

**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)

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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.

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**Streamlined Annual PHA Plan for Fiscal**  
**Year: 2008**

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

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

### Streamlined Annual PHA Plan Agency Identification

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

**PHA Fiscal Year Beginning:** (mm/yyyy) *10/2008*

**PHA Programs Administered**

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

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

Number of S8 units: *1,466*

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

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

**PHA Plan Contact Information:**

Name: *Carol Schultz*    Phone: *(218) 529-6338*  
TDD: *(218) 529-6321*    Email (if available): *cschultz@duluthhousing.com*

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 2007**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies – N/A – *page 4*
- 903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs *page 5*
- 903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership *page 8*
- 903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs *page 9*
- 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. *page 10*
- X VAWA Statement (and other information required by HUD) *page 11***
- 6. Supporting Documents Available for Review *page 2*
  
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report *File Attachment mn003a01*
- 8. Capital Fund Program 5-Year Action Plan *File Attachment mn003b01*

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

**Form HUD-50070, Certification for a Drug-Free Workplace:**

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

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

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

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

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

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

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

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

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

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

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

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

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

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

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

4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

*Harbor Highlands, Phase II (42 units) is currently under construction with an estimated completion date of August 8, 2008. This phase includes 17 public housing rentals, 12 affordable tax credit rentals, and 13 market rate rentals. A child care center is also being constructed on site. Occupancy of the development will be completed during the first part of the plan year.*

*Harbor Highlands, Phase III (41 units) will add an additional 15 public housing rentals, 16 affordable tax credit rentals, and 10 market rate rentals. The infrastructure for this phase has been under construction as of March 2008 and vertical construction commenced May, 2008. A new Community Center will also be built during Phase III construction. We expect Phase III to be fully complete by the late Spring of 2009 so marketing and occupancy will occur during the plan year. We expect the existing Copeland Community Center to be demolished in the Summer or Fall of 2009, once the new community center is completed.*

*Harbor Highlands, Phase IV (estimated at 38 units) is expected to begin construction during the plan year, in the Fall of 2008. This phase will add an estimated additional 15 public housing rentals, an estimated additional 15 affordable tax credit rental units, and an estimated additional 8 market rate rental.*

*The first phase of The Seasons at Harbor Highlands homeownership units as planned will provide 17 affordable homeownership opportunities; construction timing will be dependent upon market conditions, costs, and other factors. Once built, the HRA plans to follow with additional units as sales progress. We have already been in the marketing phase of these opportunities but have not proceeded yet with construction. Though a grand total of 54 affordable units and 50 market rate homeownership units are ultimately planned over all, market conditions and other factors will dictate precise timing and numbers.*

*As was the case with the previously completed Phases of rental construction, the HRA is providing our HOPE VI development partner, TCG, with a 75 year Ground Lease on the land where each of the mixed finance, mixed income rental units in various construction phases will be located. The land for each phase is leased for a nominal fee of \$10 per year. An application for disposition of the land connected with Harbor Highlands Phase IV is expected to be made prior to the plan year; this action was also included in our 2007 Agency Plan.*

*The agency completed its development of scattered-site units connected with the HOPE VI Revitalization Plan during Agency Plan Year 2007 and consequently does not expect to undertake any further such HOPE VI-related scattered-site development during the upcoming plan year with one possible exception; one single family scattered-site home may be developed with the \$185,795 we will be receiving in Fiscal Year 2008 under HUD's Housing Replacement Factor.*

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:

*Independent School District (ISD)709 has recently notified the HRA of its intent to acquire one of the HRA's public housing scattered-site properties, a single-family home located at 1018 N. 8<sup>th</sup> Avenue East (in new HUD Project Number MN003-001; formerly in MN 003-007) as part of a Grant Elementary School improvement project. The taking would be for a public purpose under the power of eminent domain. The HRA will seek HUD concurrence of any proposed Taking Agreement as required by HUD regulations and PIH Notice 2008-02, and intends to use the proceeds received from ISD 709 to either acquire or construct a suitable replacement unit. Such public housing development activity is likely to commence during the Plan year.*

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? *The current maximum is 10 participants which was established when the Section 8 Homeownership Program was first adopted in 2002-2003. The program was suspended for some time due to the national Section 8 funding crisis that began in the Spring of 2004 but then later reinstated. The HRA currently has 6 participants who have purchase homes with a Section 8 voucher and expects that it may reach the total of 10 participants in Fiscal Year 2008 based on those currently working toward a homeownership goal.. The extent of any potential increase to the current maximum of 10 participants will be dependent upon the long-term adequacy of the HRA's Section 8 Voucher Program funding as well as homebuyer demand and eligibility given the current market conditions.*

b. PHA-established eligibility criteria

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

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

*Implementation of this program has been on-going. The HRA also routinely makes referrals to the Northern Communities Land Trust for their permanently affordable homeownership program and will also make referrals to other affordable homebuyer programs that may emerge over the course of the 2008 fiscal year.*

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): ***Prospective Section 8 homebuyers receive pre-assistance counseling, training, and technical assistance from various local non-profit entities with many years of experience, such as Neighborhood Housing Services of Duluth, the Salvation Army, and Lutheran Social Services.***
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below)

***The HRA currently has 62 project based Section 8 Vouchers in use and also has an additional 7 project based vouchers that have been approved by the HRA Board (but with (HUD approval still pending awaiting additional information from the developer) for an acquisition/rehab development that is still in the predevelopment stage by the non-profit American Indian Community Housing Organization(AICHO) here in Duluth.***

***During the Plan Year, the HRA may also consider project-basing some Section 8 vouchers for potential use in developments (new construction or rehab) that may be undertaken by other local non-profit Community Housing Development Organizations (CHDOs) for special and/or underserved populations. There may also be some potential for additional project basing at our HOPE VI Harbor Highlands development as additional phases are constructed.***

***The total number of any such additional project-based vouchers to be considered in the Plan year will be carefully determined and the HRA will consider the needs of the existing tenant based Section 8 Voucher program waiting list and demand in any such determination. All***

***applicable HUD regulations at 24 CFR Part 983 governing the Project-Based Voucher Program will be followed if any solicitations for proposals are sought.***

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

***Number of Units: Up to an estimated 18 project based voucher awards are possible in the Plan Year, but any additions to the current project based voucher total of 69 will depend upon a number of factors, as indicated above.***

***Potential Census Tracts: Include, but are not limited to, Census Tracts 18 & 19.***

## **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 Duluth, MN***

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

The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

***The HRA is committed to continue to apply for HOME funds from the City to provide tenant-based rental assistance for homeless households to assist the City/County Plan to End Homelessness.***

***Continued implementation of the HRA's HOPE VI Revitalization Plan meets city goals regarding increased affordable housing and choice, as well as neighborhood revitalization.***

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

***Commitment of HOME funds to the HRA for the continuation of the tenant-based rental assistance for the homeless. The number to be served will depend upon the extent to which adequate funding is available. This program is part of the strategy of the City/County Plan to End Homelessness.***

*The City's Consolidated Plan also commits continuing support of the HRA's HOPE VI Revitalization Plans.*

**Additional Information Required By HUD:**

**1. VAWA Statement:**

*The following statement is included in this Plan, as it was in the 2007 Agency Plan, in compliance with the Violence Against Women Act (VAWA) per Section II.A. of the Federal Register notice of March 16, 200 and PIH Notices 2006-23 and 2006-42:*

*With regard to activities, services, or programs offered to child or adult victims of domestic violence, dating violence, sexual assault or stalking, the HRA of Duluth makes referrals to local providers for these and all related services, specifically: Faith Haven Shelter, and PAVSA (Program for Aid to Victims of Sexual Assault).*

**2. Substantive Changes Made to FY 2007 Agency Plan during the Plan Year:**

*The Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan were both modified to provide for HUD-permitted residency preferences in the selection of eligible applicants from the programs' respective waiting lists.*

*In addition, the Public Housing ACOP was modified to include a preference for the "near elderly" (defined by HUD as households whose head or spouse is at least 50 years of age but less than 62 years of age), in the selection of eligible applicants from the public housing waiting list.*

*Additionally, the HRA further modified its Section 8 Administrative Plan to provide a preference for up to four clients assisted by the New Beginnings supportive housing development in Two Harbors, in lieu of four project-based vouchers, for administrative ease.*

*The HRA also approved a modification to the Section 8 Administrative Plan to provide a preference for Section 8 vouchers to those participants currently receiving HOME -funded tenant based assistance who need to cycle off that program and on to Section 8 due to limitations in the City's HOME funding.*

**3. Other information:**

*In conjunction with the principles of asset management, the HRA has contracted with a professional consulting firm to conduct a thorough real estate analysis of TriTowers, its largest public housing high rise. The results of the analysis will be in the review stage during the 2008 Agency Plan year. Action steps, if any, that would be contemplated following the*

*review are unknown at this point, but could potentially entail the necessity of a submission of an application to the HUD Special Applications Center.*

## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
N/A	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in	Annual Plan: Eligibility,

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section __8(y)___ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <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

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

<i>All Capital Fund required documents are on separate attachments to the Agency Plan</i>								







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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 7-31-08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	195,494.90	195,494.90	195,494.90	195,494.90
3	1408 Management Improvements	5,000.00	0	0	0
4	1410 Administration	195,494.90	195,494.90	195,494.90	195,494.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	121,341.60	69,628.73	69,628.73	69,628.73
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	911,870.68	932,270.68	932,270.68	888,776.78
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000.00	35,553.22	35,553.22	35,553.22
14	1485 Demolition	100,746.92	100,746.92	100,746.92	100,746.92
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	400,000.00	425,759.65	425,759.65	425,759.65
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,954,949.00	1,954,949.00	1,954,949.00	1,911,455.10
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MN46P003006 TRI-TOWERS	Elevator Upgrades	1460	3	350,000.00	757,350.00	757,350.00	704,077.75	Awarded
MN46P003010 KING MANOR	Energy Performance Contract Payback	1485	Lump Sum	100,746.92	100,746.92	100,746.92	100,746.92	Complete
	Skywalk Upgrades	1460	1	100,000.00	-0-	-0-	-0-	Moved to 06
MN46P003014 Mid Towne Manor II	Replace Window	1460	1 bldg	461,870.68	174,920.68	174,920.68	174,920.68	Complete
HA-Wide	OPERATION	1406	LS	195,494.90	195,494.90	195,494.90	195,494.90	Complete
HA-Wide	Training	1408	LS	5,000.00	-0-	-0-	-0-	
HA-Wide	Salaries to administer grant	1410	LS	195,494.90	195,494.90	195,494.90	195,494.90	Complete
	Arch/Eng Fees	1430		121,341.60				
MN46P003011	Arch/Eng for Hazardous Mat Testing - 1507 Woodland	1430			5,293.15	5,293.15	5,293.15	Complete
MN46P003006	Arch/Eng for Elevator work	1430			30,520.25	30,520.25	26,370.25	Ongoing
MN46P003010	Arch/Eng for Skywalk work	1430			11,300.00	11,300.00	11,300.00	Complete
	Arch for 504 E. 14 <sup>th</sup> St. Drawings	1430			22,515.33	22,515.33	22,515.33	Complete
	Computer Hardware	1475	1 pc.	25,000.00	281.16	281.16	281.16	Complete
	Start of purchasing Vehicles to be completed in 06	1475	2	0	35,272.06	35,272.06	35,272.06	Complete

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HRA of Duluth, Minnesota			Grant Type and Number Capital Fund Program Grant No: MN46P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	HOPE VI REPLACEMENT HOUSING	1499	5	400,000.00	425,759.65			
MN3-26	Development Budget of \$768,253.12 for 3 new units to replace units demolished under HOPE VI <b><u>Obligation/Expense Detail 50105</u></b> GF Reimburse \$930.36 Plat Search \$393.00 Legal Fees \$1,571.89 <b><u>Total Development Cost</u></b> <b><u>Breakdown by Grant</u></b> CFP 50103 - \$420,652.00 CFP 50203 - \$25,835.31 CFP 50104 - \$318,870.56 CFP 50105 - \$2,895.25	1499	3			2,895.25	2,895.25	Complete

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

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

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

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

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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota		Grant Type and Number Capital Fund Program: MN46P00350106			Federal FY of Grant: 2006
Original Annual Statement Performance and Evaluation Report for Period Ending: 6-30-08		Revised Annual Statement (revision no 2) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original REV 1	Revised REV 2	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	164,800.00	164,800.00	164,800.00	164,800.00
3	1408 Management Improvements	5,000.00	1,585.73	1,585.73	1,585.73
4	1410 Administration	164,800.00	164,800.00	164,800.00	164,800.00
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	125,000.00	104,428.00	104,428.00	102,863.30
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	708,506.00	897,322.44	897,322.44	542,273.71
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	55,000.00	14,613.44	14,613.44	14,613.44
14	1485 Demolition	100,748.00	100,748.00	100,748.00	100,748.00
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	324,152.00	199,708.39	199,708.39	199,708.39
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,648,006.00	1,648,006.00	1,648,006.00	1,290,698.47
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				

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
HOPE VI ACTIVITIES	<p>MN. 3-28 Development Budget of \$598,503.54 for 2 new units to replace units demolished under HOPE VI  <u>Obligation/Expense Detail 50106</u>            Construction \$85,524.64; Testing Services \$10,144.60; O/E Report \$75.00  <u>Total MN. 3-28 Development Cost</u>  <u>Breakdown by Grant</u>            CFP 50203 - \$1,805.90            CFP 50105 - \$422,864.40            CFP 50106 - \$95,744.24            CFP 50106 RH - \$78,089.00</p> <hr/> <p>MN. 3-30 Development Budget of \$203,591.15 to acquire one unit at 631 Swan Lake Road to replace units demolished under HOPE VI  <u>Obligation/Expense Detail 50106</u>            Option \$500.00; Appraisal \$350.00, Survey \$976.15; 631 Swan Lake \$99,851.96; Misc. \$2,286.04  <u>Total 3-30 Development Cost</u>  <u>Breakdown By Grant</u>            CFP 50106 - \$103,964.15            CFP 50107 RH - \$99,627.00</p>	1499	2	324,152.00	199,708.39	199,708.39	199,708.39	Complete

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003002 Grandview Manor	Roof Upgrades	1460	1	150,000.00	158,285.00	158,285.00	158,285.00	Complete

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003005 Ramsey Manor	Reside Mechanical Penthouse	1460	1	75,000.00	65,965.00	65,965.00	65,965.00	Complete
	Public Space Upgrades	1460	1	0	<u>52,259.91</u> 118,224.91	<u>52,259.91</u> 118,224.91		Awarded – Moved from 50107

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003006 Tri-Towers	Elevator Upgrades (continued)	1460	3	300,000.00	-0-	0	0	Work completed in 50105 Grant

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003010 King Manor	Repairs Second Street Entry/Skywalk	1460	1	\$183,506.00	332,800.00	332,800.00	0	Awarded
	Energy Performance Contract Payback/Demolition/Disposal/Audit	1485	All	<u>100,748.00</u>	<u>100,748.00</u>	<u>100,748.00</u>	<u>100,748.00</u>	Complete
	TOTAL MN. 3-10 King Manor			<u>\$284,254.00</u>	<u>433,548.00</u>	<u>433,548.00</u>	<u>100,748.00</u>	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003014 Midtowne Manor II	Upgrade Public Spaces	1460	I	0	288,012.53			Awarded – Moved up from 50107

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	
MN46P003 ET AL	<u>Operations</u>	1406	All	164,800.00	164,800.00	164,800.00	164,800.00	Complete
	<u>Management Improvements (Capital Fund Training)</u>	1408	All	5,000.00	1,585.73	1,585.73	1,585.73	Complete
	<u>Non Technical Salaries and Fringe Benefits</u>	1410	All	164,800.00	164,800.00	164,800.00	164,800.00	Complete
	<u>Architectural/Engineering Fees</u> Ramsey Penthouse Residing \$18,000 Reroofing of Grandview \$16,300 King Manor Skywalk \$33,908 Public Space Upgrades \$29,020 Midtowne I Elevators \$7,200	1430	All	125,000.00	104,428.00	97,228.00	87,983.06	Ongoing
	<u>Computer Hardware</u>	1475	All	25,000.00	12,887.08	12,887.08	12,887.08	Complete
	<u>Vehicle For CF Inspections</u>	1475	All	30,000.00	1,726.36	1,726.36	1,726.36	Complete
	TOTAL MN46P003 HA Wide Activities				514,142.00	450,227.17	443,027.17	433,782.23

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350106 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	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program #: MN46P00350106 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MN46P003 – HOPE VI Activities	7-17-08		10-31-07	7-17-10		10-31-07	
MN46P003002 Grandview Manor	7-17-08		5-31-07	7-17-10		1-31-08	
MN46P003005 Ramsey Manor	7-17-08		1-31-07	7-17-10		8-31-07	
MN46P003006 Tri- Towers	7-17-08		8-31-07	7-17-10		8-31-07	All Work obligated with 50105 funds.
MN46P003010 King Manor	7-17-08		12-31-07	7-17-10			
MN46P003 ET AL Agency Wide	7-17-08			7-17-10			
MN46P003014 Midtowne Manor II	7-17-08						



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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46P00350107	Federal FY of Grant: 2007
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Original Annual Statement Performance and Evaluation Report for Period Ending: 7-31-08  
 Reserve for Disasters/ Emergencies Revised Annual Statement (revision no) Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations	\$157,336.00	157,336.00	157,336.00	157,336.00
3	1408 Management Improvements	\$5,000.00	5,000.00	0	0
4	1410 Administration	\$157,336.00	157,336.00	118,002.00	118,002.00
5	1411 Audit	0	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$115,285.00	115,285.00	292.83	292.83
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	170,000.00	170,000.00	0	0
10	1460 Dwelling Structures	783,406.00	783,406.00	160,008.12	68,384.04
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	\$115,000.00	115,000.00	70,864.48	26,645.16
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	70,000.00	70,000.00	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,573,363.00	1,573,363.00	506,503.43	370,660.03
21	Amount of line 20 Related to LBP Activities	200,000.00	200,000.00	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security	93,406.00	93,406.00	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0			

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

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

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Hope VI Activities	Hope VI Activities – Replace Housing	1499	To be determined	\$70,000.00	\$70,000.00			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-2 Grandview Manor	Upgrade Public Space Furniture	1475	All	\$30,000.00	24,552.00	13,805.00		Awarded
	Upgrade Security System	1460	All	<u>\$10,000.00</u>	<u>10,000.00</u>			
	TOTAL MN. 3-2 Grandview Manor			\$40,000.00	\$34,552.00	\$13,805.00		

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-4 Midtowne Manor I	Replace domestic Hot Water Heater	1460	1	25,000.00	23,186.29	13,683.85	13,693.88	Complete
	Public Space Upgrades	1460	All	100,000.00	100,000.00	94,221.93	54,690.16	Awarded
	Replace Public Space Furniture	1475	All	0	18,116.80	18,116.80	0	Awarded
	Upgrade Security Systems	1460	All	19,203.00	19,203.00	0	0	Out For Bids
	Resurface Parking Lot	1450	1	<u>35,000.00</u>	<u>35,000.00</u>	<u>0</u>	<u>0</u>	
	TOTAL MN. 3-4 Midtowne Manor I				179,203.00	197,319.00	126,032.61	68,384.04

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-5 Ramsey Manor	Upgrade Public Spaces	1460	All	\$55,000.00	55,000.00	17,014.60		Awarded
	Upgrade Public Space Furniture	1475	All	20,000.00	20,000.00	7,780.00		Awarded
	Upgrade Security Systems	1460	1	<u>\$10,000.00</u>	<u>10,000.00</u>			
	TOTAL MN. 3-5 Ramsey Manor			\$85,000.00	\$85,000	24,794.60		

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-6 Tri-Towers	Resurface Parking Lot	1450	1	100,000.00	100,000.00	0	0	
	Elevator Upgrades Continued	1460	3	0	1,813.71	1,813.71	0	
	Upgrade Security System	1460	All	<u>25,000.00</u>	<u>25,000.00</u>	0	0	
	TOTAL MN. 3-6 Tri-Towers			125,000.00	<u>126,813.71</u>	<u>\$1,813.71</u>		

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-10 King Manor	Upgrade Security Systems	1460	All	10,000.00	10,000.00	0		
	Repair Second Street Entry/Skywalk	1460	1	0	24,679.07	24,679.07		
	TOTAL MN. 3-10 King Manor			<u>10,000.00</u>	<u>\$34,679.07</u>	<u>\$24,679.07</u>		

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

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

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

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

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. 3-14 Midtowne Manor II	Upgrade Hallways/Public Spaces	1460	14 floors	310,000.00	285,320.93	8,584.93	0	Awarded
	Upgrade Public Space Furniture	1475	All	40,000.00	27,331.20	15,463.00	15,463.00	Awarded
	Upgrade Security Systems	1460	All	19,203.00	19,203.00	0	0	Out For Bids
	Resurface Parking Lot	1450	1	<u>35,000.00</u>	<u>35,000.00</u>	<u>0</u>	<u>0</u>	
	TOTAL MN. 3-14 Midtowne Manor II				<u>404,203.00</u>	<u>404,203.00</u>	<u>24,047.93</u>	<u>15,463.00</u>

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350107 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN. ET AL Agency Wide Activities	Operations	1406	All	157,336.00	157,336.00	157,336.00	157,336.00	Complete
	Management Improvements (Training)	1408	All	5,000.00	5,000.00	0	0	Ongoing
	Administration (Non-Technical Salaries/Fringe Benefits For Administration of this Program)	1410	All	157,336.00	157,336.00	118,002.00	118,002.00	Ongoing
	Architectural/Engineering Fees For Work Items Contained in Year 2 Etc of the 5 Year Action Plan)	1430	All	115,285.00	115,285.00	292.83	292.83	Ongoing
	Computers	1475	All	<u>25,000.00</u>	<u>25,000.00</u>	<u>11,182.16</u>	<u>11,182.16</u>	Ongoing
	TOTAL MN. ET AL Agency Wide Activities			459,957.00	459,957.00	\$286,812.99	\$286,812.99	

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

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

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

<b>PHA Name:</b> Housing and Redevelopment Authority of Duluth, Minnesota	<b>Grant Type and Number</b> Capital Fund Program: MN46P00350108	<b>Federal FY of Grant:</b> 2008
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Original Annual Statement <b>X</b>	Revised Annual Statement
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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	0			
2	1406 Operations	170,438.00			
3	1408 Management Improvements	20,000.00			
4	1410 Administration – Fee to COCC	170,438.00			
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	125,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	1,218,504.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	1,704,380.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350108 Replacement Housing Factor #:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350108 Replacement Housing Factor #:			Federal FY of Grant: 2008			
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	
AMP 1 (294) Scattered Site Units	Replace Siding on MN. 3-20 Units	1460	25 Units – 14 Buildings	400,000.00				
	Replace Roofs and Paint Siding on MN. 3-17 Units	1460	26 Units – 13 Buildings	218,504.00				
	Operations	1406	Lump Sum	155,438.00				
	Management Improvements (Training)	1408	Lump Sum	5,000.00				
	Fee to COCC	1410	Lump Sum	47,722.64				
	Architectural/Engineering Fees	1430	Lump Sum	40,000.00				
	<b>TOTAL AMP 1 \$866,664.64</b>							

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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350108 Replacement Housing Factor #:			Federal FY of Grant: 2008			
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	
AMP 2 – 248 Hi-Rise Units – Grandview Manor, Ramsey manor and King Manor	Operations	1406	Lump Sum	5,000.00				
	Management Improvements (Training)	1408	Lump Sum	5,000.00				
	Fee to COCC	1410	Lump Sum	40,393.80				
	<b>TOTAL AMP 2 \$50,393.80</b>							

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350108 Replacement Housing Factor #:			Federal FY of Grant: 2008			
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	
AMP 3 289 Hi-Rise Units – Tri-Towers	Operations	1406	Lump Sum	5,000.00				
	Management Improvements (Training)	1408	Lump Sum	5,000.00				
	Fee to COCC	1410	Lump Sum	47,211.33				
	<b>TOTAL AMP 3 <u>\$57,211.33</u></b>							



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

PHA Name: HRA of Duluth, Minnesota		Grant Type and Number Capital Fund Program MN46P00350108 Replacement Housing Factor #:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	



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

PHA Name: Housing and Redevelopment Authority of Duluth, Minnesota	Grant Type and Number Capital Fund Program: MN46R00350108	Federal FY of Grant: 2008
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xOriginal Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/ Emergencies Revised Annual Statement (revision no) Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			0
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Mod Used for Development Activities	185,795.00			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	185,795.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			





**8. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name HRA of Duluth, Minnesota				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: <b>2009</b> PHA FY: <b>2009</b>		Activities for Year: <u>3</u> FFY Grant: <b>2010</b> PHA FY: <b>2010</b>		

**8. Capital Fund Program Five-Year Action Plan**

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>Sec</b>						
<b>Annual</b>	AMP1	Operations Management Imp. Training Fee to COCC	155,438.00 5,000.00 47,722.64	AMP 1	Operations Management Imp. Training Fee to COCC Kitchen Upgrades (FMH) Arch/Engineer Fees	155,438.00 5,000.00 47,722.64 250,000.00 40,000.00
<b>Statement</b>	AMP 2	Replace Spalling Brick (MN. 3-5) Operations Management Imp. Training Fee to COCC Arch/Engineering Fees	850,000.00 5,000.00 5,000.00 40,393.80 62,500.00	AMP 2	Replace Interior Doors Closet & Entry(GVM) Replace Interior Doors - Closet & Entry (Ramsey) Operations Management Imp. Training Fee to COCC Arch/Engineer Fees	100,000.00 200,000.00 5,000.00 5,000.00 40,393.80 25,000.00



**8. Capital Fund Program Five-Year Action Plan**

Total CFP Estimated Cost	1,704,380.00			1,704,380.00
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Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost

**8. Capital Fund Program Five-Year Action Plan**

AMP 1	Operations Management Imp. Training Fee to COCC	155,438.00 5,000.00 47,722.64	AMP 1	Upgrade Bathrooms (FMH) Replace Flooring (FMH) Lead Paint/Hazardous Material Abate Operations Management Imp. Training Fee to COCC Arch/Engineer Fees	300,000.00 350,000.00 155,438.00 313,504.00 5,000.00 5,000.00 47,722.64 85,000.00
AMP 2	Replace Windows (GVM – 3-2) Patio Upgrades (GVM 3-2) Operations Management Imp. Training Fee to COCC Arch/Engineer Fees	300,000.00 68,504.00 5,000.00 5,000.00 40,393.80 50,000.00	AMP 2	Upgrade Bathrooms (3-10-KM) Operations Management Imp. Training Fee to COCC Arch/Engineer Fees	250,000.00 5,000.00 5,000.00 40,393.80 40,000.00

**8. Capital Fund Program Five-Year Action Plan**

AMP 3	Replace Interior Closet & Entry Doors (3-6 – TT)	450,000.00	AMP 3	Operations Management	5,000.00
	Operations	5,000.00		Imp. Training	5,000.00
	Management Imp.			Fee to COCC	47,211.33
	Training	5,000.00			
	Fee to COCC	47,211.33	AMP 4	Operations Management	5,000.00
	Arch/Engineer Fees	40,000.00		Imp. Training	5,000.00
AMP 4	Replace Kitchens	400,000.00		Fee to COCC	35,110.23
	Operations				
	Management Imp.				
	Training	5,000.00			
	Fee to COCC	35,110.23			
	Arch/Engineer Fees	35,000.00			