

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: 2008
(PHA Fiscal Year 2009)

**PHA Name: Public Housing Agency of
the City of Saint Paul**

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| <ul style="list-style-type: none">• The public hearing on this PHA Agency Plan was held on Thursday, November 15, 2007, at 325 Laurel Avenue (Neill Hi-Rise), Saint Paul, Minnesota.• The PHA's Board of Commissioners approved this Plan at its regular business meeting on December 19, 2007. |
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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: Public Housing Agency of the City of Saint Paul

PHA Number: MN001

PHA Fiscal Year Beginning: 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 4250 Number of S8 units: Number of public housing units:
Number of S8 units: 3911 HCV + 117 DV = 4028 + 75 SRO = 4103 total

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: Al Hester, Housing Policy Director Phone: 651-292-6173
TDD: Email (if available): al.hester@stpha.org

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: www.stpaulpha.org
- 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
Federal Fiscal Year 2008
PHA Fiscal Year 2009
[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

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 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.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

ATTACHMENTS:

- Attachment A. Membership of the Resident Advisory Board
- Attachment B. Comments on Agency Plan and PHA Responses
- Attachment C. PHA Management Organizational Chart
- Attachment D. Officer in Residence Program
- Attachment E. Violence Against Women Act Amendments of 2005
- Attachment F. Pending Disposition Activities
- Attachment G. Capital Fund Program Annual Statements/Performance and Evaluation Reports for FFY 2005 - 2007
- Attachment H. FFY 2008 Capital Fund Annual Statement (Application) and Capital Fund Program 5-Year Action Plan

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-LLLa, Disclosure of Lobbying Activities.

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

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **No**
 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

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:
b. Development Number:

c. Status of Grant:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- 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:

The PHA is considering options for replacing units that were sold as federal subsidies declined; no specific plans or projects at this time.

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?

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. *The PHA offered 17 vouchers for project-based use through the Minnesota Housing Agency's Consolidated Request for Proposals in 2007. As of 10/1/07 no decisions have been made on those applications. Subject to availability of funding, the PHA may consider allocating additional project-based vouchers for Supportive Housing or other affordable housing, such as mixed-income housing and/or ending long-term homelessness.*

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):

Supportive Housing is needed to help end long-term homelessness and provide safe, affordable housing and services to people with barriers to accessing other housing. Project-based vouchers can also spur mixed-income developments and provide new housing options for voucher participants.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): *(To be determined. Subject to availability of funding, the PHA may consider additional project-based vouchers for Supportive Housing or other affordable housing, such as mixed-income housing and/or ending long-term homelessness.)*

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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)

Preserving existing affordable housing for low income individuals, families, elderly and persons with disabilities.

The PHA will continue to serve primarily both small family and large family renter households with very low incomes (<50% of median) and extremely low incomes (<30% of median), most of whom have high housing cost burdens. These groups are among the highest priority housing needs and planned housing activities identified by the City in its Consolidated Plan.

Other: (list below)

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

The City's 2005 – 2009 Consolidated Plan describes the PHA's programs and housing resources in some detail, (pp.46 – 49, Sec. 91.210 (b))

The City's 2005 - 2009 Consolidated Plan includes the following statement under §91.220(f) Other Actions: "Saint Paul will continue to work closely with Ramsey County...and the Saint Paul Public Housing Agency (the administrator of public housing and vouchers in Saint Paul) in 2005 " (p.155)

"The preservation of existing publicly-assisted affordable housing is a key strategy of the Housing Plan. During the five-year period of the Consolidated Plan, the preservation and stabilization of existing affordable housing will be an important activity" (p.49)

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
X	<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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
Not Applicable	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
Not Applicable	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
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)
Not Applicable	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

Public Housing Agency of the City of Saint Paul

PHA Plan for FFY 2008

(PHA FY 2009)

Attachments to Agency Plan

Note: All of the documents created in MS-Word are combined in a single file, and the two Capital Fund budgets (Attachments C and D) are Excel workbooks in separate files.

- Attachment A. Membership of the Resident Advisory Board
- Attachment B. Comments on Agency Plan and PHA Responses
- Attachment C. PHA Management Organizational Chart
- Attachment D. Officer in Residence Program
- Attachment E. Violence Against Women Act Amendments of 2005
- Attachment F. Pending Disposition Activities
- Attachment G. Capital Fund Program Annual Statements/Performance and Evaluation Reports for FFY 2005 - 2007
- Attachment H. FFY 2008 Capital Fund Annual Statement (Application) and Capital Fund Program 5-Year Action Plan

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The following resident leaders were designated by the PHA Board of Commissioners on July 28, 1999 as the PHA's Resident Advisory Board (RAB):

- All members of the Hi-Rise Presidents Council (16 members, comprised of the president of each hi-rise).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- The two PHA Commissioners who are residents of public housing (currently Ms. Shirley Kane and Ms. Maria Manzanares).
- Section 8 representatives who volunteered for the RAB in response to mailings and flyers in the Rental Office.

The Resident Advisory Board membership has fluctuated due to changes in officers, residents moving out of public housing or leaving the Section 8 program, etc. Some public housing resident leaders who are not currently members of the Presidents Council or CWRC have participated actively in the RAB meetings.

PHA staff mailed RAB meeting agendas to all of the RAB members listed above. Mailings have also been sent to Southern Minnesota Regional Legal Services, Inc. (SMRLS) and the Community Stabilization Project. These are tenant advocacy agencies that asked to be kept informed of the Agency Plan development.

SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

AGENCY PLAN PUBLIC HEARING

The Agency Plan Public Hearing was held November 15, 2007, at Neill Hi-Rise, 325 Laurel Avenue at 4:00 p.m.

There were no comments on the draft Agency Plan.

RAB Comments and PHA Responses

The PHA **Resident Advisory Board** (RAB) met four times from August through October, 2007 to discuss the Agency Plan requirements and drafts and other policy issues. The RAB did not submit written comments on the draft plan. Staff responded to RAB members' oral comments during the meetings.

Dave Lang, PHA Construction Programs Manager, talked to the Resident Advisory Board about the PHA process and timeline for developing the Capital Fund Program budget. Again, the RAB did not submit any written comments, and no specific comments on capital improvement needs.

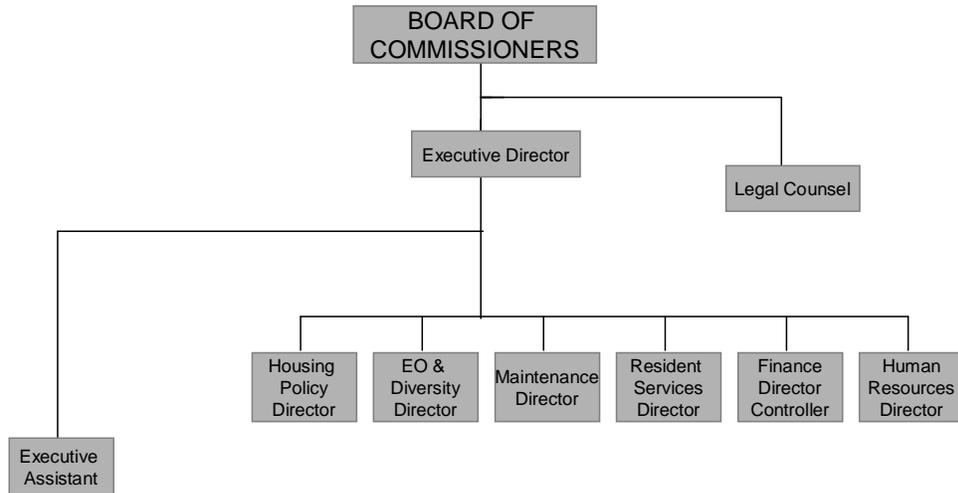
Resident Comments on Capital Fund Needs

PHA staff attended Resident Council meetings in all hi-rises and family developments to describe the Capital Fund planning process and receive resident comments on capital planning needs. The residents did not submit written comments.

ATTACHMENT C to Saint Paul PHA Agency Plan for PHA FY2009 (FFY 2008)

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD APPROVED ORGANIZATIONAL CHART



Revision Approved 8/24/2005

Officer In Residence Program

HUD and the PHA's Board of Commissioners have approved the plan for the **Officer In Residence Program** that currently allows one Saint Paul Police Department officer to live in each of the PHA's hi-rise apartment buildings, and at one of the PHA's family housing developments. Each of the PHA's sixteen's hi-rises has an Officer In Residence, aside from short-term vacancies due to normal turnover. With the PHA Board's approval, a second officer currently lives at Central Hi-Rise. The PHA may consider adding more Officers in Residence in the future to further increase security for residents and staff.

Each Officer in Residence makes a one year commitment to the program initially, schedules office hours for resident contact, attends resident council meetings and get-togethers when possible, and provides information and assistance to staff and residents related to illegal activity in and around the development. The officer also parks a police squad car in an assigned space in front of the building during off-duty hours. In exchange for making these commitments, the Officers in Residence do not pay rent to the PHA. Each officer signs a special lease with the PHA (copies are available).

The PHA staff and Commissioners believe that this arrangement is needed to improve security for residents and staff, complementing the successful ACOP community policing program.

Under the Public Housing Reform Act of 1998 (QHWRA), the PHA receives operating subsidy for all dwelling units rented to law enforcement officers.

Violence Against Women Act Amendments of 2005

On April 25, 2007 the PHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence (“VAWA Policy”) and related amendments to the PHA’s Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program. The policies are posted on the PHA’s Internet website, www.stpaulpha.org.

The PHA adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The Act also requires the PHA to describe in the Agency Plan any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

- The PHA supports the goals of the VAWA Amendments and will comply with its requirements.
- The PHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance.
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
- The PHA will continue to develop policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the PHA’s housing programs.
- The PHA’s VAWA Policy states that “The PHA will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program.”

Pending Disposition Activities

The following disposition activities began in the PHA’s FY 2007 (FFY 2006) and were included in Version 2 of the Annual Plan for that year. They will continue during this Plan year.

6. Demolition and Disposition

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

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

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

- - - -

Demolition/Disposition Activity Description #1; Sales of 16 Scattered Site Homes
1a. Development name: Scattered Sites 1b. Development (project) number: <i>MN 1-20 (MN46-P001-020), MN 1-23 (MN46-P001-023), MN1 -31 (MN46-P001-031), MN1-37 (MN46-P001-037)</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>The PHA first offered the properties to non-profit housing providers, and two homes were purchased by the Rondo Community Land Trust to provide homeownership opportunities to low income families. The other homes are being sold on the open market.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>HUD approval received 5/31/2007</i>
5. Number of units affected: <i>16</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the developments <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Sales began upon approval by HUD Special Applications Center, 5/31/2007</i> b. Projected end date of activity: <i>12-24 months later, depending on market conditions.</i>

ATTACHMENT F to Saint Paul PHA Agency Plan for PHA FY2009 (FFY 2008)

Demolition/Disposition Activity Description #2; Sales of Vacant Land
1a. Development name: Vacant lots adjacent to McDonough Homes (MN 1-1), Scattered Site (MN 1-20) (E. Annapolis St.) and Edgerton Hi-Rise (MN 1-24)
1b. Development (project) number: <i>MN 1-1(MN46P001001), MN 1-20 (MN46P001020), MN 1-24 (MN46P001024)</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Sale of vacant lots, first offered to Twin Cities Habitat for Humanity and other non-profit housing providers.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>8/24/2007 HUD approval</i>
5. Number of units affected: <i>No dwelling units; excess vacant land only.</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the developments <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Sale of vacant lot on E. Annapolis Street to Twin Cities Habitat for Humanity closed on September 20, 2007. The other two parcels of vacant land were offered for sale to non-profit housing providers but the proposals received did not meet the PHA's requirements. The PHA is still considering whether and how to dispose of those two properties.</i> b. Projected end date of activity: <i>During CY 2007 or 2008, depending on market conditions.</i>

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 9/30/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Rev. June 27, 2007	Rev. Sept. 26, 2007	Rev. Oct. 23, 2007		Total Actual Cost	
						%	Obligated 9/30/07
1	Total non-CFP Funds						
2	1406 Operations	\$ 1,264,941	\$ 1,261,036	\$ 1,261,167	15.61%	\$ 1,261,167	\$ 1,261,167
3	1408 Management Improvements	\$ 348,342	\$ 348,342	\$ 355,742	4.40%	\$ 355,742	\$ 355,742
4	1410 Administration	\$ 549,052	\$ 549,052	\$ 549,052	6.80%	\$ 549,052	\$ 549,052
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	0.03%	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages					\$ -	\$ -
7	1430 Fees and Costs	\$ 211,356	\$ 211,652	\$ 207,195	2.56%	\$ 207,195	\$ 179,735
8	1440 Site Acquisition					\$ -	\$ -
9	1450 Site Improvement	\$ 154,224	\$ 89,702	\$ 102,955	1.27%	\$ 102,955	\$ 74,224
10	1460 Dwelling Structures	\$ 5,152,081	\$ 5,242,423	\$ 5,246,766	64.94%	\$ 5,246,766	\$ 4,927,814
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 783	\$ 783	\$ 783	0.01%	\$ 783	\$ 783
12	1470 Nondwelling Structures	\$ 283,475	\$ 284,183	\$ 263,513	3.26%	\$ 263,513	\$ 249,994
13	1475 Nondwelling Equipment	\$ 89,841	\$ 89,841	\$ 89,841	1.11%	\$ 89,841	\$ 89,841
14	1485 Demolition					\$ -	\$ -
15	1490 Replacement Reserve					\$ -	\$ -
16	1492 Moving to Work Demonstration					\$ -	\$ -
17	1495.1 Relocation Costs					\$ -	\$ -
18	1499 Development Activities					\$ -	\$ -
19	1501 Collaterization or Debt Service					\$ -	\$ -
20	1502 Contingency	\$ 22,919	\$ -		0.00%		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 8,079,514	\$ 8,079,514	\$ 8,079,514	100.00%	\$ 8,079,514	\$ 7,690,852
22	Amount of line 21 Related to LBP Activities	\$ 135,000	\$ 135,000	\$ 135,000		\$ 135,000	\$ 135,000
23	Amount of line 21 Related to Section 504 compliance	\$ 23,000	\$ 23,000	\$ 23,000		\$ 23,000	\$ 23,000
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard Costs	\$ 7,500	\$ 7,500	\$ 7,500		\$ 7,500	\$ 7,500
26	Amount of line 21 Related to Energy Conservation Measures	\$ 40,000	\$ 40,000	\$ 40,000		\$ 40,000	\$ 40,000

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105					Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Rev. June 27, 2007	Rev. Sept, 26, 2007	Rev. Oct 23, 2007	Funds Obligated 9/30/07	Funds Expended 9/30/07	
McDonough	A/E fees for modernization	1430	580 DU	\$50,462	\$48,284	\$48,284	\$48,284	\$48,284	Work complete
MN 1-1	1-1 Modern. contract #2, Part 2 (58 DU)	1460	58 DU	\$3,650,081	\$3,650,081	\$3,650,081	\$3,650,081	\$3,650,081	Work complete
	1-1 Modern. Part I, contingency @ 3%	1502	58 DU	\$0	\$0		\$0		
	1-1 Appliances	1465	1 DU	\$783	\$783	\$783	\$783	\$783	Work complete
	1-1 Modern misc. costs	1406	58 DU	\$51,989	\$51,384	\$51,384	\$51,384	\$51,384	Work complete
	1-1 Modern. PI, misc. costs @ 3% (moves, LBP abate)	1460	58 DU	\$95,878	\$95,878	\$95,878	\$95,878	\$95,878	Work complete
Roosevelt	Correct wet basement problems (1586 Maryland)	1460	2 bldgs	\$88,625	\$97,222	\$97,964	\$97,964	\$87,509	Work in progress
MN 1-2	Wet basement engineering fees	1430	3 bldgs	\$15,200	\$15,200	\$15,200	\$15,200	\$11,000	Work in progress
	Community center HVAC/roof engineering fees	1430	1 bldg	\$17,780	\$17,780	\$14,926	\$14,926	\$12,830	Work in progress
	Signage costs	1450	LS	\$260	\$260	\$260	\$260	\$260	Complete
	Replace Com Center roof	1460	1 bldg	\$111,815	\$118,677	\$117,769	\$117,769	\$117,769	Work complete
	Replace Com Center HVAC system	1470	1 bldg	\$34,168	\$34,168	\$13,519	\$13,519	\$0	Work in progress
Mt. Airy Family	Repair cap blocks, retaining walls, trash enclosures	1450	25 bldgs	\$24,670	\$24,670	\$24,670	\$24,670	\$24,670	Work complete
MN 1-3	Mt. Airy Hi-Rise exterior metal painting.	1460	1 bldg	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	Work complete
	Replace parking lot retaining wall	1450	1 lot	\$80,000	\$15,478	\$28,731	\$28,731	\$0	Work in progress
	Parking lot engineering fees	1430	1 lot	\$5,000	\$5,000	\$5,000	\$5,000	\$2,740	Work in progress
Central HR & D.	Family Duplex Mod	1450	12 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years
MN 1-5	Family Duplex Mod architectural/engineering fees	1430	6 DU	\$14,475	\$14,475	\$14,475	\$14,475	\$13,525	Work in progress
	Central Hi-Rise Officer in residence costs	1406	1 officer	\$0	\$0	\$0	\$0	\$0	See General ACOP line item
	Central Hi-Rise exterior metal painting	1460	1 bldg	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	Work complete
	Replace hi-rise domestic hot water heaters	1470	144 DU	\$25,499	\$25,499	\$25,499	\$25,499	\$25,499	Work complete
Valley Hi-Rise	Repair brick at stairwells	1460	1 bldg	\$192,256	\$192,256	\$192,256	\$192,256	\$192,256	Work complete
MN 1-6	Valley Hi-Rise exterior metal painting	1460	1 bldg	\$9,120	\$9,120	\$9,120	\$9,120	\$9,120	Work complete
	Repair plaster at corridors	1460	1 bldg	\$24,594	\$24,594	\$24,594	\$24,594	\$24,594	Work complete
Neill & WS Duplex	Replace Hi-Rise roof exhaust fans	1470	101 DU	\$0	\$0	\$0	\$0	\$0	Will use general line item
MN 1-7	Install donated playground equipment	1450	16 DU	\$0	\$0	\$0	\$0	\$0	Work deferred
	Signage costs	1450	LS	\$98	\$98	\$98	\$98	\$98	Work complete
	Neill Hi-Rise exterior metal painting	1460	1 bldg	\$6,705	\$6,705	\$6,705	\$6,705	\$6,705	Work complete
	Community room furniture	1460	101 DU	\$12,741	\$12,741	\$12,741	\$12,741	\$12,741	Work complete
Dunedin Family	Replace bad sidewalks	1450	88 DU	\$14,275	\$14,275	\$14,275	\$14,275	\$14,275	Work complete
MN 1-9	Hi-Rise Parking adjacent to Wellstone Center	1450	Lump	\$34,921	\$34,921	\$34,921	\$34,921	\$34,921	Work complete
	Replace family area parking lot signs	1450	Lump	\$0	\$0	\$0	\$0	\$0	Work complete

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105							Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Rev. June 27, 2007	Rev. Sept, 26, 2007	Rev. Oct 23, 2007	Total Actual Cost		Status of Work	
							Funds Obligated 9/30/07	Funds Expended 9/30/07		
Dunedin Hi-rise	Dunedin Hi-rise exterior metal painting	1460	1 bldg	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	Work complete	
MN 1-9	Test hi-rise corridors for asbestos	1460	lump	\$575	\$575	\$575	\$575	\$575	Work complete	
Cleveland Hi-Rise	Exterior building caulking/repairs engineering fees	1430	lump	\$8,814	\$11,314	\$10,209	\$10,209	\$10,209	Work in progress	
MN 1-11	Cleveland Hi-Rise exterior metal painting	1460	1 bldg	\$1,925	\$1,925	\$1,925	\$1,925	\$1,925	Work complete	
	Exterior window/stucco caulking/repair	1460	1 bldg	\$168,970	\$197,593	\$208,845	\$208,845	\$1,151	Work in progress	
Iowa Hi-Rise	Sprinkler install/fire alarm system replacement	1460	144 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
MN 1-13	Engineering fees for sprinkler install, fire alarm replcm	1430	144 DU	\$50,242	\$50,242	\$49,979	\$49,979	\$33,025	Work on hold	
	Sprinkler fire alarm contingency	1502	144 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
Wilson Hi-Rise	Boiler room roof slab engineering fees	1430	187 DU	\$1,290	\$1,290	\$1,055	\$1,055	\$1,055	Work in progress	
MN 1-14	Replace fuel oil storage tanks	1450	187 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
	Building exterior painting	1460	1 bldg	\$3,445	\$7,775	\$6,476	\$6,476	\$6,476	Work complete	
	Floor and wall covering replacement	1460	1 bldg	\$6,309	\$5,950	\$5,950	\$5,950	\$5,950	Work complete	
	Boiler room roof slab repairs	1460	1 bldg	\$80,000	\$83,200	\$83,450	\$83,450	\$57,181	Work in progress	
Front Hi-Rise	Exterior building concrete/caulking repairs	1460	151 DU	\$197,947	\$197,947	\$197,947	\$197,947	\$197,947	Work complete	
MN 1-15	Exterior bldg repairs contingency	1502	151 DU	\$0	\$0	\$0	\$0	\$0		
Front HR	Exterior bldg consultant costs	1430	151 DU	\$28,104	\$28,104	\$28,104	\$28,104	\$27,104	Work complete	
	Front Hi-Rise exterior metal painting	1460	1 bldg	\$6,450	\$6,450	\$6,450	\$6,450	\$6,450	Work complete	
	Replace underground fuel storage tanks	1450	151 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
Ravoux Hi-Rise	Ravoux hi-rise exterior metal painting	1460	1 bldg	\$4,790	\$4,790	\$4,790	\$4,790	\$4,790	Work complete	
MN 1-16										
Wabasha Hi-Rise	Repair/modernize building exterior	1470	71 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
MN 1-17	Arch/engineering fees for building exterior work	1430	71 DU	\$0	\$0	\$0	\$0	\$0	Deferred to future years	
	Wabasha hi-rise roof repair w/ elevator mod.	1460	1 bldg	\$4,730	\$4,730	\$4,730	\$4,730	\$4,730	Work complete	
	Wabasha hi-rise exterior metal painting	1460	1 bldg	\$425	\$425	\$425	\$425	\$425	Work complete	
	Addition of elevator in existing shaft	1470	71 DU	\$33,475	\$34,183	\$34,162	\$34,162	\$34,162	See 04 CFP \$	
Montreal Hi-Rise	Temporary exterior envelope repair at Hi-Rise	1460	1 Bldg	\$19,309	\$19,309	\$19,309	\$19,309	\$19,309	Work complete	
MN 1-18	Montreal Hi-Rise exterior metal painting	1460	1 bldg	\$850	\$850	\$850	\$850	\$850	Work complete	
Exchange Hi-Rise	Exchange hi-rise exterior metal painting	1460	1 bldg	\$1,460	\$1,460	\$1,460	\$1,460	\$1,460	Work complete	
MN 1-19										
Edgerton Hi-rise	Edgerton hi-rise exterior metal painting	1460	1 bldg	\$2,025	\$2,025	\$2,025	\$2,025	\$2,025	Work complete	

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105						Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Rev. June 27, 2007	Rev. Sept, 26, 2007	Rev. Oct 23, 2007	Funds Obligated 9/30/07	Funds Expended 9/30/07	
MN 1-24	Edgerton hi-rise roof engineering fees	1430	1 bldg	\$9,550	\$9,550	\$9,550	\$9,550	\$9,550	See 06 CFP for roof \$
Hamline Hi-rise	Hamline Hi-rise exterior metal painting	1460	1 Bldg	\$1,930	\$1,930	\$1,930	\$1,930	\$1,930	Work complete
Seal Hi-Rise MN 1-27	Seal Hi-Rise exterior metal painting	1460	1 Bldg	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	Work complete
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.)	1460	50 DU	\$0	\$0	\$0	\$0	\$0	Less MN \$ below
	Modernization on vacancy	1406	60 DU	\$0	\$0	\$0	\$0	\$0	Less MN \$ below
	Scattered site operations costs	1406	60 DU	\$0	\$0	\$0	\$0	\$0	\$861,680
	Scattered site operations work (driveways, etc.)	1450	60 DU	\$0	\$0	\$0	\$0	\$0	\$561,269
	MN 1-20 Operating Costs	1406	1 DU	\$22,377	\$22,377	\$22,377	\$22,377	\$22,377	\$300,411
	MN 1-23 Operating Costs	1406	1 DU	\$17,887	\$17,887	\$17,887	\$17,887	\$17,887	
	MN 1-29 Operating Costs	1406	3 DU	\$142,495	\$142,495	\$142,495	\$142,495	\$142,495	\$392,474
	MN 1-29 Dwelling Unit costs	1460	0 DU	\$231	\$231	\$231	\$231	\$231	
	MN 1-30 Operating Costs	1406	2 DU	\$50,690	\$50,690	\$50,690	\$50,690	\$50,690	\$300,411
	MN 1-31 Operating Costs	1406	2 DU	\$129,957	\$129,957	\$129,957	\$129,957	\$129,957	\$92,063
	MN 1-32 Operating Costs	1406	4 DU	\$17,137	\$17,137	\$17,137	\$17,137	\$17,137	
	MN 1-33 Operating Costs	1406	1 DU	\$84,274	\$84,274	\$84,274	\$84,274	\$84,274	0.765429048
	MN 1-34 Operating Costs	1406	2 DU	\$117,565	\$117,565	\$117,565	\$117,565	\$117,565	
	MN 1-35 Operating Costs	1406	0 DU	\$2,462	\$2,462	\$2,462	\$2,462	\$2,462	\$861,680
	MN 1-37 Operating Costs	1406	2 DU	\$18,451	\$18,451	\$18,451	\$18,451	\$18,451	\$561,269
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$10,439	\$10,413	\$10,413	\$10,413	\$10,413	\$854,415
	Manager's Discretionary Paint Fund	1406	50 DU	\$151,491	\$151,491	\$151,491	\$151,491	\$151,491	\$1,415,684
	Improve emergency pullcords in hi-rises	1460	13 bldgs	\$9,371	\$8,415	\$8,097	\$8,097	\$6,063	
	DU Handicapped mod per resident request	1460	per req.	\$10,394	\$10,394	\$10,263	\$10,263	\$10,263	
	DU Handicapped mod per resident request	1406				\$131	\$131	\$131	
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$23,174	\$23,174	\$23,174	\$23,174	\$23,174	\$910,917
	Hi-Rise exterior metal painting	1460	lump sum	\$0	\$0	\$0	\$0	\$0	
	Mold and moisture corrections	1460	lump sum	\$2,846	\$3,292	\$2,815	\$2,815	\$2,815	
	Miscellaneous hi-rise roof repairs	1460	lump sum	\$63,461	\$63,461	\$63,461	\$63,461	\$63,461	Repairs only per consultant
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$135,902	\$146,063	\$143,563	\$143,563	\$143,563	Work in progress
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$129,992	\$159,430	\$157,162	\$157,162	\$157,162	Work in progress
	Paint playground equipment	1460	1 playgrd	\$0	\$0	\$0	\$0	\$0	
	Replace hi-rise community room furniture	1475	3 hi-rises	\$39,021	\$39,021	\$39,021	\$39,021	\$39,021	Work complete
	Replace Hi-Rise boilers (1 Bldg/yr)	1470	1 bldg.	\$190,333	\$190,333	\$190,333	\$190,333	\$190,333	See Central hot water httrs
	Replace/upgrade trash chute doors in hi-rises	1460	16 bldg	\$72,500	\$72,500	\$72,500	\$72,500	\$0	Work in progress

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150105					Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Actual Cost			Status of Work		
				Rev. June 27, 2007	Rev. Sept, 26, 2007	Rev. Oct 23, 2007	Funds Obligated 9/30/07	Funds Expended 9/30/07	
	PHA Board retreat	1406	lump sum	\$5,422	\$2,122	\$2,122	\$2,122	\$2,122	
Management	Protective Services (ACOP, central security/parking	1406	lump sum	\$452,744	\$452,744	\$452,744	\$452,744	\$452,744	Includes 1-5 OT costs
Improvements	Computer software	1408	lump sum	\$44,991	\$44,991	\$44,991	\$44,991	\$44,991	
	Computer hardware	1475	lump sum	\$50,820	\$50,820	\$50,820	\$50,820	\$50,820	
	Resident Initiatives - salaries	1408	hourly	\$112,361	\$112,361	\$112,361	\$112,361	\$112,361	
	Resident Initiatives - benefits	1408	hourly	\$31,007	\$31,007	\$31,007	\$31,007	\$31,007	
	Hi-Rise Resident Council Training	1408	lump sum	\$0	\$0	\$0	\$0	\$0	
	Family Resident Council Training	1408	lump sum	\$0	\$0	\$0	\$0	\$0	
	Resident Training and employment	1408	as req.	\$272	\$272	\$272	\$272	\$272	
	Interpreter fees	1408	hourly	\$0	\$0	\$0	\$0	\$0	
	Security Training Program	1408	lump sum	\$36,011	\$36,011	\$40,767	\$40,767	\$40,767	
	Janitorial Training Program	1408	lump sum	\$123,700	\$123,700	\$126,344	\$126,344	\$126,344	
	Youth Employment Program	1408	lump sum	\$0	\$0	\$0	\$0	\$0	
Administrative	Non Tech Salaries	1410	hourly	\$176,859	\$176,859	\$176,859	\$176,859	\$176,859	Increased to cover costs
Costs	Tech Salaries	1410	hourly	\$251,109	\$251,109	\$251,109	\$251,109	\$251,109	
	Employee benefits	1410	hourly	\$114,915	\$114,915	\$114,915	\$114,915	\$114,915	
	Legal fees	1410	lump sum	\$0	\$0	\$0	\$0	\$0	
	Advertising Bids	1410	lump sum	\$6,169	\$6,169	\$6,169	\$6,169	\$6,169	
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
Contingency		1502	lump sum	\$22,919	\$0	\$0	\$0	\$0	
	FFY 2005 Total CFP			\$8,079,514	\$8,079,514	\$8,079,514	\$8,079,514	\$7,690,852	\$388,662
					\$0		100.00%	95.19%	\$607,258
							\$0	\$7,516,450	-\$218,596
								-\$174,402	

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP)**

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Aug 17, 2007		Sep. 30, 2005	Aug 17, 2009		Mar 31, 2007	
Roosevelt Homes MN 1-2	Aug 17, 2007		Apr 30, 2007	Aug 17, 2009			
Mt. Airy MN 1-3	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009			
Central Duplexes MN 1-5	Aug 17, 2007		March 30, 2006	Aug 17, 2009			
Valley Hi-Rise MN 1-6	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009		Jan 31, 2007	
Neill & West Side Duplexes MN 1-7	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009		Jan 31, 2007	
Dunedin Family MN 1-9	Aug 17, 2007		March 30, 2006	Aug 17, 2009		Jan 31, 2007	
Cleveland Hi-Rise MN 1-11	Aug 17, 2007		Apr 30, 2007	Aug 17, 2009			

Annual Statement/Performance and Evaluation Report

**Capital Fund Program (CFP)
Part III: Implementation Schedule**

PHA Name: Public Housing Agency of Saint Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Iowa Hi-Rise MN 1-13	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009			
Wilson Hi-Rise MN 1-14	Aug 17, 2007	NA	Jul 30, 2007	Aug 17, 2009			
Front Hi-Rise MN 1-15	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009		Mar 30, 2007	
Ravoux Hi-Rise MN 1-16	Aug 17, 2007		March 30, 2006	Aug 17, 2009		Dec. 31, 2006	
Wabasha Hi-Rise MN 1-17	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009		Jun 30, 2007	
Montreal Hi-Rise MN 1-18	Aug 17, 2007		Jun 30, 2006	Aug 17, 2009		Dec. 31, 2006	
Exchange Hi-Rise MN 1-19	Aug 17, 2007		Jun 30, 2006	Aug 17, 2009		Dec. 31, 2006	
Edgerton Hi-Rise MN 1-24	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009			
Hamline Hi-Rise MN 1-26	Aug 17, 2007		Sep 30, 2006	Aug 17, 2009		Dec. 31, 2006	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)**

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number CFP Grant No. MN46P00150106	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 9/30/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Rev. Feb. 28, 2007	Rev. June 27, 2007	Rev. Sept. 26, 2007	Rev. Oct. 23, 2007		Total Actual Cost	
							%	Obligated 9/30/07
1	Total non-CFP Funds							
2	1406 Operations	\$ 1,492,893	\$ 1,612,171	\$ 1,440,397	\$ 1,487,197	19.27%	\$ 1,214,227	\$ 1,151,969
3	1408 Management Improvements	\$ 297,232	\$ 297,231	\$ 313,896	\$ 324,652	4.21%	\$ 324,652	\$ 299,182
4	1410 Administration	\$ 623,653	\$ 623,653	\$ 651,851	\$ 717,519	9.30%	\$ 716,921	\$ 716,921
5	1411 Audit	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	0.03%	\$ 2,500	\$ 2,500
6	1415 Liquidated Damages						\$ -	\$ -
7	1430 Fees and Costs	\$ 39,625	\$ 55,678	\$ 86,344	\$ 59,710	0.77%	\$ 59,489	\$ 28,766
8	1440 Site Acquisition						\$ -	\$ -
9	1450 Site Improvement	\$ 70,284	\$ 196,006	\$ 160,599	\$ 156,322	2.03%	\$ 80,419	\$ -
10	1460 Dwelling Structures	\$ 4,423,562	\$ 4,698,679	\$ 4,662,745	\$ 4,542,964	58.86%	\$ 3,781,875	\$ 3,410,166
11	1465.1 Dwelling Equipment—Nonexpendable						\$ -	\$ -
12	1470 Nondwelling Structures	\$ 70,000	\$ 130,079	\$ 290,825	\$ 340,344	4.41%	\$ 330,344	\$ 103,728
13	1475 Nondwelling Equipment	\$ 85,000	\$ 85,000	\$ 87,334	\$ 87,230	1.13%	\$ 83,001	\$ 45,843
14	1485 Demolition						\$ -	\$ -
15	1490 Replacement Reserve						\$ -	\$ -
16	1492 Moving to Work Demonstration						\$ -	\$ -
17	1495.1 Relocation Costs						\$ -	\$ -
18	1499 Development Activities						\$ -	\$ -
19	1501 Collaterization or Debt Service						\$ -	\$ -
20	1502 Contingency	\$ 11,597	\$ 17,441	\$ 21,947	\$ -	0.00%	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,116,346	\$ 7,718,438	\$ 7,718,438	\$ 7,718,438	100.00%	\$ 6,593,428	\$ 5,759,075
22	Amount of line 21 Related to LBP Activities	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 100,000	\$ 100,000
23	Amount of line 21 Related to Section 504 compliance	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000		\$ 15,000	\$ 15,000
24	Amount of line 21 Related to Security – Soft Costs	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000
25	Amount of Line 21 Related to Security – Hard Costs							
26	Amount of line 21 Related to Energy Conservation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 50,000	\$ 50,000

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name:		Grant Type and Capital Fund Program Grant No: MN46P00150106						Federal FY of Grant: 2006	
Public Housing Agency of the City of St. Paul									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity				Total Actual Cost		Status of Work
				Rev. June 27, 2007	Rev. Sept. 26, 2007	Rev. Oct. 23, 2007	Funds Obligated 9/30/07	Funds Expended 9/30/07	
McDonough	A/E fees for modernization	1430	580 DU	\$31,125	\$46,877	\$15,643	\$15,643	\$15,643	See 2007 \$.
MN 1-1	1-1 Modern. Phase 3, Part 1 (38 DU)	1460	38 DU	\$3,214,959	\$3,139,768	\$3,139,203	\$3,139,203	\$3,104,929	Work in progress
	1-1 Modern. Phase 3, Part I, change orders	1460	38 DU	\$0	\$0	\$0	\$0	\$0	
	1-1 Modern. misc. costs @ 3% (moves, LBP abate)	1406	38 DU	\$84,000	\$125,000	\$136,382	\$136,382	\$128,697	Work in progress
	Repair roofs that can't wait for modernization	1460	4 DU	\$15,000	\$15,000	\$13,410	\$13,410	\$13,410	Work complete
Roosevelt Homes	Correct wet basements	1460	12 DU	\$0	\$0	\$0	\$0	\$0	See 2005 CFP
MN 1-2	HVAC replacement at Community Center	1470	1 bldg	\$60,079	\$69,379	\$92,328	\$92,328	\$80,728	See add \$ in 2005 CFP
Mt. Airy Family	Repair cap blocks, retaining walls, trash enclosures	1450	20 Bldgs	\$135,000	\$122,850	\$122,850	\$65,369	\$0	
MN 1-3	Replace family area steel porch columns	1460	75 DU	\$75,000	\$75,000	\$75,000	\$0	\$0	
	Hi-Rise boiler equipment improvements	1470			\$125,556	\$152,126	\$152,126	\$0	Work in progress
	Replace family area fences	1450			\$12,150	\$15,050	\$15,050	\$0	Work in progress
Central Duplexes	Family Duplex Mod Phase IV (Carrol/St. Albans site0	1460	6 DU	\$170,642	\$175,164	\$182,141	\$182,141	\$175,164	Work complete
MN 1-5	Family duplex exterior mod arch/engineering fees	1430	6 DU	\$0	\$0	\$0	\$0	\$0	See 2005 CFP budget for \$
	Hi-Rise boiler equipment improvements	1470			\$13,659	\$13,659	\$13,659	\$0	Work in progress
	Community Room roof engineering fees	1430			\$4,300	\$4,300	\$4,300	\$4,300	Work complete
	Community Room roof replacement	1470			\$23,000	\$23,000	\$23,000	\$23,000	Work complete
	Family duplex site work	1450	6 DU	\$25,000	\$0	\$0	\$0	\$0	Work deferred to future
	After hours officer charges	1406	lump sum	\$0	\$0	\$1,260	\$1,260	\$1,260	See ACOP line item below
Valley Hi-Rise	Repair brick at stairwells	1460	1 bldg	\$0	\$0	\$0	\$0	\$0	See 2005 CFP budget for \$
MN 1-6	Community room improvements (mold abatement)	1460			\$5,300	\$5,300	\$5,300	\$5,300	Work complete
Iowa Hi-Rise	Engineering fees for roof replacement	1430	1 bldg	\$5,000	\$20,614	\$24,814	\$24,814	\$7,514	Work on hold - pending EIFS
MN 1-13	Replace tower and community room roofs	1460	1 bldg	\$150,000	\$150,000	\$150,000	\$0	\$0	Work on hold - pending EIFS
	Engineering fees for stucco repair/replacement	1430	1 bldg	\$10,000	\$10,000	\$0	\$0	\$0	See 2007 CFP \$.
Wilson Hi-Rise	Boiler equipment improvements	1470	1 bldg		\$28,335	\$28,335	\$28,335	\$0	Work in progress
MN 1-14									
Front Hi-Rise	Exterior building concrete/caulking repairs	1460	151 DU	\$12,957	\$12,957	\$12,957	\$12,957	\$12,957	Work complete
MN 1-15	Replace underground fuel storage tanks	1450	151 DU	\$0	\$0	\$0	\$0	\$0	Defer to future years
Ravoux Hi-Rise	Engineering fees for stucco repair on bldg exterior	1430	220 DU	\$5,000	\$0	\$0	\$0	\$0	Work performed by staff
MN 1-16	Boiler equipment improvements	1460			\$49,495	\$49,495	\$49,495	\$0	Work in progress

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name:		Grant Type and Capital Fund Program Grant No: MN46P00150106							Federal FY of Grant: 2006	
Public Housing Agency of the City of St. Paul										
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Rev. June 27, 2007	Rev. Sept. 26, 2007	Rev. Oct. 23, 2007	Total Actual Cost		Status of Work	
							Funds Obligated 9/30/07	Funds Expended 9/30/07		
Wabasha Hi-Rise MN 1-17	Repair/modernize building exterior Elevator consultant warranty inspection fee	1470 1430	71 DU 71 DU	\$0 \$500	\$0 \$500	\$0 \$500	\$0 \$500	\$0 \$0	Defer to future years Waiting for warranty expiration	
Edgerton Hi-Rise MN 1-24	Replace hi-rise roof	1460	1 bldg	\$156,200	\$156,200	\$156,200	\$156,200	\$79,700	Work complete	
Seal HR, MN 1-27	Elevator consultant warranty inspection fee Boiler equipment improvements	1430 1470	1 bldg	\$553	\$553 \$20,896	\$553 \$20,896	\$553 \$20,896	-\$470 \$0	Waiting for warranty expiration Work in progress	
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.) Modernization on vacancy	1406 1406	50 DU 60 DU	\$130,333 \$158,424	\$92,663 \$112,635	\$66,683 \$81,056	\$0 \$0	\$0 \$0	\$423,775 \$247,217	
	Scattered site operations costs	1406	60 DU	\$158,424	\$112,635	\$81,056	\$0	\$0		
	Scattered site property site work (driveways, etc.)	1450	15 DU	\$36,006	\$25,599	\$18,422	\$0	\$0		
MN 1-20	MN 1-20 Scattered site Operations costs	1406	lump sum	\$0	\$1,950	\$1,950	\$1,950	\$1,950	\$423,775	
MN 1-23	MN 1-23 Scattered site Operations costs	1406	lump sum	\$0	\$32,289	\$41,779	\$41,779	\$38,079		
MN 1-29	MN 1-29 Scattered site Operations costs	1406	lump sum	\$50,896	\$71,018	\$100,847	\$100,847	\$87,013	\$343,532	
MN 1-30	MN 1-30 Scattered site Operations costs	1406	lump sum	\$38,111	\$43,748	\$43,748	\$43,748	\$43,748	\$247,217	
MN 1-31	MN 1-31 Scattered site Operations costs	1406	lump sum	\$45,624	\$51,129	\$52,234	\$52,234	\$50,054	71.96%	
MN 1-32	MN 1-32 Scattered site Operations costs	1406	lump sum	\$0	\$300	\$300	\$300	\$0		
MN 1-33	MN 1-33 Scattered site Operations costs	1406	lump sum	\$35,297	\$69,934	\$87,215	\$87,215	\$82,915	\$670,992	
MN 1-34	MN 1-34 Scattered site Operations costs	1406	lump sum	\$4,716	\$6,774	\$28,172	\$28,172	\$16,903		
MN 1-37	MN 1-37 Scattered site Operations costs	1406	lump sum	\$13,161	\$50,318	\$67,530	\$67,530	\$62,630		
Agency Wide	Manager's Discretionary Paint Fund	1406	50 DU	\$125,000	\$125,000	\$125,000	\$97,361	\$83,771		
	Capital Fund Program blueprints & drawing costs	1430	lump sum	\$3,500	\$3,500	\$2,000	\$1,779	\$1,779	See 2007 CFP \$	
	DU Handicapped mod per resident request	1460	per req.	\$12,000	\$12,000	\$2,000	\$1,763	\$1,763	See 2007 CFP \$	
	DU Handicapped mod per resident request	1406	lump sum	\$3,000	\$3,000	\$750	\$490	\$490	See 2007 CFP \$	
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$70,000	\$70,000	\$70,000	\$56,577	\$0		
	Moisture control and corrections	1460	4 DU	\$42,000	\$36,700	\$1,500	\$490	\$0		
	Miscellaneous hi-rise roof repairs/replacements	1460	lump sum	\$120,000	\$120,000	\$95,000	\$56,569	\$6,283	See Edgerton & Iowa roof lines	
	Engineering fees for hi-rise roof replacements	1430	lump sum	\$0	\$0	\$11,900	\$11,900			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$175,000	\$175,000	\$175,000	\$37,972	\$145		
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000	\$100,000	\$100,000	\$9,120	\$7,142		
	Family area exterior painting (includes exterior metal ptg)	1406	586 DU	\$235,000	\$11,819	\$11,819	\$11,819	\$11,819		
	Family area exterior painting (includes exterior metal ptg)	1460			\$223,181	\$211,908	\$31,828	\$3,373		
	Carbon monoxide sensors	1460	480 DU	\$75,000	\$75,000	\$75,000	\$0	\$0		
	Replace hi-rise community room furniture	1475	3 hi-rises	\$40,000	\$42,334	\$42,230	\$42,230	\$5,072		
	Replace hi-rise trash chute doors	1470	8 hi-rises	\$60,000	\$0	\$0	\$0	\$0		

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages (CFP Eval 10-17-07 102307CFPevalw3final.xls)

PHA Name:		Grant Type and							Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150106							2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Rev. June 27, 2007	Rev. Sept. 26, 2007	Rev. Oct. 23, 2007	Total Actual Cost		Status of Work	
							Funds Obligated 9/30/07	Funds Expended 9/30/07		
	Replace/repair Hi-Rise boilers	1460	lump sum	\$309,921	\$71,980	\$28,850	\$28,850	\$0		
	Security improvements	1470	lump sum	\$10,000	\$10,000	\$10,000	\$0	\$0		
Management	Protective Services (ACOP, central security/parking)	1406	lump sum	\$485,185	\$485,185	\$514,416	\$514,416	\$514,416		
Improvements	Computer software	1406	lump sum	\$45,000	\$45,000	\$45,000	\$28,724	\$28,224		
	Computer hardware	1475	lump sum	\$45,000	\$45,000	\$45,000	\$40,771	\$40,771		
	Resident Initiatives - salaries	1408	hourly	\$100,878	\$136,966	\$153,477	\$153,477	\$153,477		
	Resident Initiatives - benefits	1408	hourly	\$33,290	\$44,944	\$50,321	\$50,321	\$50,321		
	Hi-Rise Resident Council Training	1408	lump sum							
	Family Resident Council Training	1408	lump sum							
	Resident Training and employment	1408	as req.	\$5,063	\$5,063	\$0	\$0	\$0		
	Interpreter fees	1408	hourly	\$3,000	\$3,000	\$0	\$0	\$0		
	Security Training Program	1408	lump sum	\$30,000	\$19,022	\$16,644	\$16,644	\$16,644		
	Janitorial Training Program	1408	lump sum	\$125,000	\$104,901	\$104,210	\$104,210	\$78,740		
	Youth Employment Program	1408	lump sum	\$0	\$0	\$0	\$0	\$0		
									125556	
Administrative	Non Tech Salaries	1410	hourly	\$154,710	\$192,706	\$215,051	\$215,051	\$215,051	13659	
Costs	Tech Salaries	1410	hourly	\$308,563	\$289,626	\$321,352	\$321,352	\$321,352	28335	
	Employee benefits	1410	hourly	\$152,880	\$162,019	\$177,116	\$177,116	\$177,116	49495	
	Legal fees	1410	lump sum	\$2,000	\$2,000	\$0	\$0	\$0	20896	
	Advertising Bids	1410	lump sum	\$5,500	\$5,500	\$4,000	\$3,402	\$3,402	237941	
	Audit costs	1411	lump sum	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500		
Contingency		1502	lump sum	\$17,441	\$21,947		\$0	\$0	2969849	
	FFY 2006 Total CFP			\$7,718,438	\$7,718,438	\$7,718,438	\$6,593,428	\$5,759,075	\$834,353	
					\$0	\$0	92.70%	80.97%	\$1,015,107	

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP)**

Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150106 Replacement Housing Factor No:					2006
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Jul 17, 2008			Jul 17, 2010			
Roosevelt Homes MN 1-2	Jul 17, 2008		Feb 28, 2007	Jul 17, 2010			
Mt. Airy Family MN 1-3	Jul 17, 2008			Jul 17, 2010			
Central Duplexes MN 1-5	Jul 17, 2008		Aug 30, 2007	Jul 17, 2010			
Valley Hi-Rise MN 1-6	Jul 17, 2008		Jun 30, 2007	Jul 17, 2010		Jun 30, 2007	
Iowa Hi-Rise MN 1-13	Jul 17, 2008			Jul 17, 2010			
Wilson Hi-Rise MN 1-14	Jul 17, 2008		Aug 30, 2007	Jul 17, 2010			
Front Hi-Rise MN 1-15	Jul 17, 2008		Feb 28, 2007	Jul 17, 2010		Feb 28, 2007	

Annual Statement/Performance and Evaluation Report

**Capital Fund Program (CFP)
Part III: Implementation Schedule**

PHA Name: Public Housing Agency of Saint Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Ravoux Hi-Rise MN 1-16	Jul 17, 2008		Aug 30, 2007	Jul 17, 2010			
Wabasha Hi-Rise MN 1-17	Jul 17, 2008		Mar 30, 2007	Jul 17, 2010			
Edgerton Hi-Rise MN 1-24	Jul 17, 2008		Mar 30, 2007	Jul 17, 2010			
Seal Hi-Rise MN 1-27	Jul 17, 2008		Aug 30, 2007	Jul 17, 2010			
Scattered Site MN 1-29/37	Jul 17, 2008			Jul 17, 2010			
Agency Wide	Jul 17, 2008			Jul 17, 2010			
Management Improvements	Jul 17, 2008			Jul 17, 2010			
Administrative Costs	Jul 17, 2008			Jul 17, 2010			

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program Replacement Housing Factor (CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150106	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 30,730	\$ 33,330	\$ 30,730	\$ 30,730
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 30,730	\$ 33,330	\$ 30,730	\$ 30,730
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number CFP Grant No. MN46P00150107	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account				Total Actual Cost	
		Original	Rev. 10/23/07	%	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations	\$ 1,185,185	\$ 1,185,185	15.80%		
3	1408 Management Improvements	\$ 352,649	\$ 352,649	4.70%		
4	1410 Administration	\$ 685,645	\$ 685,645	9.14%		
5	1411 Audit	\$ 2,500	\$ 2,500	0.03%		
6	1415 Liquidated Damages	\$ -				
7	1430 Fees and Costs	\$ 53,500	\$ 96,042	1.28%		
8	1440 Site Acquisition	\$ -				
9	1450 Site Improvement	\$ 300,000	\$ 290,000	3.87%		
10	1460 Dwelling Structures	\$ 4,758,432	\$ 4,725,890	62.99%		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -				
12	1470 Nondwelling Structures	\$ -		0.00%		
13	1475 Nondwelling Equipment	\$ 85,000	\$ 85,000	1.13%		
14	1485 Demolition	\$ -				
15	1490 Replacement Reserve	\$ -				
16	1492 Moving to Work Demonstration	\$ -				
17	1495.1 Relocation Costs	\$ -				
18	1499 Development Activities	\$ -				
19	1501 Collaterization or Debt Service	\$ -				
20	1502 Contingency	\$ 80,000	\$ 80,000	1.07%		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,502,911	\$ 7,502,911	100.00%		
22	Amount of line 21 Related to LBP Activities	\$ 100,000	\$ 100,000			
23	Amount of line 21 Related to Section 504 compliance	\$ 15,000	\$ 15,000			
24	Amount of line 21 Related to Security – Soft Costs	\$ 20,000	\$ 20,000			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 50,000	\$ 50,000			

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and				Federal FY of Grant:		
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150107				2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original Budget	Budget Rev. 10/23/07	Total Actual Cost		Status of Work
						Funds Obligated	Funds Expended	
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$10,000	\$52,542			
	1-1 Modern. Phase 4, Part 1 (38 DU)	1460	38 DU	\$2,643,432	\$2,643,432			
	1-1 Modern. Phase 4, Part 1, contingency @ 3%	1502	38 DU	\$80,000	\$80,000			
	1-1 Modern. misc. costs @ 3% (moves, LBP abate)	1460	38 DU	\$80,000	\$80,000			
	Repair roofs that can't wait for modernization	1460	4 DU	\$15,000	\$15,000			
Mt. Airy Family MN 1-3	Repair rock faced block retaining walls @ parking lots.	1450	20 Bldgs	\$110,000	\$100,000			
Central Duplexes MN 1-5	Family Duplex Mod Phase V St. Anthony Site	1460	6 DU	\$525,000	\$525,000			
	Family duplex exterior mod arch/engineering fees	1430	6 DU	\$20,000	\$20,000			
Iowa Hi-Rise MN 1-13	Engineering fees for EIFS replacement/repair	1430	1 bldg	\$20,000	\$20,000			
	EIFS stucco replacement/repair	1460	1 bldg	\$140,000	\$140,000			
Wilson Hi-Rise MN 1-14	Replace underground fuel storage tanks	1450	1 bldg	\$75,000	\$75,000			
Front Hi-Rise MN 1-15	Replace underground fuel storage tanks	1450	1 bldg	\$75,000	\$75,000			
Ravoux Hi-Rise MN 1-16	Redash stucco panels on exterior of hi-rise	1460	1 bldg	\$0	\$0			
Wabasha Hi-Rise MN 1-17	Replace roof of hi-rise	1460	1 bldg	\$150,000	\$150,000			
	Install metal screen wall on roof	1460	1 bldg	\$100,000	\$100,000			
Montreal Hi-Rise MN 1-18	Second phase of exterior envelope repairs	1460	1 bldg	\$100,000	\$75,000			
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.)	1406	50 DU	\$150,000	\$150,000			
	Modernization on vacancy	1406	60 DU	\$200,000	\$200,000			
	Scattered site operations costs	1406	60 DU	\$200,000	\$200,000			
	Scattered site property site work (driveways, etc.)	1450	15 DU	\$40,000	\$40,000			
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500	\$3,500			
	Manager's Discretionary Paint Fund	1406	75 DU	\$150,000	\$150,000			

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Capital Fund Program Grant No: MN46P00150107				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original Budget	Budget Rev. 10/23/07	Total Actual Cost		Status of Work
						Funds Obligated	Funds Expended	
Agency Wide (continued)	DU Handicapped mod per resident request	1460	per req.	\$15,000	\$15,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$20,000	\$20,000			
	Moisture control and corrections	1460	4 DU	\$20,000	\$20,000			
	Miscellaneous hi-rise roof repairs/replacements	1460	lump sum	\$175,000	\$167,458			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000	\$100,000			
	Family area exterior painting	1460	400 DU	\$150,000	\$150,000			
	Carbon monoxide sensors	1460	480 DU	\$75,000	\$75,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$40,000	\$40,000			
	Replace/repair Hi-Rise boilers	1460	lump sum	\$250,000	\$250,000			
Management Improvements	Protective Services (ACOP, central security/parking)	1406	lump sum	\$485,185	\$485,185			
	Computer software	1408	lump sum	\$45,000	\$45,000			
	Computer hardware	1475	lump sum	\$45,000	\$45,000			
	Resident Initiatives - salaries	1408	hourly	\$110,967	\$110,967			
	Resident Initiatives - benefits	1408	hourly	\$36,619	\$36,619			
	Hi-Rise Resident Council Training	1408	lump sum	\$0	\$0			
	Family Resident Council Training	1408	lump sum	\$0	\$0			
	Resident Training and employment	1408	as req.	\$5,063	\$5,063			
	Interpreter fees	1408	hourly	\$0	\$0			
	Security Training Program	1408	lump sum	\$30,000	\$30,000			
	Janitorial Training Program	1408	lump sum	\$125,000	\$125,000			
	Youth Employment Program	1408	lump sum	\$0				
Administrative Costs	Non Tech Salaries	1410	hourly	\$170,558	\$170,558			
	Tech Salaries	1410	hourly	\$339,419	\$339,419			
	Employee benefits	1410	hourly	\$168,168	\$168,168			
	Legal fees	1410	lump sum	\$2,000	\$2,000			
	Advertising Bids	1410	lump sum	\$5,500	\$5,500			
	Audit costs	1411	lump sum	\$2,500	\$2,500			
Contingency		1502	lump sum	\$0	\$0			
FFY 2007 Total CFP				\$7,502,911	\$7,502,911	\$0	\$0	\$0
					\$0			
						0.00%	0.00%	

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP)**

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Sep 12, 2009			Sep 12, 2011			
Mt. Airy Homes MN 1-3	Sep 12, 2009			Sep 12, 2011			
Central Duplexes MN 1-5	Sep 12, 2009			Sep 12, 2011			
Iowa Hi-Rise MN 1-13	Sep 12, 2009			Sep 12, 2011			
Wilson Hi-Rise MN 1-14	Sep 12, 2009			Sep 12, 2011			
Front Hi-Rise MN 1-15	Sep 12, 2009			Sep 12, 2011			
Wabasha Hi-Rise MN 1-17	Sep 12, 2009			Sep 12, 2011			
Montreal Hi-Rise MN 1-18	Sep 12, 2009			Sep 12, 2011			

Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program Replacement Housing Factor (CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150107	Federal FY of Grant: 2007 (first increment)
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: __)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original		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	\$	31,012	\$	- \$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$	31,012	\$	- \$
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program Replacement Housing Factor (CFPRHF) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MN46R00150207	Federal FY of Grant: 2007 (second increment)
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: __)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	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	\$ 2,064	\$ -	\$ -	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 2,064	\$ -	\$ -	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP) Part I: Summary**

PHA Name: Public Housing Agency of the City of St. Paul	Grant Type and Number CFP Grant No. MN46P00150108	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	%	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 1,185,185	15.19%		
3	1408 Management Improvements	\$ 357,586	4.58%		
4	1410 Administration	\$ 685,645	8.79%		
5	1411 Audit	\$ 2,500	0.03%		
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 69,500	0.89%		
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 40,000	0.51%		
10	1460 Dwelling Structures	\$ 5,233,000	67.06%		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -			
12	1470 Nondwelling Structures	\$ -	0.00%		
13	1475 Nondwelling Equipment	\$ 90,000	1.15%		
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ -			
18	1499 Development Activities	\$ -			
19	1501 Collaterization or Debt Service	\$ -			
20	1502 Contingency	\$ 140,000	1.79%		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 7,803,416	100.00%		
22	Amount of line 21 Related to LBP Activities	\$ 100,000			
23	Amount of line 21 Related to Section 504 compliance	\$ 15,000			
24	Amount of line 21 Related to Security – Soft Costs	\$ 20,000			
25	Amount of Line 21 Related to Security – Hard Costs	\$ -			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 50,000			

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and				Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150108				2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original Budget	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
McDonough MN 1-1	A/E fees for modernization	1430	580 DU	\$10,000			
	1-1 Modern. Phase 4, Part 2 (28 DU)	1460	28 DU	\$3,000,000			
	1-1 Modern. Phase 4, Part 2, contingency @ 3%	1502	28 DU	\$90,000			
	1-1 Modern. misc. costs @ 3% (moves, LBP abate)	1460	28 DU	\$90,000			
	Repair roofs that can't wait for modernization	1460	6 Bldg	\$250,000			
	Replace MN 1-4/8a furnaces	1460	42 DU	\$132,000			
Mt. Airy Hi-Rise MN 1-3	Repair/tuckpoint brick on hi-rise	1460	1 Bldg	\$250,000			
West Side Duplex MN 1-7	Replace west side duplex kitchen cabinets	1460	16 DU	\$56,000			
	Cover west side duplex exterior trim	1430	16 DU	\$56,000			
Dunedin Hi-Rise MN 1-9	Repair hi-rise brick Phase II	1460	1 bldg	\$125,000			
	Repair/replace family area roofs	1460	1 bldg	\$75,000			
Cleveland Hi-Rise MN 1-11	Replace hi-rise roof	1460	1 bldg	\$250,000			
Iowa Hi-Rise MN 1-13	Prototype EIFS (stucco) repair	1460	1 bldg	\$150,000			
Exchange Hi-Rise MN 1-19	Repair post tension plugs and recaulk building	1460	1 bldg	\$100,000			
Scattered Sites MN 1-23-37	P-90 work (roofs, windows, siding, driveways, etc.)	1406	50 DU	\$150,000			
	Modernization on vacancy	1406	60 DU	\$200,000			
	Scattered site operations costs	1406	60 DU	\$200,000			
	Scattered site property site work (driveways, etc.)	1450	15 DU	\$40,000			
Agency Wide	Capital Fund blueprints and drawing costs	1430	lump sum	\$3,500			
	Manager's Discretionary Paint Fund	1406	75 DU	\$150,000			

Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name:		Grant Type and				Federal FY of Grant:	
Public Housing Agency of the City of St. Paul		Capital Fund Program Grant No: MN46P00150108				2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Original Budget	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
Agency Wide (continued)	DU Handicapped mod per resident request	1460	per req.	\$15,000			
	Hi-Rise Masonry repair @ various sites	1460	lump sum	\$20,000			
	Moisture control and corrections	1460	4 DU	\$20,000			
	Miscellaneous hi-rise roof repairs/replacements	1460	lump sum	\$75,000			
	Replace corridor carpet in 2 hi-rises	1460	2 hi-rises	\$200,000			
	Paint hi-rise hallways, doors & frames	1460	3 hi-rises	\$100,000			
	Carbon monoxide sensors	1460	480 DU	\$75,000			
	Replace hi-rise community room furniture	1475	3 hi-rises	\$40,000			
	Replace/repair Hi-Rise boilers	1460	lump sum	\$250,000			
Management	Protective Services (ACOP, central security/parking)	1406	lump sum	\$485,185			
Improvements	Computer software	1408	lump sum	\$50,000			
	Computer hardware	1475	lump sum	\$50,000			
	Resident Initiatives - salaries	1408	hourly	\$110,967			
	Resident Initiatives - benefits	1408	hourly	\$36,619			
	Hi-Rise Resident Council Training	1408	lump sum	\$0			
	Family Resident Council Training	1408	lump sum	\$0			
	Resident Training and employment	1408	as req.	\$5,000			
	Interpreter fees	1408	hourly	\$0			
	Security Training Program	1408	lump sum	\$30,000			
	Janitorial Training Program	1408	lump sum	\$125,000			
	Youth Employment Program	1408	lump sum	\$0			
Administrative	Non Tech Salaries	1410	hourly	\$170,558			
Costs	Tech Salaries	1410	hourly	\$339,419			
	Employee benefits	1410	hourly	\$168,168			
	Legal fees	1410	lump sum	\$2,000			
	Advertising Bids	1410	lump sum	\$5,500			
	Audit costs	1411	lump sum	\$2,500			
Contingency		1502	lump sum	\$50,000			
FFY 2008 Total CFP				\$7,803,416	\$0	\$0	\$0
					0.00%	0.00%	

**Annual Statement/Performance and Evaluation Report for FFY08 Agency Plan
Capital Fund Program (CFP)**

Part III: Implementation Schedule

PHA Name: Public Housing Agency of the City of St. Paul		Grant Type and Number Capital Fund Program Grant No: MN46P00150108 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	90% of Funds Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
McDonough MN 1-1	Sep 12, 2010			Sep 12, 2012			
Mt. Airy Homes MN 1-3	Sep 12, 2010			Sep 12, 2012			
Central Duplexes MN 1-5	Sep 12, 2010			Sep 12, 2012			
Iowa Hi-Rise MN 1-13	Sep 12, 2010			Sep 12, 2012			
Wilson Hi-Rise MN 1-14	Sep 12, 2010			Sep 12, 2012			
Front Hi-Rise MN 1-15	Sep 12, 2010			Sep 12, 2012			
Wabasha Hi-Rise MN 1-17	Sep 12, 2010			Sep 12, 2012			
Montreal Hi-Rise MN 1-18	Sep 12, 2010			Sep 12, 2012			

Annual Statement/Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Public Housing Agency of the City of St. Paul					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
MN 1-1		\$ 3,311,000	\$ 3,311,000	\$ 3,523,000	\$ 3,523,000
McDonough					
MN 1-2		\$ 101,574	\$ 106,186	0	\$ -
Roosevelt					
MN 1-3		\$ 30,000	\$ 450,000	\$ 200,000	\$ 200,000
Mt. Airy					
MN 1-5		\$ -	\$ -	\$ -	\$ 250,000
Central Hi-Rise					
MN 1-6		\$ -	\$ -	\$ -	\$ -
Valley Hi-Rise					
MN 1-7		\$ -	\$ -	\$ 40,000	\$ -
Neill Hi-Rise					
MN 1-8A		\$ -	\$ -	\$ -	\$ -
McDonough, 2nd Ed					
MN 1-9		\$ -	\$ 65,000	\$ -	\$ -
Dunedin Hi-Rise				\$ -	\$ -
MN 1-10		\$ -	\$ -	\$ -	\$ -
Mt. Airy, 2nd Ed				\$ -	\$ -
MN 1-11		\$ 150,000	\$ -	\$ -	\$ -
Cleveland Hi-Rise				\$ -	\$ -
MN 1-13		\$ 900,000		\$ -	\$ -
Iowa Hi-Rise					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Public Housing Agency of the City of St. Paul					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	Annual Statement				
MN 1-14		\$ -	\$ -	\$ -	\$ -
Wilson Hi-Rise					
MN 1-15		\$ -	\$ -	\$ -	\$ -
Front Hi-Rise					
MN 1-16		\$ -	\$ -	\$ 750,000	\$ -
Ravoux Hi-Rise					
MN 1-17		\$ -	\$ 165,000	\$ -	\$ 450,000
Wabasha Hi-Rise					
MN 1-18		\$ 50,000	\$ -	\$ 250,000	\$ -
Montreal Hi-Rise					
MN 1-19		\$ 100,000	\$ -	\$ -	\$ -
Exchange Hi-Rise					
MN 1-24		\$ -	\$ -	\$ -	\$ -
Edgerton Hi-Rise					
MN 1-26		\$ -	\$ 650,000	\$ -	\$ -
Hamline Hi-Rise					
MN 1-27		\$ 75,000	\$ 65,000	\$ -	
Seal Hi-Rise					
MN 1-29/37		\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Scattered Site					
CFP Funds Listed for 5-year planning		Cont. Next Page	Cont. Next Page	Cont. Next Page	Cont. Next Page
Replacement Housing Factor Funds					

