

PHA Plans
Streamlined Annual
Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief 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:

Albert Lea Housing and Redevelopment Authority
800 Fourth Avenue South
Albert Lea, Minnesota 56007

PHA #: MN077

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: Albert Lea HRA

PHA Number: MN077

PHA Fiscal Year Beginning: 04/1/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: **179** Number of S8 units: Number of public housing units:
 Number of S8 units: **155**

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: **Jon Ford, Executive Director** Phone: **(507) 377-4375**
 TDD: **Use MN Relay Service (800) 627-3529** Email (if available): **alhra@smig.net**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

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)]

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[24 CFR 903.7(r)]

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Other Attachments - Capital Fund Performance & Evaluations for 2005 and 2006 Grants.

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;

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)]

A. 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 B. **The PHA does not operate any site based waiting lists.**

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

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. **The PHA does not plan to operate a site based waiting list in the coming year.**

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)]

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)

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): **n/a**

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
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 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:

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

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: **State of Minnesota**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
 - A. Serving homeless persons:
 - I. The PHA collaborates with the Community Action Agency (CAA) and assists with finding temporary housing.
 - II. The need to provide additional temporary housing, especially for new workers in the community is a continuing need. The HRA collaborates with the CAA, Salvation Army, and area churches to help meet temporary housing needs.
 - B. Serving those with special needs:
 - I. The special needs population is not significant in the community except for persons with mental illness or developmental disabilities that are being de-institutionalized. These persons are being housed in Public Housing and Section 8 Programs for those able to live independently.
 - II. For persons not able to live independently, the private market has responded and Supervised Living Facilities (SLF) have been constructed. The City has modified the zoning ordinance requirements to permit SLF.
 - C. Preserving affordable MHFA financed housing:
 - I. The City has three MHFA financed housing developments. All of these projects have substantial numbers of Section 8 HCV tenant based voucher families in occupancy. The HCV Program assists in preserving this housing through its Housing Quality Standards and through an assurance that there will be continued high occupancy in developments that may not otherwise be affordable.

Other:

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

- A. The Consolidated Plan of the State of Minnesota supports the PHA Plan.

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
	<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
XX	<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
XX	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	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
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	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
XX	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
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	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
XX	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
XX	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
	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
XX	Public Housing Community Service Policy/Programs <input 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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
XX	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
XX	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	Annual Plan: Management and Operations
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program Grant No: MN46P077501-07 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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	12,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	42,000			
10	1460 Dwelling Structures	163,200			
11	1465.1 Dwelling Equipment—Nonexpendable	16,800			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	234,000			
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	222,000			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Albert Lea HRA			Grant Type and Number Capital Fund Program Grant No: MN46P077501-07 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	
	KEY SS= Scattered Sites SO=Shady Oaks (high-rise)							
MN077-001	Attic insulation - SS	1460	10 units	3,000				
MN077-001	Conversion from copper plumbing to PVC - SS	1460	6 units	525				
MN077-001	Floor drain repairs – SS.	1460	2 units	1,500				
MN077-001	SO parking lot repairs and upgrades.	1450	Lump Sum	30,000				
MN077-001	Patio repairs and upgrades – bench repairs, picnic table upgrades - SO	1450	Lump Sum	5,000				
MN077-001	SO hallway painting	1460	8 floors	2,675				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Albert Lea HRA			Grant Type and Number Capital Fund Program Grant No: MN46P077501-07 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	
	KEY SS= Scattered Sites SO=Shady Oaks (high-rise)							
MN077-001	Roof replacement – SS.	1460	Lump Sum	40,000				
MN077-001	General upgrades – SS - basement light switches, exhaust fans, sump pumps, basement dry-lock, basement step wall repairs, flooring replacement, kitchen cabinet & counter replacement, laundry tub replacement, bath vanities & renovations.	1460	Lump Sum	40,200				
MN077-001	Clothesline repairs.	1450	4	2,000				
MN077-001	Misc. SS repairs – upstairs window replacement, foundation/tuck point repairs.	1460	10	39,100				
MN077-001	Driveway repairs, deck step repairs.	1450	3	5,000				
MN077-001	General repairs/up-grades SO – stairwell door replacement, kitchen cabinet/counter replacement, flooring replacement.	1460	Lump Sum	28,400				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Albert Lea HRA			Grant Type and Number Capital Fund Program Grant No: MN46P077501-07 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	
	KEY SS= Scattered Sites SO=Shady Oaks (high-rise)							
MN077-001	SS – furnace and water heater replacement.	1460	3 units	7,800				
MN077-001	SS – fridge and range replacement.	1465	4 units	1,800				
MN077-001	SS – CO2 unit installation	1465	25 units	6,500				
MN077-001	SO – fridge and range replacement.	1465	14 units	6,000				
MN077-001	SO – CO2 unit installation	1465	1 unit	2,500				
HA-WIDE	Administration	1410	Lump sum	12,000				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Albert Lea HRA				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
Development Number/Name/HA-Wide	Year 1 FFY 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 4/1/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 4/1/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 4/1/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 4/1/2011
	Annual Statement				
MN077-001		234,000	234,000	234,000	234,000
CFP Funds Listed for 5-year planning		234,000	234,000	234,000	234,000
Replacement Housing Factor Funds					

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: 4/1/2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 4/1/2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-WIDE	1410 - Administration	12,000	HA-WIDE	1406-Operations	8,200
Annual	MN077-001	1460 – attic insulation, plumbing, drain repairs, elevator up-grades, shower drains, painting, unit renovations.	35,000	HA-WIDE	1410-Administration	12,000
Statement	MN077-001	1460 – roof replace., electrical, foundation repairs, kitchen/bath renovations, flooring, etc.	151,300	MN077-001	1460 - attic insulation, plumbing, drain repairs, elevator up-grades, shower drains, painting, unit renovations, landscaping.	8,960
	MN077-001	1460 – furnace/water heater replacement, CO2units, and range hoods.	18,000	MN077-001	1460 – roof replace., electrical, foundation repairs, kitchen/bath renovations, flooring, etc.	117,240
	MN077-001	1450 – landscaping, curb and driveway repairs and upgrades.	11,000	MN077-001	1460 – furnace/water heater replacement.	7,500
	MN077-001	1465 – ranges, fridges.	6,700	MN077-001	1460 – SO – Air handling system replacement.	75,000
				MN077-001	1450 – landscaping, curb and driveway repairs and upgrades.	3,000
				MN077-001	1465 – Ranges and fridges.	2,100
Total CFP Estimated Cost			\$ 234,000			\$ 234,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 4/1/2010			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 4/1/2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	1410-Administration	12,800	HA-WIDE	1406-Operations-computer upgrades	20,700
MN077-001	1460 – attic insulation, plumbing repairs.	8,450	HA-WIDE	1410-Administration	12,000
MN077-001	1460 - roof replace., electrical, foundation repairs, kitchen/bath renovations, flooring, laundry tubs, boiler upgrades, etc.	112,150	MN077-001	1460-Plumbing upgrades, elevator upgrades, common area updates and improvements	14,900
MN077-001	1460 - furnace/water heater replacement.	15,000	MN077-001	1460- foundation repairs, kitchen/bath renovations, flooring, etc.	70,400
MN077-001	1460 – air handling system replacement.	80,000	MN077-001	1460-furnace/water heater replacement.	20,000
MN077-001	1450 - clothesline repairs.	2,000	MN077-001	1460 – air handling system replacement.	75,000
MN077-001	1465 – ranges and fridges.	3,600	MN077-001	1450- driveway/parking lot repairs.	16,000
			MN077-001	1465-ranges and fridges.	5,000
Total CFP Estimated Cost		\$ 234,000			\$ 234,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program: MN46P077501-05 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input checked="" 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: 12/31/2006		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Revision # 1	Revised # 2	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	0	12,000	0	0	
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	10,000	5,000	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	0	5,000	0	0	
10	1460 Dwelling Structures	140,999	213,999	146,525.51	146,525.51	
11	1465.1 Dwelling Equipment—Nonexpendable	0	5,000	0	0	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	90,000	0	0	0	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	240,999	240,999	146,525.51	146,525.51	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures	140,999	203,999	146,525.51	146,525.51	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P077501-05 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Revised # 1	Revised # 2	Funds Obligated	Funds Expended	
HA-WIDE	Architectural/engineering costs for plans to upgrade office/maintenance space.	1430	Lump Sum	10,000	5,000	0	0	Ongoing
MN077-001	Deck replacement, window replacement, siding installation, gutter replacement, soffit and fascia replacement, interior painting, foundation repairs, SS tuck pointing., kitchen and bath cabinets, flooring, baseboard trim replacement.	1460	Lump Sum	105,999	146,499	114,666.54	114,666.54	Ongoing
MN077-001	Window caulking and tuck pointing on high-rise property.	1460	Lump Sum	35,000	45,000	24,508.26	24,508.26	85% complete
MN077-001	Replacement of high-rise air handling system – Phase I.	1475	Lump Sum	90,000	0	0	0	Ongoing
MN077-001	Furnace, stove hood replacement, water heater replacement, etc.	1460	4 units	0	10,000	0	0	Ongoing
MN077-001	Landscaping and clothes line repairs.	1450	10 units	0	5,000	0	0	Ongoing
MN077-001	High-rise generator and boiler/AC unit upgrades, repairs, maintenance.	1460	Lump Sum	0	7,500	7,350.71	7,350.71	Complete
HA-WIDE	Grant administration.	1410	Lump Sum	0	12,000	0	0	Ongoing
MN077-001	Kitchen ranges.	1465	12 units	0	5,000	0	0	Ongoing
MN077-001	Misc. improvement work; exterior painting, deep cleaning, exterior trim replacement, etc.	1460	Lump Sum	0	5,000	0	0	Ongoing

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Albert Lea HRA			Grant Type and Number Capital Fund Program #: MN46P077501-05 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work	
				Revised # 1	Revised # 2	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: Albert Lea HRA			Grant Type and Number Capital Fund Program #: MN46P077501-05 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Revised # 1	Revised # 2	Actual	Revised # 1	Revised # 2	Actual			
HA-WIDE	08/17/2007	08/17/2007		08/17/2009	08/17/2009				
MN077-001	08/17/2007	08/17/2007		08/17/2009	08/17/2009				

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P077501-05 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Revised # 1	Revised # 2	Actual	Revised # 1	Revised # 2	Actual	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program: MN46P077501-06 Capital Fund Program 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: 01/10/2007		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	0	12,000	0	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000	12,000	1,529.50	1,529.50
10	1460 Dwelling Structures	214,581	142,500	57,009.57	57,009.57
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	5,000	5,000.00	5,000.00
12	1470 Nondwelling Structures	0	63,081		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	234,581	234,581	63,539.07	63,539.07
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	214,581	142,500		

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P077501-06 Capital Fund Program Replacement Housing Factor #:				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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN077-001	Interior painting, baseboard trim, kitchen/bath cabinets, interior doors, kitchen/bath/laundry tubs/sinks, flooring, foundation repairs, unit interior foundation upgrades.	1460	10 units	45,000	58,000	57,009.57	57,009.57	
MN077-001	Replacement of ranges, fridges.	1465	10 mix of	5,000	5,000	5,000.00	5,000.00	
MN077-001	Unit rehab into office/briefing area.	1460	Lump sum	80,000	35,000			
MN077-001	High-rise and Frank Ave. Landscaping.	1450	Lump sum	15,000	2,000	1,529.50	1,529.50	
MN077-001	High-rise shower-drain improvements/repairs.	1460	Lump sum	0	17,000			
MN077-001	High-rise curb stop repairs.	1450	Lump sum	0	5,000			
MN077-001	Scattered site roof repairs, replacement.	1460	7 units	0	30,000			
HA-Wide	Grant Administration	1410	Lump sum	0	12,000			
HA-Wide	Maintenance garage demolition and reconstruction.	1470	Lump sum	0	63,081			
MN077-001	Replacement of high-rise air handling system.	1460	One each	89,581	0			
MN077-001	High-rise patio upgrades, bench repairs, table repairs, concrete repairs.	1450	Lump sum	0	5,000			
MN077-001	Water heaters, kitchen range hoods, etc.	1460	4 units	0	2,500			

