

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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 for certain types of 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 PHA Plan
for Fiscal Year: 2007
PHA Name: *Housing & Redevelopment*
Authority of Duluth, Minnesota

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: *Housing & Redevelopment Authority of Duluth, Minnesota*
PHA Number: *MN003*

PHA Fiscal Year Beginning: (mm/yyyy) *10/2007*

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: *1,103* Number of S8 units: Number of public housing units:

Number of S8 units: *1,466*

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:				

PHA Plan Contact Information:

Name: *Carol Schultz*

Phone: *(218) 529-6338*

TDD: *(218) 529-6321*

Email (if available): *cschultz@duluthhousing.com*

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or 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

Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- | | | | |
|-------------------------------------|--|---------|-------------------|
| <input type="checkbox"/> | 1. Site-Based Waiting List Policies | – N/A – | <i>page 4</i> |
| | 903.7(b)(2) Policies on Eligibility, Selection, and Admissions | | |
| <input checked="" type="checkbox"/> | 2. Capital Improvement Needs | | <i>page 5</i> |
| | 903.7(g) Statement of Capital Improvements Needed | | |
| <input checked="" type="checkbox"/> | 3. Section 8(y) Homeownership | | <i>page 7</i> |
| | 903.7(k)(1)(i) Statement of Homeownership Programs | | |
| <input checked="" type="checkbox"/> | 4. Project-Based Voucher Programs | | <i>page 8</i> |
| <input checked="" type="checkbox"/> | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. | | <i>page 9</i> |
| <input checked="" type="checkbox"/> | 6. Supporting Documents Available for Review | | <i>page 10</i> |
| <input checked="" type="checkbox"/> | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report | | <i>Attachment</i> |
| <input checked="" type="checkbox"/> | 8. Capital Fund Program 5-Year Action Plan | | <i>Attachment</i> |

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities;

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)] *This section is not applicable to the Duluth HRA, per the Fair Housing Specialist in the Minneapolis HUD Field Office who has confirmed that since site-based waiting lists exist only for our HOPE VI public housing units, which are specifically required by HUD, these are not subject to these regulations or this data gathering.*

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year – N/A – see explanation above.

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 B.

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:

B. Site-Based Waiting Lists – Coming Year – N/A; see explanation under I, above

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year?

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

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	Harbor View Homes
b. Development Number:	MN003-001
c. Status of Grant:	<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

Phase II at Harbor Highlands will be under construction prior to the start of the 2007 fiscal year with an estimated completion in the spring of 2008. This phase will include 17 public housing rentals, 25 tax credit rentals, and 17 affordable homeownership units. We anticipate that the existing Copeland Community Center, (which is located on Phase II land and whose replacement Center will be built upon Phase III land), will be demolished in the spring of 2008, unless it becomes necessary to do so earlier for financial or other reasons related to Phase III. As was the case with the previously completed Phase I construction, the HRA is providing our HOPE VI development partner, TCG, (officially named as Harbor View Phase II, LP, a Delaware limited partnership) with a 75 year Ground Lease on Phase II land where the mixed finance, mixed income rental units will be located. The existing 2006 Agency Plan was amended to include this disposition by consultation with HOPE VI residents and the HRA's RAB, the holding of a public hearing, and approval by the HRA Board of Commissioners. The land will be leased for a nominal fee of \$10 per year. This same type of Ground Lease will be entered into for all Harbor Highland additional construction phases. In addition, disposition applications will be submitted for all the applicable lots where the homeownership units will be built throughout all phases of remaining construction. Phase II will enter marketing and occupancy during the Plan year. In addition, construction, marketing, and some initial occupancy activities are expected to commence on both Phases III and IV during the 2007 Fiscal Year, which will extend into Fiscal Year 2008. (These two phases will provide a total of 29 additional

public housing rentals, 79 additional tax credit rentals, an additional 37 affordable homeownership units and 50 market rate homeownership units.) In Fiscal Year 2007, we also will be developing one or two HOPE VI public housing replacement units off-site, on a scattered-site basis. Due to new construction cost considerations, these will most likely be produced through the acquisition of suitable property on the open market, along with any needed rehab. These units will be funded in whole or in part with Capital Fund donations.

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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? *The current maximum is 10 participants which was established when the Section 8 Homeownership Program was first adopted in 2002-2003. Until fairly recently, the program was suspended for some time due to the national Section 8 funding crisis that began in the Spring of 2004. The HRA expects to reach a total of 10 participants in Fiscal Year 2007 based on the current number of participants and those in progress. Because we also expect to implement the beginning homeownership phase of our HOPE VI Revitalization plan in Fiscal Year 2007, and wish to accommodate buyers who may qualify for, and benefit from, a Section 8 homeownership voucher to purchase the homes that will be developed, the HRA expects that it will increase the the maximum number of participants under the program during Fiscal Year 2007. The extent of the increase will be dependent upon HOPE VI homebuyer demand, the long-term adequacy of the*

HRA's Section 8 Voucher Program funding, and demand for purchases of other homes by Section 8 an/or public housing FSS participants.

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:

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

Implementation of this program has been on-going, however in Fiscal Year 2007, the HRA will promote the availability of the program through the HOPE VI Homeownership Sales Coordinator employed by our development partner, TCG. The HRA also routinely makes referrals to the Northern Communities Land Trust for their permanently affordable homeownership program.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- 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.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): ***Prospective Section 8 homebuyers receive pre-assistance counseling, training, and technical assistance from various local non-profit entities with many years of experience, such as Neighborhood Housing Services of Duluth, the Salvation Army, and Lutheran Social Services.***
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. 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)

The HRA may potentially consider project-basing additional tenant-based Section 8 vouchers in the Plan Year for use in conjunction with new construction developments, such as at the HOPE VI Harbor Highlands development's future phases. In addition, the HRA will also consider project-basing some Section 8 vouchers for potential use in developments (new construction or rehab) that may be undertaken by local non-profit Community Housing Development Organizations (CHDOs) for special and/or underserved populations. The total number of additional such project-based vouchers to be considered in the Plan year will be carefully determined and the HRA will consider the needs of the existing tenant-based Section 8 Voucher program waiting list and demand in any such determination. All applicable HUD regulations at 24 CFR Part 983 governing the Project-Based Voucher Program will be followed if any solicitations for proposals are sought.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
Number of Units: Up to an estimated 25 additional are possible in the Plan Year.
Potential Census Tracts: Include, but are not limited to, Census Tracts 18 & 19.

5. PHA Statement of Consistency with the Consolidated Plan N/A

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
City of Duluth, MN
2. 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 lists 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)

The HRA has committed to continue to apply for HOME funds from the City to provide tenant-based rental assistance for homeless households to assist the City/County Plan to End Homelessness. Continued implementation of the HRA's HOPE VI

Revitalization Plan meets city goals as to increased affordable housing and choice, increased homeownership opportunities, and neighborhood revitalization.

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

Commitment of HOME funds to the HRA for the continuation of the tenant-based rental assistance for the homeless. This is part of the strategy of the City/County Plan to End Homelessness. Funding covers anywhere from 13 to 17 households at any one time. The City's Consolidated Plan also commits continuing support of the HRA's HOPE VI Revitalization Plans.

Additional information required by HUD:

Change to FY 2006 Agency Plan during the Plan Year:

The HRA made the following substantive change to its FY 2006 Agency Plan during the plan year:

- ***Disposition of land by Ground Lease for the HOPE VI Harbor Highlands Phase II construction. After a public hearing, a meeting with the RAB, and HRA Board approval, a disposition application was submitted to the HUD Special Application Center (SAC) on May 7, 2007 under the mixed-income, mixed-finance process and was subsequently approved.***

The following statement is included in this Plan, in compliance with the Violence Against Women Act (VAWA) per Section II.A. of the Federal Register notice of March 16, 2007 and PIH Notice 2006-23:

- ***With regard to activities, services, or programs offered to child or adult victims of domestic violence, dating violence, sexual assault or stalking, the HRA of Duluth makes referrals to local providers for these and all related services, specifically: Faith Haven Shelter, and PAVSA (Program for Aid to Victims of Sexual Assault).***
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6. Supporting Documents Available for Review for Streamlined 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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual 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
N/A	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
N/A	Deconcentration Income Analysis	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	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	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 8(y) of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
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.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	pursuant to an opinion of counsel on file and available for inspection.	Identification and Annual Management and Operations

NOTE TO PLAN: All Capital Fund required documents are located in separate attachments to the Agency Plan.

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HRA of Duluth, Minnesota				<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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
MN.3-2 (FMH)		0	0	0	237,406.00
MN.3-2 (GVM)		0	85,000.00	30,000.00	300,000.00
MN.3-4		500,000.00	205,000.00	60,000.00	16,000.00
MN.3-5		0	200,000.00	60,000.00	0
MN.3-6		300,000.00	408,691.00	150,000.00	20,000.00
MN.3-7		0	0	143,406.00	0
MN.3-8		0	0	0	0
MN.3-10		0	0	60,000.00	570,000.00
MN.3-11		0	0	0	0
MN.3-12		0	0	0	0
MN.3-14		0	205,000.00	460,000.00	20,000.00
MN.3-17		200,000.00	0	140,285.00	0
MN.3-18		103,691.00	0	0	0
HA-Wide		469,672.00	469,672.00	469,672.00	409,957.00
TOTAL		\$1,573,363	\$1,573,363	\$1,573,363	\$1,573,363

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>See</i>						
<i>Annual</i>	MN. 3-4 Midtowne I	<i>Upgrade Elevators</i>	\$500,000.00	MN. 3-2 Grandview	<i>Replace Interior Doors Entry/Closet</i>	\$85,000.00
<i>Statement</i>	<i>MN.3-6 Tri-Towers</i>	Hallway/Public Space Upgrades	\$300,000.00	<i>MN. 3-4 Midtowne Manor I</i>	<i>Replace Interior Doors Entry/Closet</i>	\$205,000.00
	MN.3-17 Scattered Sites	Paint Exterior of Units	\$200,000.00	MN. 3-5 Ramsey Manor	Replace Interior Doors Entry/Closet	\$200,000.00
	MN. 3-18 Scattered Sites	Hazardous Material Abatement and Modernization	\$103,691.00	MN. 3-6 Tri-Towers	Replace Interior Doors Entry/Closet	\$408,691.00
	MN. ET AL Agency Wide Activities	Operations Administration Management Imp. A/E Fees Computers	\$157,336.00 \$157,336.00 \$5,000.00 \$125,000.00 \$25,000.00	MN. 3-14 Midtowne Manor II	Replace Interior Doors Entry/Closet	\$205,000.00
				MN. ET AL Agency Wide Activities	Operations Administration Management Imp A/E Fees Computers	\$157,336.00 \$157,336.00 \$5,000.00 \$125,000.00 \$25,000.00

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46P00350107	Federal FY of Grant: 2007
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xOriginal Annual Statement Performance and Evaluation Report for Period Ending: Reserve for Disasters/ Emergencies Revised Annual Statement (revision no) 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	0			
2	1406 Operations	\$157,336.00			
3	1408 Management Improvements	\$5,000.00			
4	1410 Administration	\$157,336.00			
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	\$115,285.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	170,000.00			
10	1460 Dwelling Structures	783,406.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	\$115,000.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	70,000.00			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	1,573,363.00			
21	Amount of line 20 Related to LBP Activities	200,000.00			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	93,406.00			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Hope VI Activities	Hope VI Activities – Replace Housing	1498	To be determined	\$70,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-2 Grandview Manor	Upgrade Public Space Furniture	1475	All	\$30,000.00				
	Upgrade Security System	1460	All	<u>\$10,000.00</u>				
	TOTAL MN. 3-2 Grandview Manor			\$40,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-4 Midtowne Manor I	Replace domestic Hot Water Heater	1460	1	25,000.00				
	Public Space Upgrades	1460	All	100,000.00				
	Upgrade Security Systems	1460	All	19,203.00				
	Resurface Parking Lot	1450	1	<u>35,000.00</u>				
	TOTAL MN. 3-4 Midtowne Manor I			179,203.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-5 Ramsey Manor	Upgrade Public Spaces	1460	All	\$55,000.00				
	Upgrade Public Space Furniture	1475	All	20,000.00				
	Upgrade Security Systems	1460	1	<u>\$10,000.00</u>				
	TOTAL MN. 3-5 Ramsey Manor			\$85,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-6 Tri-Towers	Resurface Parking Lot	1450	1	100,000.00				
	Upgrade Security System	1460	All	<u>25,000.00</u>				
	TOTAL MN. 3-6 Tri-Towers			125,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-10 King Manor	Upgrade Security Systems TOTAL MN. 3-10 King Manor	1460	All	10,000.00				
				<u>10,000.00</u>				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-11 Scattered Sites	Hazardous Material Abatement and Modernization	1460	To be determined	100,000.00				
	TOTAL MN. 3-11 Scattered Sites			100,000.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-12 Scattered Sites	Hazardous Material Abatement and Modernization TOTAL MN. 3-12 Scattered Sites	1460	To be Determined	100,000.00				
				<u>100,000.00</u>				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-14 Midtowne Manor II	Upgrade Hallways/Public Spaces	1460	14 floors	310,000.00				
	Upgrade Public Space Furniture	1475	All	40,000.00				
	Upgrade Security Systems	1460	All	19,203.00				
	Resurface Parking Lot	1450	1	<u>35,000.00</u>				
	TOTAL MN. 3-14 Midtowne Manor II			<u>404,203.00</u>				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. ET AL Agency Wide Activities	Operations	1406	All	157,336.00				
	Management Improvements (Training)	1408	All	5,000.00				
	Administration (Non-Technical Salaries/Fringe Benefits For Administration of this Program)	1410	All	157,336.00				
	Architectural/Engineering Fees For Work Items Contained in Year 2 Etc of the 5 Year Action Plan)	1430	All	115,285.00				
	Computers	1475	All	<u>25,000.00</u>				
	TOTAL MN. ET AL Agency Wide Activities			459,957.00				

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350107				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Hope VI Activities	9-12-09			9-12-11			
MN. 3-2 Grandview Manor							
MN. 3-4 Midtowne I	9-12-09			9-12-11			
MN. 3-5 Ramsey Manor	9-12-09			9-12-11			
MN. 3-6 Tri-Towers	9-12-09			9-12-11			
MN. 3-10 King Manor	9-12-09			9-12-11			
MN.3-11 Scattered Sites	9-12-09			9-12-11			
MN. 3-12 Scattered Sites	9-12-09			9-12-11			
MN. 3-14 Midtowne II	9-12-09			9-12-11			
MN Et Al Agency Wide	9-12-09			9-12-11			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	195,494.90	195,494.90	195,494.90	195,494.90
3	1408 Management Improvements	5,000.00	0	0	0
4	1410 Administration	195,494.90	195,494.90	195,494.90	195,494.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	121,341.60	69,628.73	69,628.73	45,878.73
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	911,870.68	932,270.68	932,270.68	199,061.38
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000.00	35,553.22	35,553.22	35,553.22
14	1485 Demolition	100,746.92	100,746.92	100,746.92	100,746.92
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	400,000.00	425,759.65	425,759.65	162,234.37
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,954,949.00	1,954,949.00	1,954,949.00	934,464.42
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003006 TRI-TOWERS	Elevator Upgrades	1460	3	350,000.00	757,350.00	757,350.00	24,140.70	Awarded
MN46P003010 KING MANOR	Energy Performance Contract Payback	1485	Lump Sum	100,746.92	100,746.92	100,746.92	100,746.92	Complete
	Skywalk Upgrades	1460	1	100,000.00	-0-	-0-	-0-	Moved to 06
MN46P003014 Mid Towne Manor II	Replace Window	1460	1 bldg	461,870.68	174,920.68	174,920.68	174,920.68	Complete
HA-Wide	OPERATION	1406	LS	195,494.90	195,494.90	195,494.90	195,494.90	Complete
HA-Wide	Training	1408	LS	5,000.00	-0-	-0-	-0-	
HA-Wide	Salaries to administer grant	1410	LS	195,494.90	195,494.90	195,494.90	195,494.90	Complete
	Arch/Eng Fees	1430		121,341.60				
MN46P003011	Arch/Eng for Hazardous Mat Testing - 1507 Woodland	1430			5,293.15	5,293.15	5,293.15	Complete
MN46P003006	Arch/Eng for Elevator work	1430			30,520.25	30,520.25	18,070.25	Ongoing
MN46P003010	Arch/Eng for Skywalk work	1430			11,300.00	11,300.00	-0-	Ongoing
	Arch for 504 E. 14 th St. Drawings	1430			22,515.33	22,515.33	22,515.33	Complete
	Computer Hardware	1475	1 pc.	25,000.00	281.16	281.16	281.16	Complete
	Start of purchasing Vehicles to be completed in 06	1475	2	0	35,272.06	35,272.06	35,272.06	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN3-26	Development Budget of \$768,253.12 for 3 new units to replace units demolished under HOPE VI <u>Obligation/Expense Detail 50105</u> GF Reimburse \$930.36 Plat Search \$393.00 Legal Fees \$1,571.89 <u>Total Development Cost</u> <u>Breakdown by Grant</u> CFP 50103 - \$420,652.00 CFP 50203 - \$25,835.31 CFP 50104 - \$318,870.56 CFP 50105 - \$2,895.25	1499	3	2,895.25	2,895.25	2,895.25	2,895.25	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN3-28	Development Budget of \$598,503.54 for 2 new units to replace units demolished under HOPE VI <u>Obligation/Expense Detail 50105</u> Construction \$377,613.73 A/E fees \$45,030.67 Title Search \$220.00 <u>Total Development Cost</u> <u>Breakdown by Grant</u> CFP 50203 - \$1,805.90 CFP 50105 - \$422,864.40 CFP 50106 - 95,744.24 CFP 50106 RH - \$78,089.00	1499	2	422,864.40	422,864.40	422,864.40	159,339.12	Ongoing

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

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

PHA Name: HRA of Duluth, MN		Grant Type and Number Capital Fund Program No: MN46P00350105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HOPE VI Activities	8/17/07		12-31-06	8/17/09			
MN003006 TRI-TOWERS	8/17/07		11-30-06	8/17/09			
MN003010 KING MANOR	8/17/07		12-31-06	8/17/09		12-31-06	
MN003014 MID TOWNE MANOR II	8/17/07		11-30-05	8/17/09		6-30-06	
MN003003 ET AL Agency Wide Activities	8/17/07		12-31-06	8/17/09			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46P00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Approved 5/17/07	Rev #1	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	164,800.00		-0-	-0-
3	1408 Management Improvements	5,000.00		-0-	-0-
4	1410 Administration	164,800.00		42,899.17	42,899.17
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00		34,300.00	15,950.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	708,506.00		65,965.00	-0-
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000.00		1,726.36	1,726.36
14	1485 Demolition	100,748.00		-0-	-0-
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	324,152.00		88,183.82	54,648.55
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,648,006.00		233,074.35	115,224.08
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				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Rev #1 Appd 5/17/07	Revised	Funds Obligated	Funds Expended	
MN003002 Grandview Manor	Roof Upgrades	1460	1	150,000.00				
MN003005 Ramsey Manor	Reside Mechanical Penthouse	1460	1	75,000.00		65,965.00	-0-	Awarded
MN003006 Tri-Towers	Elevator Upgrades (continued)	1460	3	300,000.00		-0-	-0-	
MN003010 King Manor	Repairs Second Street Entry/Skywalk	1460	1	183,506.00				
	Energy Performance Contract Payback/Demo/Disp/Audit	1485	All	100,748.00				
	Operations	1406	LS	164,800.00		-0-	-0-	
	Training- Capital Fund	1408	LS	5,000.00				
	Salaries to administer grant	1410	LS	164,800.00		42,899.17	42,899.17	Ongoing
	Arch/Eng Fees	1430		125,000.00				Ongoing
MN003005	A/E for Penthouse Residing \$18,000	1430	LS			18,000.00	13,000.00	Ongoing
MN003002	A/E for Reroofing Grandview \$16,300	1430	LS			16,300.00	2,950.00	Ongoing
	Computer Hardware	1475	Unknown	25,000.00				Ongoing
	Finish Purchasing of Replacement Vehicles	1475	2	30,000.00		1,726.36	1,726.36	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46P00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Rev #1 Appd 5/17/07	Revised	Funds Obligated	Funds Expended	
HOPE VI Activities MN46P003028	Construction of New Housing Development Budget of \$598,503.54 for 2 new units to replace units demolished under HOPE VI <u>Obligation/Expense Detail 50106</u> Construction - \$80,940.27 Testing Services \$7,243.55 <u>Total Development Cost</u> <u>Breakdown By Grant</u> CFP 50203 - \$1,805.90 CFP 50105 - \$422,864.40 CFP 50106 - \$95,744.24 CFP 50106RH - \$78,089.00	1499	2 new units	124,443.61		88,183.82	54,648.55	
New Development MN46P003030	Development Budget of \$203,591.15 to acquire one unit at 631 Swan Lake Road to replace units demolished under HOPE VI <u>Obligation/Expense Detail 50106</u> <u>Total Development Cost</u> <u>Breakdown By Grant</u> CFP 50106 - \$103,964.15 CFP50107 RH - \$99,627.00	1499	1 new unit	103,964.15		0	0	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HRA of Duluth, MN		Grant Type and Number Capital Fund Program No: MN46P00350106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HOPE VI Activities	7/17/08			7/17/10			
MN003002 Grandview Manor	7/17/08			7/17/10			
MN003005 Ramsey Manor	7/17/08			7/17/10			
MN003006 Tri-Towers	7/17/08			7/17/10			
MN003010 King Manor	7/17/08			7/17/10			
MN003003 ET AL Agency Wide Activities	7/17/08			7/17/10			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46R00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account Approved 5/17/07	Total Estimated Cost		Total Actual Cost	
		Rev #1	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	78,089	78,089	75,848	75,848
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$78,089	\$78,089	\$75,848	\$75,848
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46R00350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Rev #1 Appd 5/4/07	Revised	Funds Obligated	Funds Expended	
MN003028	Development of 2 new units to replace units demolished under 2002 HOPE VI Total Development budget \$598,503.54 CFP50203 – 1,805.90 CFP 50105 – 422,864.40 CFP 50106 – 95,744.24 CFP 50106RH – 78,089	1499	2 new units	78,089.00	78,089	75,848	75,848	Ongoing

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HRA of Duluth, MN			Grant Type and Number Capital Fund Program No: MN46R00350106 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Rev #1	Revised	Actual	Rev #1	Revised	Actual	
HOPE VI Activities	7/17/08	7/17/08		7/17/10	7/17/10		

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46R00350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	99,627.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$99,627.00			
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46R00350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003030	Development Budget of \$203,591.15 to acquire one unit at 631 Swan Lake Road to replace units demolished under HOPE VI Total Development Cost Breakdown By Grant CFP 50106 - \$103,964.15 CFP 50107RH - \$99,627.00	1499	1	99,627.00		0	0	Ongoing

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HRA of Duluth, MN			Grant Type and Number Capital Fund Program No: MN46R00350107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN46P003030	9/12/09			9/12/11			