

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 Name: Mankato Economic Development Authority (EDA)

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: Mankato EDA

PHA Number: MN063

PHA Fiscal Year Beginning: 01/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 181
Number of S8 units: 425

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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: Patti Ziegler

Phone: 507 387-8623

TDD: MN Relay Service 800 627-3529

Email: pziegler@city.mankato.mn.us

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 2008
[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.
 - X 5.1 Statement addressing the Violence Against Women Act
- 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

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)]

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? 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.). The EDA plans to apply for the CFFP program to help repair Orness Plaza.

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:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below: The EDA will plan to replace 226 Hinckley St., a 4 bedroom public housing unit which is currently being disposed of.

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: The EDA will not require additional criteria, however we will specify that voucher holders complete the First Home Homebuyer Club program as the counseling component.

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

- EDA will provide Home Stretch and First Home educational programs.
- The EDA has obtained six million dollars of below market interest rate mortgage money for the use of voucher holders, public housing residents, and those employed in our county.
- The EDA will provide \$60,000 of zero percent deferred loans for downpayment assistance to be layered with \$187,500 in gap financing from the Greater Minnesota Housing Fund and another \$90,000 from the Minnesota Housing Finance Agency.
- The EDA has organized an Employer Assisted Housing Program where local employers have committed to provide downpayment assistance for employees who participate in EDA programs. These funds are matched dollar for dollar with grants from the Greater Minnesota Housing Fund.
- Local lenders, closing agents, attorneys, and builders have all agreed to lower their fees to reduce closing costs.
- The EDA will participate in the American Dream Downpayment Initiative when funds are available.
- The homeownership programs of the EDA have been chosen to participate in the State of Minnesota's Emerging Market Homeownership Initiative Pilot Program.
- The EDA is participating in a consortium of organizations across southern Minnesota to further emerging market homeownership goals.
- The EDA has held educational workshops regarding homeownership for the Islamic New Americans in our community.
- The EDA has held post purchase educational sessions.
- The EDA administers the Family Self-Sufficiency Program to help clients achieve their homeownership goals.
- The EDA partners with the Family Assets in Minnesota (FAIM) and the HOPE (for seriously and persistently mentally ill) programs to obtain downpayment assistance.
- The EDA has two staff members who are certified homebuyer counselors and certified Home Stretch educators.

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): We partner with Lutheran Social Service Consumer Credit Counseling, a HUD Housing Counseling Agency, to provide budgeting and credit repair services. Their certified credit counselors have over 15 years of experience.
 - Demonstrating that it has other relevant experience (list experience below): We have successfully moved 54 residents of subsidized housing into their first homes, 32 of these held vouchers, 14 are using or have used their vouchers to make house payments.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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: State of Minnesota
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (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. Homeownership opportunities provided to citizens of City/County, targeted to residents of assisted housing and emerging market families. Preference given to homeless. Nine units of supportive housing have been provided to disabled people who receive supportive services.
- Other: Our First Home Program has been approved as a member of the State's Emerging Market Homeownership Initiative.

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

- The EDA has secured downpayment assistance for first time homebuyer program participants. This \$15,000 deferred zero interest loan is leveraged by another \$3,000 provided by the EDA. Local employers also provide assistance to their employees who are home buyer program participants.
- The EDA has applied to DEED for funds to repair Orness Plaza.
- The EDA strives to eliminate homelessness by giving preference to homeless on our waiting lists.
- The EDA administers the Bridges program which provides a rental subsidy to mentally ill applicants who are waiting for their voucher assistance.
- The EDA helps to eliminate lead hazards by providing lead hazard grants to low income homeowners with funds from DEED. The HCV program HQS standards as well as SCDP regulations also work to abate these hazards.
- The Mankato EDA is applying for a Small Cities Development (SCDP) grant to rehabilitate the housing stock rented to low-income tenants or owned by low-income homeowners.

5.1 Statement Addressing the Violence Against Women Act

Violence against women per the act of 2005 is defined as:

- (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking;
- (2) Any activities, services, or programs provided or offered that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; and
- (3) Any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Mankato EDA has VAWA procedures in place. The Mankato EDA has printed materials available to tenants describing programs in the community designed to help victims as described above.

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
	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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Last 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
	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
	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	VAWA
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program Grant No: MN46P06350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	21,000			
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	25,000			
10	1460 Dwelling Structures	200,000			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	256,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Mankato EDA			Grant Type and Number Capital Fund Program No: MN46P06350108 Replacement Housing Factor No:				Federal FY of Grant: 2008
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	
HAW	9/13/10			9/13/12			
001	9/13/10			9/13/12			
002	9/13/10			9/13/12			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Mankato EDA				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
HAW		27,000	27,000	43,000	16,000
MN-63-1		209,000	214,000	213,000	120,000
MN-63-2		10,000	5,000		120,000
MN-63-6		10,000	10,000		
CFP Funds Listed for 5-year planning		256,000	256,000	256,000	256,000
Replacement Housing Factor Funds					

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P06350105 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement Performance and Evaluation Report for Period Ending: 11/30/2007			Reserve for Disasters/EmergenciesX Revised Annual Statement (revision no:3) Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision 2	Revision 3	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	9,840	10,293	10,293	10,293
3	1408 Management Improvements				
4	1410 Administration	0			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,700	19,093	19,093	19,093
8	1440 Site Acquisition				
9	1450 Site Improvement	235	235	235	235
10	1460 Dwelling Structures	197,949	201,103	201,103	201,103
11	1465.1 Dwelling Equip-nonexpendable	7,492	7,492	7,492	7,492
12	1470 Nondwelling Structures	34,000	34,000	34,000	12,400
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				
19	1501 Collateralization for Debt Service				
20	1502 Contingency				
21	Amount of Annual Costs (sum of lines 2-19)	272,216	272,216	272,216	250,616
22	Amount of line 21 related to LBP Activities				
23	Amount of Line 21 related to Sec. 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 enery conservation measures				

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

PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P06350105 Capital Fund Program 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 Proposed Work
				Revised 2	Revised 3	Funds Obligated	Funds Expended	
A/W	Operations	1406	LS	9,840	10,293	10,293	10,293	Completed
A/W	Administration,staff time to administerthis grant	1410	LS	0	0	0	0	Deleted
MN63-1	Fees and Costs, Orness appraisal,blg audit	1430	LS	22,700	19,093	19,093	19,093	Completed
MN63-1	Orness Plaza rehab: kitchen, community room, bathrooms, doors, fire alarm system, water heater, ceiling tiles,	1460	LS	0	0	0	0	Deleted
MN63-1	Roof Replacement contract \$255,845, \$195,450pd from 04 grant	1460	100	60,395	60,395	60,395	60,395	Completed
MN63-1	Unit Remodel	1460	2	62,181	65,335	65,335	65,335	In process
MN63-6	Unit Remodel	1460	2	75,373	75,373	75,373	75,373	Completed
MN63-1	Storage sheds	1470	20	21,600	21,600	21,600	0	In Process
MN63-2	Storage sheds	1470	6	12,400	12,400	12,400	12,400	Completed
MN63-1	Flooring	1460	3	0	0	0	0	Deleted
MN63-2	Flooring	1460	2	0	0	0	0	Deleted
HAW	Stoves, refrigerators	1465	10 each	7,492	7,492	7,492	7,492	Completed
HAW	Landscaping	1450	1	235	235	235	235	Completed
MN63-1	Seal Parking lot	1450	1	0	0	0	0	Deleted
MN63-1	Debt Service to rehab Orness Plaza	1501	LS	0	0	0	0	Deleted
Totals				272,216	272,216	272,216	250,616	

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

PHA Name: Mankato EDA	Grant Type and Number Capital Fund Program: MN46P06350105 Capital Fund Program Replacement Housing Factor Grant 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	
A/W	8/17/2007		7/31/2007	8/17/2009		12/5/2007	
MN63-1	8/17/2007		7/31/2007	8/17/2009			
MN63-2	8/17/2007		7/31/2007	8/17/2009		12/5/2007	
MN63-6	8/17/2007		7/31/2007	8/17/2009		12/5/2007	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P06350106 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
Original Annual Statement Performance and Evaluation Report for Period Ending:08/31/2007			Reserve for Disasters/EmergenciesX Revised Annual Statement (revision no:) 2 Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision #1	Revision #2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	35,000	34,002	0	0
3	1408 Management Improvements				
4	1410 Administration	0	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,185	17,185	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	5,000	0	0
10	1460 Dwelling Structures	173,002	175,000	68,665	68,665
11	1465.1 Dwelling Equip-nonexpendable				
12	1470 Nondwelling Structures	0	25,000	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Costs (sum of lines 2-19)	235,187	256,187	68,665	68,665
22	Amount of line 21 related to LBP Activities				
23	Amount of Line 21 related to Sec. 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 enery conservation measures				

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

PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P06350106 Capital Fund Program Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revsion #1	Revised #2	Funds Obligated	Funds Expended	
A/W	Operations	1406	LS	35,000	34,002	0	0	
A/W	Fees/Costs for remodeling work 63-1	1430	LS	17,185	17,185	0	0	
A/W	Administration staff time to administer this grant	1410	LS	21,000	0			
MN-63-1	Retaining wall Carney Ave.	1450	1	5,000	5,000	0	0	
MN-63-6	Unit Re-model	1460	1	7,352	0			
MN-63-6	Landscaping	1450	10	5,000	0			
MN-63-1	Unit remodel	1460	3	165,650	105,000	3,000	3,000	
MN-63-2	Unit remodel	1460	2	0	70,000	65,665	65,665	in process
MN-63-2	Sheds	1470	2	0	10,000	0	0	
MN-63-1	Sheds, garages	1470	3	0	15,000	0	0	
			TOTALS	256,187	256,187	68,665	68,665	

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

PHA Name: Mankato EDA	Grant Type and Number Capital Fund Program: MN46P06350106 Capital Fund Program Replacement Housing Factor Grant No:						Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Orginal	Revision #2	Actual	Orginal	Revision #2	Actual	
A/W	7/17/2008			7/17/2010			
MN-63-1	7/17/2008			7/17/2010			
MN-63-2	7/17/2008			7/17/2010			
MN-63-6	7/17/2008			7/17/2010			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P06350107 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
Original Annual Statement Performance and Evaluation Report for Period Ending: 08/31/2007			Reserve for Disasters/EmergenciesX Revised Annual Statement (revision no:) Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision #1	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	28,000	22,987	0	0
3	1408 Management Improvements				
4	1410 Administration	22,000	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	34,000	0	0
10	1460 Dwelling Structures	166,000	200,000	0	0
11	1465.1 Dwelling Equip-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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Costs (sum of lines 2-19)	249,000	256,987	0	0
22	Amount of line 21 related to LBP Activities				
23	Amount of Line 21 related to Sec. 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 enery conservation measures				

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

PHA Name: Mankato EDA		Grant Type and Number Capital Fund Program: MN46P16750107 Capital Fund Program Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated	Funds Expended	
HAW	Operations	1406	LS	28,000	22,987	0	0	
HAW	Administration, staff time to administer this grant	1410	LS	22,000	0	0	0	
MN063-01	Fees and Costs for Orness Repair	1430	LS	23,000	0	0	0	
MN063-01	Apartment Remodel	1460	3	129,808	120,000	0	0	
HAW	Landscaping	1450	LS	10,000	4,000	0	0	
MN063-02	Apartment Remodel	1460	2	22,620	80,000	0	0	
MN063-06	Apartment Remodel	1460	3	13,572	0	0	0	
MN063-02	Garages/Sheds	1450	2	0	30,000	0	0	
				TOTALS	256,987	256,987	0	0

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

PHA Name: Mankato EDA	Grant Type and Number Capital Fund Program: MN46P16750107 Capital Fund Program Replacement Housing Factor Grant No:						Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HAW	9/12/2009			9/12/2011			
MN-63-1	9/12/2009			9/12/2011			
MN-63-2	9/12/2009			9/12/2011			
MN-63-6	9/12/2009			9/12/2011			

Residents Advisory Board Meeting

October 18, 2007

Present at Meeting: Monica Stensby, Roxanne Johnson, Patti Ziegler, Jodi Hillesheim.
The meeting was called to order at 3:05 p.m.

Ms. Ziegler explained that the change in the EDA's fiscal year required that the annual plans be submitted again in less than twelve months. She then went on to explain the plan, the contents, and the expected activities coming in next year. These activities included the sale of the house at 226 Hinckley St., and the rehabilitation of Orness Plaza. The Blue Earth County Plan included the development of replacement units to be possibly located in Eagle Lake. Also discussed was how these annual plans were developed with the state's Consolidated Plan in mind, and they include the state's goals of homeownership, improving existing housing stock and employer assisted housing.

Ms. Stensby, the only resident in attendance, asked a few questions, mainly pertaining to her own housing situation. With no other questions pertaining to the annual plans, the meeting was adjourned at 3:20 p.m.