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: 2009 PHA Name: St. Cloud

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: St. Cloud HRA **PHA Number:** MN038

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**

Number of public housing units: 291 Number of S8 units: Number of public housing units:
Number of S8 units: 838

☐ 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: Louise Reis Phone: 320-252-0880
TDD: Email (if available): lreis@stcloudhra.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 20
[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.

Financial Resources
Policies on Eligibility, Selection and Admissions
Rent Determination Policies
Operations and Management Policies
Grievance Procedures
Capital Improvement Needs
Demolition and Disposition
Designation of Housing
Conversions of Public Housing
Homeownership
Community Service Programs
Crime and Safety
Pets
Civil Rights Certifications (included with PHA Plan Certifications)
Audit
Asset Management

	.	

A. PHA PLAN COMPONENTS

☐ 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
☒ 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
☐ 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
☐ 4. Project-Based Voucher Programs
☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
☐ 6. Supporting Documents Available for Review
☐ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
☐ 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and
Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities*.

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

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

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   ☐ PHA main administrative office
   ☐ All PHA development management offices
   ☐ Management offices at developments with site-based waiting lists
   ☐ At the development to which they would like to apply
   ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]
Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. ☐ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to

service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

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

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

5. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

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

2. Program Description:

a. Size of Program
☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

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

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

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

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):
☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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:) access to apartment buildings within other neighborhoods

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Census Track #000901 – City of St. Cloud – have 37 project based vouchers.

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 St. Cloud, Minnesota

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

☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
☐ Other: (list below)

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

1 – providing affordable housing

2 – Fair Housing Training

3 – The St. Cloud HRA has VAWA procedures in place and printed materials available to tenants on programs available in the St. Cloud area designed to assist victims of domestic violence, per the Federal Register dated March 16, 2007 and PIH Notice 2006-23 and 2006-42.

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	*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*;	5 Year and Annual Plans
X	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
X	*Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan*.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ 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. ☒ 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. ☒ 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. ☒ 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	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 ☒ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. ☒ 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
X	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
	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
	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs ☒ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	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). ☒ 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 Only: Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

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

See Attached File.								

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

See Attached File.							

8. Capital Fund Program Five-Year Action Plan

See Attached File.

8. Capital Fund Program Five-Year Action Plan

						$

Total CFP Estimated Cost		$			$

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

PHA Name: St. Cloud HRA	Grant Type and Number Capital Fund Program Grant No: MN46P03850109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

__X__ Original Annual Statement
____ Performance and Evaluation Report for Period Ending:_____

___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	Revision #1	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$40,000.00			
3	1408 Management Improvements	$55,000.00			
4	1410 Administration	$42,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$15,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$10,000.00			
10	1460 Dwelling Structures	$253,000.00			
11	1465.1 Dwelling Equip-nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$5,000.00			
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)**	**$420,000.00**	**$0.00**	**$0.00**	**$0.00**
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 ReportCapital Fund Program
Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: St. Cloud HRA	Grant Type and Number Capital Fund Program Grant No: MN46P03850109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009

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	
MN038000001								
	Operations	1406	LS	$15,000		0	0	
	Mgmt Improvement	1408	LS	$15,000		0	0	
	Mgmt (inc. Admin)	1410	LS	$14,000		0	0	
	A & E Landscaping	1430	LS	$5,000		0	0	
	Computers	1475	1 Unit	$1,500		0	0	
	Exterior Painting	1460	LS	$26,000		0	0	
	Asbestos	1460	3 Units	$5,000		0	0	
	Plumbing	1460	1 Unit	$1,000		0	0	
	HVAC	1460	1 Unit	$4,000		0	0	
	Flooring	1460	LS	$5,000		0	0	
MN038000002								
	Operations	1406	LS	$12,000		0	0	
	Mgmt Improvement	1408	LS	$15,000		0	0	
	Mgmt (inc. Admin)	1410	LS	$14,000		0	0	
	A & E Landscaping	1430	LS	$5,000		0	0	
	Computers	1475	1 Unit	$2,000		0	0	
	Landscape, picnic tables, grilles, fence, trees	1450	2 Units	$10,000		0	0	
	Roofs, Windows,Sidewalks, Steps	1460	2 Units	$75,000		0	0	
	Flooring, Cabinets, Central A/C	1460	12 units	$40,000		0	0	
	Siding	1460	5 Units	$15,000		0	0	
	Roofing	1460	5 Units	$15,000		0	0	
	Plumbing	1460	1 Unit	$1,000		0	0	
	HVAC	1460	5 Units	$14,000		0	0	
	Project sign	1460	LS	$15,000		0	0	
MN038000003								
	Operations	1406	LS	$13,000		0	0	
	Mgmt Improvement	1408	LS	$25,000		0	0	
	Mgmt (inc. Admin)	1410	LS	$14,000		0	0	
	A & E Landscaping	1430	LS	$5,000		0	0	
	Computers	1475	1 Unit	$1,500		0	0	
	Flooring	1460	1 Unit	$15,000		0	0	
	Plumbing	1460	1 Unit	$15,000		0	0	
	HVAC	1460	12 Units	$7,000		0	0	
						0	0	
			TOTALS	**$420,000**	**0**	**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: St. Cloud HRA	**Grant Type and Number** **Capital Fund Program Grant No: MN46P03850109** **Replacement Housing Factor Grant No:**	**Federal FY of Grant: 2009**

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	
MN038000001	TBD			TBD			
MN038000002	TBD			TBD			
MN038000003	TBD			TBD			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA NAME: St Cloud HRA				**X Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1 2009	Work Statement for Year 2 FFY Grant:2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant:2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
	Annual Statement				
MN038000001		$120,000.00	$90,000.00	$90,000.00	$90,000.00
MN038000002		$250,000.00	$240,000.00	$240,000.00	$240,000.00
MN038000003		$50,000.00	$90,000.00	$90,000.00	$90,000.00
CFP Funds Listed for 5-year planning		$420,000.00	$420,000.00	$420,000.00	$420,000.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2010 PHA FY: 2010			Activities for Year: _3 FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	MN038000001	Parking Lot	$70,000.00	MN038000001	Stoves/Refrigerators	$10,000.00
Annual		Asbestos	$15,000.00		Roofing	$70,000.00
Statement		Landscaping	$35,000.00		Interior improvements	$10,000.00
	MN038000002	Landscaping	$ 35,000.00	MN038000002	Security System	$40,000.00
		Roofing	$45,000.00		Plumbing	$10,000.00
		Siding	$55,000.00		Windows	$45,000.00
		Sidewalks	$35,000.00		Driveways/Parking Lot	$50,000.00
		Interior Repairs	$55,000.00		Cabinets	$55,000.00
		HVAC	$25,000.00		Flooring	$40,000.00
	MN038000003	Landscaping	$ 15,000.00	MN038000003	Roofing	$60,000.00
		Asbestos	$15,000.00		Interior Renovations	$10,000.00
		HVAC	$20,000.00		Stoves/Refrigerators	$10,000.00
					Security System	$10,000.00
		Total CFP Estimated Cost	$420,000.00			$420,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :__4_ FFY Grant: 2012 PHA FY: 2012			Activities for Year _5__ FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
MN038000001	Exterior Painting	$65,000.00	MN038000001	Windows	$80,000.00
	Floor Covering	$20,000.00		Plumbing	$5,000.00
	Computers/Software	$3,000.00		Electrical	$5,000.00
	Security System	$2000.00			
MN038000002	Window Treatments	$30,000.00	MN038000002	Elevator	$60,000.00
	Flooring	$35,000.00		Countertops	$15,000.00
	Electrical Fixtures	$30,000.00		Decks/Patios	$15,000.00
	Plumbing fixtures	$35,000.00		Doors	$35,000.00
	Electrical	$35,000.00		Furniture	$35,000.00
	Plumbing	$30,000.00		Garages	$20,000.00
	Stoves	$30,000.00		Utilities	$25,000.00
	Refrigerators	$15,000.00		Insulation	$35,000.00
MN038000003	Flooring	$10,000.00	MN038000003	Electrical	$15,000.00
	Sidewalk/Paving	$60,000.00		Plumbing	$50,000.00
	Window Treatments	$20,000.00		Security System	$25,000.00
	Total CFP Estimated Cost	$420,000.00			$420,000.00

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

PHA Name: St. Cloud Housing & Redevelopment Authority	Grant Type and Number Capital Fund Grant Program No.: MN46P03850107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

____ Original Annual Statement
__X__ Performance and Evaluation Report for Period Ending: June 30, 2008

___Reserve for Disasters/Emergencies ____Revised Annual Statement (revision no:)_1__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	$40,000.00	$40,000.00	$40,000.00	$40,000.00
3	1408 Management Improvements	$34,000.00	$34,000.00	$10,651.87	$10,651.87
4	1410 Administration	$42,000.00	$42,000.00	$41,028.70	$41,028.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$5,000.00	$5,000.00	$578.86	$578.86
8	1440 Site Acquisition				
9	1450 Site Improvement	$25,000.00	$25,000.00	$0.00	$0.00
10	1460 Dwelling Structures	$254,287.00	$254,287.00	$198,480.14	$198,480.14
11	1465.1 Dwelling Equip-nonexpendable	$10,000.00	$10,000.00	$0.00	$0.00
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)**	**$410,287.00**	**$410,287.00**	**$290,739.57**	**$290,739.57**
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 ReportCapital Fund Program
Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: St. Cloud Housing & Redevelopment Authority		**Grant Type and Number** **Capital Fund Grant Program No.: MN46P03850107** **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	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406	LS	$40,000.00	$40,000.00	$40,000.00	$40,000.00	100%
HA-WIDE	Property Mgnt-Security Service	1408	LS	$34,000.00	$34,000.00	$10,651.87	$10,651.87	31%
HA-WIDE	Administration of Grant	1410	LS	$42,000.00	$42,000.00	$41,028.70	$41,028.70	97%
HA-WIDE	Architect/Engineering projects	1430	LS	$5,000.00	$5,000.00	$578.86	$578.86	11%
38-1	Lighting	1460	LS	$10,000.00	$10,000.00	$0.00	$0.00	0%
38-1	Boilers	1460	2 Units	$80,000.00	$5,000.00	$0.00	$0.00	0%
38-1	Flooring	1460	LS	$10,000.00	$1,000.00	$0.00	$0.00	0%
38-1	Appliances	1465	5 Units	$5,000.00	$5,000.00	$0.00	$0.00	0%
38-1	Asbestos Removal	1460	5 Units	$5,000.00	$5,000.00	$3,700.00	$3,700.00	75%
38-1	Interior Remodeling- Laundry	1460	1 Unit	$20,000.00	$20,000.00	$615.56	$615.56	3%
38-3	Elevators- Interior	1460	2 Units	$15,000.00	$5,000.00	$0.00	$0.00	0%
38-3	Boilers	1460	2 Units	$80,000.00	$8,000.00	$0.00	$0.00	0%
38-3	Asbestos Removal	1460	5 Units	$5,000.00	$5,000.00	$0.00	$0.00	0%
38-3	Appliances	1465	5 Units	$5,000.00	$5,000.00	$0.00	$0.00	0%
38-4	Interior Improvements-Flooring	1460	LS	$10,000.00	$1,000.00	$0.00	$0.00	0%
38-10	Exterior improvements- siding, Roofing & Decks	1460	12 Units	$19,287.00	$194,287.00	$194,164.58	$194,164.58	99%
38-10	Sidewalks & Parking Lot	1450	LS	$25,000.00	$25,000.00	$0.00	$0.00	0%
			TOTALS	**$410,287.00**	**$410,287.00**	**$290,739.57**	**$290,739.57**	70%

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

PHA Name: St. Cloud Housing & Redevelopment Authority	**Grant Type and Number** **Capital Fund Grant Program No.: MN46P03850107** **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	
HA wide- Operations	9/12/2009		10/31/2007	9/12/2011		10/31/2007	completed
HA wide- Property Mgnt-Security Service	9/12/2009			9/12/2011			
HA wide- Administration of Grant	9/12/2009			9/12/2011			
HA wide- Architect/Engineering projects	9/12/2009			9/12/2011			
MN038-1 Lighting	9/12/2009			9/12/2011			
MN038-1 Boilers	9/12/2009			9/12/2011			
MN038-1 Flooring	9/12/2009			9/12/2011			
MN038-1 Appliances	9/12/2009			9/12/2011			
MN038-1 Asbestos Removal	9/12/2009			9/12/2011			
MN038-1 Interior Remodeling- Laundry	9/12/2009			9/12/2011			
MN038-3 Elevators- Interior	9/12/2009			9/12/2011			
MN038-3 Boilers	9/12/2009			9/12/2011			
MN038-3 Asbestos Removal	9/12/2009			9/12/2011			
MN038-3 Appliances	9/12/2009			9/12/2011			
MN038-4 Interior Improvements-Flooring	9/12/2009			9/12/2011			
MN038-10 Exterior improvements- siding, Roofing & Decks	9/12/2009			9/12/2011			
MN038-10 Sidewalks & Parking Lot	9/12/2009			9/12/2011			

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

PHA Name: St. Cloud HRA	Grant Type and Number Capital Fund Program Grant No: MN46P03850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

____ Original Annual Statement
_X__ Performance and Evaluation Report for Period Ending: 6/30/08

___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	Revision	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$40,000.00		$0.00	$0.00
3	1408 Management Improvements	$55,000.00		$0.00	$0.00
4	1410 Administration	$40,000.00		$0.00	$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$15,000.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$10,000.00		$0.00	$0.00
10	1460 Dwelling Structures	$242,880.00		$0.00	$0.00
11	1465.1 Dwelling Equip-nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$10,000.00		$0.00	$0.00
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)**	**$412,880.00**	**$0.00**	**$0.00**	**$0.00**
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 ReportCapital Fund Program
Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: St. Cloud HRA	**Grant Type and Number** **Capital Fund Program Grant No: MN46P03850108** **Replacement Housing Factor Grant No:**	**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	
HA Wide	Operations	1406	LS	$40,000		0	0	0%
HA Wide	Mgmt (inc. Admin)	1410	LS	$40,000		0	0	0%
MN038000001								
	Mgmt Improvement	1408	LS	$15,000		0	0	0%
	A & E Landscaping	1430	LS	$5,000		0	0	0%
	Computers	1475	3 Units	$3,000		0	0	0%
	Flooring	1460	10 Units	$8,000		0	0	0%
	Asbestos	1460	3 Units	$5,000		0	0	0%
	Roofing	1460	1 Unit	$44,880		0	0	0%
	Elevator Interior	1460	2 Units	$18,000		0	0	0%
						0	0	0%
MN038000002								
	Mgmt Improvement	1408	LS	$15,000		0	0	0%
	A & E Landscaping	1430	LS	$5,000		0	0	0%
	Computers	1475	4 Units	$4,000		0	0	0%
	Parking Lot	1450	LS	$10,000		0	0	0%
	Siding	1460	2 Units	$5,000		0	0	0%
	Windows	1460	2 Units	$5,000		0	0	0%
	Cabinets	1460	5 Units	$5,000		0	0	0%
	Roofing	1460	5 Units	$15,000		0	0	0%
	Flooring	1460	10 Units	$8,000		0	0	0%
	Plumbing	1460	5 Units	$10,000		0	0	0%
	HVAC	1460	5 Units	$57,000		0	0	0%
MN038000003								
	Mgmt Improvement	1408	LS	$25,000		0	0	0%
	A & E Landscaping	1430	LS	$5,000		0	0	0%
	Computers	1475	3 Units	$3,000		0	0	0%
	Roofing	1460	1 Unit	$39,000		0	0	0%
	Flooring	1460	10 Units	$5,000		0	0	0%
	Elevator Interior	1460	2 Units	$18,000		0	0	0%
						0	0	0%
			TOTALS	**$412,880**	**0**	**0**	**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: St. Cloud HRA	**Grant Type and Number** **Capital Fund Program Grant No: MN46P03850108** **Replacement Housing Factor Grant 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	
Operations	6/12/2010			6/12/2012			
MN038000001	6/12/2010			6/12/2012			
MN038000002	6/12/2010			6/12/2012			
MN038000003	6/12/2010			6/12/2012			