistance. Built Serenity Manor (18 units) through our non-profit affiliate Beyond Shelter, Inc. for elderly persons. Facility is mixed income with vouchers available for extremely low-income households. Bluestem Townhomes will be built for mixed income households in 2006-2007 through Beyond Shelter, Inc., affordable for voucher holders.

Consolidated Plan: Develop additional permanent supportive housing to transition people out of homelessness.

FHRA: Sisters Path opened in 08/2005 for homeless chemically dependent single parents and their children. Vouchers and treatment are available.

Consolidated Plan: Provide support to extremely low-income families.

FHRA: Approximately 85% of the 1,800 households the FHRA houses are extremely low-income.

Consolidated Plan: Increase public awareness of homelessness and the needs of this population.

FHRA: Applied for additional chronic homeless Continuum of Care monies for 2006. Staff active in Continuum of Care and Homeless Coalition.

Consolidated Plan: Encourage downtown revitalization and redevelopment through rental rehab.

FHRA: Request project-based vouchers for downtown recently renovated units.

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

Assigning HOME dollars yearly to the FHRA CHODO.

Considering CDBG dollars for the rehab/replacement of 14-1 Lashkowitz High Rise.

Lowering Payment in Lieu of Taxes (PILOT) to half the amount for three years during the current budget crisis.

Assisting all FHRA new homeowners with down payment assistance of \$3,500.

City Planners are very active in Continuum of Care. Assisted in securing the Sisters Path Continuum of Care grant.

(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:)

Support consolidated plan to revitalize and redevelop downtown residential rental properties. Accessible to community services for non-drivers.

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

Up to 50 units in census tracts 000700 and 000600 the downtown revitalization zone during 2006. Possibly more in 2007 after mixed finance development is completed.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input 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 type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input 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
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program Five-Year Action Plan

SEE SEPARATE ATTACHMENT

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fargo Housing and Redevelopment Authority PO Box 430, 325 Broadway, Fargo, ND 58107	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant Replacement Grant No.	FFY of Grant Approved: 12/31/2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement - Revision No.
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of line 16)	53,994			
3	1408 Management Improvements Soft Costs				
4	1410 Administration	57,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	747,500			
11	1465.1 Dwelling Equipment--Nonexpendable	5,500			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demolition				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-14)	941,494			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fargo Housing and Redevelopment Authority PO Box 430, 325 Broadway, Fargo, ND 58107			Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No. Replacement Grant No.			FFY of Grant Approved: 12/31/2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ND06P01401	Kit./Bath-Renovation/Plumbing/Flooring and Hallway Floori	1460		140,550				
	Appliances	1465.1		1,000				
	Shop/Rear Entrance	1460		85,000				
ND06P01402	Closet Doors	1460		10,000				
	Appliances	1465.1		1,000				
	Apartment Flooring	1460		1,000				
	Concrete Rehab	1460		100,000				
	Kit./Bath-Renovation/Plumbing/Flooring and Hallway Floori	1460		140,550				
ND06P01403	Rehab Scattered Stie Houses	1460		225,900				
	Flooring	1460		12,000				
	Appliances	1465.1		1,000				
	Replace Basement	1460		5,000				

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ND06P01404	Flooring Appliances	1460 1465.1		2,000 500				
ND06P01405	Flooring Appliances	1460 1465.1		2,000 500				
ND06P01406	Appliances Caulking of Building Exterior Apartment Flooring	1465.1 1460 1460		500 20,000 1,000				
ND06P01407	Flooring Appliances	1460 1465.1		2,500 1,000				
ND06P01408								
PHA Wide	A & E Fees Administrative costs Administrative Travel Costs Administrative Equipment Operations	1430.1 1410 1410 1475.1 1406		60,000 55,000 2,000 17,500 53,994				

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Development Number	Description of Work Items	Development Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Fargo Housing and Redevelopment Authority PO Box 430, 325 Broadway, Fargo, ND 58107				Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No. Replacement Grant No.			FFY of Grant Approved 12/31/2004
Development Number/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ND06P01401	09/17/2007			09/17/2009			
ND06P01402	09/17/2007			09/17/2009			
ND06P01403	09/17/2007			09/17/2009			
ND06P01404	09/17/2007			09/17/2009			
ND06P01405	09/17/2007			09/17/2009			
ND06P01406	09/17/2007			09/17/2009			
ND06P01407	09/17/2007			09/17/2009			
ND06P01408	09/17/2007			09/17/2009			
PHA Wide	09/17/2007			09/17/2009			

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

HA Name: Fargo Housing and Redevelopment Authority		Locality: (City & State) Fargo, ND				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2007 PHA FFY: 12/31/07	Work Statement for Year 3 FFY Grant:2008 PHA FFY:12/31/08	Work Statement for Year 4 FFY Grant:2009 PHA FFY: 12/31/09	Work Statement for Year 5 FFY Grant:2010 PHA FFY: 12/31/10	
	Annual Statement					
ND06P01401		311,550	141,550	241,550	141,550	
ND06P01402		152,550	172,550	157,550	252,550	
ND06P01403		198,650	254,000	347,250	357,250	
ND06P01404		8,000	3,000	3,000	3,000	
ND06P01405		8,000	3,000	3,000	3,000	
ND06P01406		62,500	3,000	12,500	3,000	
ND06P01407		5,500	5,250	5,500	5,000	
ND06P01408			191,000			
PHA Wide Activities		194,744	168,144	171,144	176,144	
CFP Funds Listed for 5-year planning		941,494	941,494	941,494	941,494	
Replacement Housing Factor Funds						
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

Capital Fund Program Five-Year Action Plan

Part I: Summary

Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2007 PHA FFY: 12/31/07	Work Statement for Year 3 FFY Grant:2008 PHA FFY:12/31/08	Work Statement for Year 4 FFY Grant:2009 PHA FFY: 12/31/09	Work Statement for Year 5 FFY Grant:2010 PHA FFY: 12/31/10
	See Annual Statement				
Totals This Page					

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

Activities for Year 1	Activities for Year: 2009 FFY Grant: 12/31/2008 PHA FY: 6/30/2008			Activities for Year: 2010 FFY Grant: 12/31/2009 PHA FY: 6/30/2008			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	ND06P01401	Apartment/Hallway Rehab Appliances New Tractor and Sweeper Resurface Parking Lot Replace Driveway	140,550.00 1,000.00 20,000.00 5,000.00 75,000.00	ND06P01401	Apartment/Hallway Rehab Appliances	140,550.00 1,000.00	
	ND06P01402	Closet Doors Apartment Flooring Appliances Recoat Penthouse Apartment/Hallway Rehab	10,000.00 1,000.00 1,000.00 5,000.00 140,550.00	ND06P01402	Closet Doors Apartment Flooring Appliances Apartment/Hallway Rehab	110,000.00 1,000.00 1,000.00 140,550.00	
	ND06P01403	Flooring Basement Repair Appliances Rehab Scattered site houses	12,000.00 5,000.00 1,000.00 329,250.00	ND06P01403	Flooring Basement Repair Appliances Rehab Scattered site houses	12,000.00 10,000.00 1,000.00 334,250.00	
	ND06P01404	Flooring Appliances	2,500.00 500.00	ND06P01404	Flooring Appliances	2,500.00 500.00	
	ND06P01405	Flooring Appliances	2,500.00 500.00	ND06P01405	Flooring Appliances	2,500.00 500.00	
	ND06P01406	Flooring Appliances Replace Stairway Doors	2,000.00 500.00 10,000.00	ND06P01406	Flooring Appliances	2,000.00 500.00	
	ND06P01407	Flooring Appliances	5,000.00 500.00	ND06P01407	Flooring Appliances	5,000.00 500.00	
	ND06P01408			ND06P01408			
	PHA Wide	Operations A & E Fees Contingency Administrative Administrative Travel Administrative Equipment	50,000.00 55,000.00 55,000.00 1,144.00 10,000.00	PHA Wide	Operations A & E Fees Contingency Administrative Administrative Travel Administrative Equipment	50,000.00 55,000.00 60,000.00 1,144.00 10,000.00	
	Subtotal of CFP Estimated Cost			941,494.00	Subtotal of Estimated Cost		

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

Activities for	Activities for Year :			Activities for Year :		
Year 1	FFY Grant:			FFY Grant:		
	PHA FY:			PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Subtotal of CFP Estimated Cost			Subtotal of Estimated Cost		

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

Activities for Year 1	Activities for Year :			Activities for Year :		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						
	Subtotal of CFP Estimated Cost			Subtotal of Estimated Cost		

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

Activities for	Activities for Year :			Activities for Year :		
Year 1	FFY Grant:			FFY Grant:		
	PHA FY:			PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<p>See Annual Statement</p>						
	Subtotal of CFP Estimated Cost			Subtotal of Estimated Cost		

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Developed by:
Kevin R. Blum - Forms Developer

Version 2.1e

Changed Date format to 4-digit year.

Version 3.1b

Unprotected Account number and descriptions.

Version 3.1c

Updated to CAP Fund requirements

File Directory C:\WINDOWS\system32\config\systemprofile\My Documents\

DATA COLLECTION

HA_NAME	Fargo Housing and Redevelopme
HA_ADDRESS	PO Box 430, 325 Broadway
HA_CITY	Fargo
HA_STATE	28
HA_ZIP	58107
HA_PROJ_NUM	Replacement Grant No.
HA_FYE_DATE	12/31/2004
CIAP_REV_NO	
PeriodEnding	
PeriodEndingChk	
HA_PILOT	
EvalRepRevDate	
FiveYearRevNum	

If necessary to make change
this data, enter only in the cells
with the yellow background.

ND

58107

HA_PILOT1

States	
AK	1
AL	2
AR	3
AZ	4
CA	5
CO	6
CT	7
DC	8
DE	9
FL	10
GA	11
HI	12
IA	13
ID	14
IL	15
IN	16
LA	17
KS	18
MA	19
MD	20
ME	21
MI	22
MN	23
MO	24
MS	25
MT	26
NC	27
ND	28
NE	29
NH	30
NJ	31
NM	32
NV	33
NY	34
OH	35
OK	36
OR	37
PA	38
RI	39
SC	40
SD	41
TN	42
TX	43
UT	44
VA	45
VT	46
WA	47
WI	48
WV	49
WY	50



