

**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:**

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

**PHA #: MN077**

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

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Albert Lea HRA

**PHA Number:** MN077

**PHA Fiscal Year Beginning:** 04/01/2008

**PHA Programs Administered:**

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

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

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

**PHA Plan Contact Information:**

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

**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)]

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[24 CFR 903.7(r)]

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

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

**B. Site-Based Waiting Lists – Coming Year**

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

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

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

## **2. Capital Improvement Needs**

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

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

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

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

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

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	<input type="checkbox"/> Revitalization Plan under development

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

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

#### 2. Program Description:

##### a. Size of Program

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

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

##### b. PHA-established eligibility criteria

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

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

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

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

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

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

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: **State of Minnesota**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (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.
    - A. Serving homeless persons:
      - I. The PHA collaborates with the Community Action Agency (CAA) and assists with finding temporary housing.

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

Other:

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

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

### **6. Violence Against Women Act (VAWA) of 2005**

The Admissions, Occupancy and Termination of Assistance Policies of the PHA are consistent with VAWA of 2005 in accordance with the following statements and directives:

- Being a victim of domestic violence, dating violence, or stalking, as these terms are defined in the VAWA of 2005 (hereafter collectively referred to as “abuse”), is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;
- Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other “good cause” for termination of assistance, tenancy, or occupancy rights of a victim of abuse; and
- Criminal activity directly relating to abuse, engaged in by a member or the tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or immediate member of the tenant’s family is the victim or threatened victim of that abuse.

## **7. 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>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
XX	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
XX	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
XX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
XX	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
XX	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
XX	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 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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Albert Lea HRA – PHA# MN077			Grant Type and Number Capital Fund Program Grant No: <b>MN46P077501-08</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2008</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2007 <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	11,749			
3	1408 Management Improvements				
4	1410 Administration	12,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	95,000			
10	1460 Dwelling Structures	65,000			
11	1465.1 Dwelling Equipment—Nonexpendable	57,000			
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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	240,749			
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	104,000			

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: <b>Albert Lea HRA</b>		Grant Type and Number Capital Fund Program Grant No: <b>MN46P077501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	*Key* SS=Scattered Sites SO=Shady Oaks (high-rise)							
HA-WIDE	Operations	1406	Lump Sum	11,749				
HA-WIDE	Administration	1410	Lump Sum	12,000				
MN077-001	Common area renovations, curb & parking renovations, plumbing/sewer rehab-SO	1450	Lump Sum	48,000				
MN077-001	Kitchen & bath renovations, unit rehabilitation-SO	1460	15 units	35,000				
MN077-001	Fridge and kitchen range replacement, misc. dwelling equipment replacement-SO	1465	15 units	15,000				
MN077-002	Roof replacement & insulation-SS	1450	15 units	47,000				
MN077-002	Kitchen & bath renovations, unit & foundation rehab-SS	1460	10 units	30,000				
MN077-002	Fridge & kitchen range replacement, CO2 unit installation per state statute, misc. dwelling equipment replacement.	1465	30 units	42,000				

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
<b>PHA Name: Albert Lea HRA</b>			<b>Grant Type and Number</b> Capital Fund Program No: <b>MN46P077501-07</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 2007</b>
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	
HA-WIDE	07/18/2010			07/18/2012			
MN077-001	07/18/2010			07/18/2012			
MN077-002	07/18/2010			07/18/2012			

## 9. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name <b>Albert Lea HRA</b>				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3	
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: <b>2009</b> PHA FY: <b>4/1/2009</b>	FFY Grant: <b>2010</b> PHA FY: <b>4/1/2010</b>	FFY Grant: <b>2011</b> PHA FY: <b>4/1/2011</b>	FFY Grant: <b>2012</b> PHA FY: <b>4/1/2012</b>
<b>**Key**</b> MN077-001=SO MN077-002=SS	Annual Statement				
<b>HA-WIDE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>85,000</b>
MN077-001		<b>165,749</b>	<b>164,000</b>	<b>167,000</b>	<b>33,749</b>
MN077-002		<b>75,000</b>	<b>76,749</b>	<b>73,749</b>	<b>122,000</b>
CFP Funds Listed for 5-year planning		<b>\$ 240,749</b>	<b>\$ 240,749</b>	<b>\$ 240,749</b>	<b>\$240,749</b>
Replacement Housing Factor Funds					

## 9. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: <b>2009</b> PHA FY: <b>4/1/2009</b>			Activities for Year: <u>3</u> FFY Grant: <b>2010</b> PHA FY: <b>4/1/2010</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	MN077-001	Unit rehabilitation, concrete work, misc. exterior site improvements, elevator improvements	25,000	MN077-001	Unit and common area renovations and rehab	30,000
<b>Annual</b>	MN077-001	Electrical system rehab, kitchen/bath rehab, common area renovations	25,000	MN077-001	Boiler system and electrical upgrades, kitchen/bath rehab, landscaping	28,000
<b>Statement</b>	MN077-001	Replacement of dwelling equipment	13,000	MN077-001	Replacement of dwelling equipment	4,500
	MN077-002	Unit rehabilitation, concrete work, misc. exterior site improvements	20,000	MN077-002	Unit rehabilitation and miscellaneous site improvements	26,749
	MN077-002	Electrical system rehab, kitchen/bath rehab, foundation repairs, roof replacement	40,000	MN077-002	Roof replacement, electrical system rehab, foundation repairs, kitchen/bath renovations	35,000
	MN077-002	Replacement of dwelling equipment	15,000	MN077-002	Replacement of dwelling equipment	15,000
	MN077-001	Replacement of air handling system - phase I	102,749	MN077-001	Replacement of air handling system - phase II	101,500
Total CFP Estimated Cost			<b>\$ 240,749</b>			<b>\$ 240,749</b>

## 9. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : <u>4</u> FFY Grant: 2011 PHA FY: 4/1/2011			Activities for Year: <u>5</u> FFY Grant: 2012 PHA FY: 4/1/2012		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
MN077-001	Unit and interior/exterior common area renovations and rehab	20,000	HA-WIDE	Replacement of maintenance vehicles	65,000
MN077-001	Kitchen/bath and unit rehab, landscaping	15,000	HA-WIDE	Office and meeting area renovations	20,000
MN077-001	Replacement of dwelling equipment	5,000	MN077-001	Unit rehabilitation and improvements	23,749
MN077-001	Replacement of air handling system - final phase	127,000	MN077-001	Replacement of dwelling equipment	10,000
MN077-002	Unit rehabilitation and miscellaneous site improvements	20,000	MN077-002	Unit rehab and miscellaneous site improvements	30,000
MN077-002	Roof replacement, electrical system rehab, foundation repairs, kitchen/bath renovations	35,749	MN077-002	Unit renovation to make adaptable to accessibility	80,000
MN077-002	Replacement of dwelling equipment	18,000	MN077-002	Replacement of dwelling equipment	12,000
Total CFP Estimated Cost		\$ 240,749			\$ 240,749

## Annual Statement/Performance and Evaluation Report

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program: MN46P077501-05 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision # 2	Revision # 3	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	12,000	12,000	12,000	12,000
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	5,000	3,205	3,205	0
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000	1,000	1,000	810
10	1460 Dwelling Structures	213,999	219,794	219,794	210,996.14
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	5,000	5,000	3,821.25
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	240,999	240,999	240,999	227,627.39
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	213,999	219,794	219,794	210,996.14

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

PHA Name: Albert Lea HRA		Grant Type and Number Capital Fund Program #: MN46P077501-05 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Revised # 2	Revised # 3	Funds Obligated	Funds Expended	
HA-WIDE	Architectural/engineering costs for plans to upgrade office/maintenance space.	1430	Lump Sum	5,000	3,205	3,205	0	Ongoing
MN077-002	Unit rehab including replacement of; decks, windows, siding, gutter, soffit and fascia, foundation rehab, interior renovations.	1460	Lump Sum	146,499	159,294	159,294	135,390.00	Ongoing
MN077-001	Window caulking and tuck pointing on high-rise property.	1460	Lump Sum	45,000	38,000	38,000	30,527.47	85% complete
MN077-002	Furnace, stove hood replacement, water heater replacement.	1460	4 units	10,000	10,000	10,000	9,573.22	Ongoing
MN077-002	Landscaping and clothes line repairs.	1450	10 units	5,000	1,000	1,000	810	Ongoing
MN077-001	High-rise generator and boiler/AC unit upgrades.	1460	Lump Sum	7,500	7,500	7,500	7,350.71	Complete
HA-WIDE	Grant administration.	1410	Lump Sum	12,000	12,000	12,000	12,000	Complete
MN077-001	Kitchen ranges.	1465	12 units	5,000	5,000	5,000	3,821.25	Ongoing
MN077-002	Miscellaneous rehab to SS exteriors.	1460	Lump Sum	5,000	5,000	5,000	5,000	Complete



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

<b>PHA Name: Albert Lea HRA</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>MN46P077501-06</b> Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2006</b>
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 01/10/2007      Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revised # 2	Revised # 3	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	2,500		
4	1410 Administration	12,000	12,000	12,000	12,000
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	12,000	7,000	3,476.83	3,476.83
10	1460 Dwelling Structures	149,430	142,825	112,438.57	112,438.57
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	6,605	6,604.72	6,604.72
12	1470 Nondwelling Structures	63,081	63,081	0	0
13	1475 Nondwelling Equipment	0	7,500		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	241,511	241,511	134,520.12	134,520.12
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	149,430	142,825		

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

PHA Name: <b>Albert Lea HRA</b>		Grant Type and Number Capital Fund Program #: <b>MN46P077501-06</b> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2006</b>		
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	
MN077-002	Unit rehabilitation including; replacement of kitchen/bath cabinets, interior doors, kitchen/bath/laundry tubs/sinks, foundation repairs.	1460	10 units	64,390	63,325	62,422	62,422	
MN077-002	Replacement of ranges, fridges.	1465	10 mix of	5,000	6,605	6,604.72	6,604.72	
MN077-001	Unit rehab into office/briefing area.	1460	Lump sum	35,000	30,000	17,558.41	17,558.41	
MN077-001-002	High-rise and Frank Ave. Landscaping.	1450	Lump sum	2,000	2,000	1,938.50	1,938.50	
MN077-001	High-rise shower-drain improvements/repairs.	1460	Lump sum	17,000	17,000	0	0	
MN077-001	High-rise curb stop repairs.	1450	Lump sum	5,000	0	0	0	
MN077-002	Scattered site roof repairs, replacement.	1460	7 units	30,000	30,000	30,000	30,000	
HA-Wide	Grant Administration	1410	Lump sum	12,000	12,000	12,000	12,000	
HA-Wide	Maintenance garage demolition and reconstruction.	1470	Lump sum	63,081	63,081	0	0	
MN077-001	High-rise patio upgrades, bench replacement, table replacement, concrete repair.	1450	Lump sum	5,000	5,000	1,529.50	1,529.50	
MN077-001	Replacement of water heaters & kitchen range hoods.	1460	4 units	2,500	2,500	2,458.16	2,458.16	
HA-WIDE	Computer equipment upgrades.	1475	Lump Sum	0	7,500	0	0	
HA-WIDE	Computer software upgrades.	1408	Lump Sum	0	2,500	0	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: <b>Albert Lea HRA</b>		Grant Type and Number Capital Fund Program #: <b>MN46P077501-07</b> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2007</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
Name/HA-Wide Activities	SS=Scattered Sites SO=Shady Oaks High-Rise			Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Administration	1410	Lump Sum	12,000		12,000	12,000	
MN077-001	Maintenance building demolition, new construction, landscaping. - SO	1450	1 site	80,924				
MN077-001	Improvements to exterior patio areas-SO	1450	Lump Sum	1,000				
MN077-001	General rehab of hallways and common areas and renovation of fire & energy related systems	1460	8 floors	20,000				
MN077-001	Fridge & kitchen range replacement-SO	1465	3 units	2,000				
MN077-002	Sewer main rehab-SS	1460	15 units	7,500				
MN077-002	Roof replacement & insulation-SS	1460	10 units	35,000				
MN007-002	General upgrades & rehab including; replacement of electrical fixtures, bath exhaust fans, sump pump replacement, general unit rehab.	1460	10 units	20,525				
MN077-002	CO2 unit installation per state statute-SS	1465	10 units	6,500				
MN077-002	Clothesline upgrades-SS	1450	8 units	2,000				
MN007-002	2 <sup>nd</sup> story window replacement, foundation rehab-SS	1460	10 units	25,000				
MN077-002	Driveway, landscaping, porch & deck rehab-SS	1450	3 units	10,000				
MN077-002	Furnace & water heater replacement-SS	1460	3 units	7,800				
MN077-002	Fridge & range replacement-SS	1465	4 units	6,000				
MN077-001	CO2 unit installation per state statute-SO	1465	1 building	2,500				
MN077-001	Hallway rehab-SO	1460	8 floors	2,000				

