

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Minot Housing Authority

**PHA Number:** ND017

**PHA Fiscal Year Beginning:** 01/2004

### Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2004**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Executive Summary of the Annual PHA Plan**

The Minot Housing Authority submits the following Annual Agency Plan for 2003. The Minot Authority operates a Public Housing program of 259 units; Section 8 rental assistance program of 778 vouchers; Capital Funds Program; Elder Service Coordinator (ROSS Grant); Family Self-Sufficiency; Entrepreneurship Training Program; EDSS participates in numerous other activities in conjunction with the community as a whole such as: SAFE Program with the Minot Police Department; Homeownership classes with Community Action Organization; the Mayor's Committee on a Renaissance Zone; and Landlord Training Sessions.

Goals which have been accomplished are listed in Attachment A following the text of this plan. A note on the Deconcentration Policy: MHA has two projects, one of which is a high-rise building which has been used to house elderly and non-elderly disabled. The second project consists of 40 units of family housing scattered around the community. The units are not identified as public housing and blend in with the surrounding residences. The nature of the community is such that housing a various income levels is mixed and there are few real areas of concentrated poverty. For this reason deconcentration issues are not relevant to the Minot Housing Authority.

Minot Housing Authority plans to enhance the availability of affordable homeownership in the community by developing a homeownership program using Section 8 vouchers. This program will be coordinated with the Family Self-Sufficiency program and will target the participants of this program as the initial recipients. Minot Housing Authority has applied for a Housing Choice Voucher Program Coordinator under the Family Self-Sufficiency Program on May 30, 2003.

Minot Housing Authority is a High Performing Agency and as such will submit a streamlined plan.

## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration Attachment E Page 46
- FY 2004 Capital Fund Program Annual Statement Attachment B Page 38
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart Attachment F Page 47
- FY 2004 Capital Fund Program 5 Year Action Plan Attachment C Page 41
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards Attachment G Page 48
- Other (List below, providing each attachment name)
  - Attachment A – Accomplished Goals Page 37
  - Attachment D – Conversion of PH Stock Page 45
  - Attachment H – Homeownership Capacity Statement Page 49
  - Attachment I - Resident Advisory Board Membership Page 50
  - Attachment J – Resident Member on the PHA Governing Board Page 51
  - Attachment K – Capital Fund Program Tables Page 52

## Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology 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 <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance



**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
x	infestation)	
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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	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	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	994	5	N/A	3	3	N/A	N/A
Income >30% but <=50% of AMI	58	4	N/A	2	3	N/A	N/A
Income >50% but <80% of AMI	449	1	N/A	2	3	N/A	N/A
Elderly	798	5	3	3	3	3	3
Families with Disabilities	415	5	3	3	3	3	3
White	918	N/A	N/A	N/A	N/A	N/A	N/A
Black	22	N/A	N/A	N/A	N/A	N/A	N/A
AI/Alaskan nat.	21	N/A	N/A	N/A	N/A	N/A	N/A
All Other	33	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	395		628
Extremely low income <=30% AMI	374	94.68	
Very low income (>30% but <=50% AMI)	19	4.81	
Low income (>50% but <80% AMI)	2	.50	
Families with children	249	63	
Elderly families	47	12	
Families with Disabilities	66	16.70	
White	307	77.72	
Black	23	5.82	
AI/AN	62	15.69	
Asian	3	.75	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	286		463
Extremely low income <=30% AMI	271	95	
Very low income (>30% but <=50% AMI)	14	4	
Low income (>50% but <80% AMI)	1	1	
Families with children	194	68	
Elderly families	11	4	
Families with Disabilities	27	9	
White	216	76	
Black	16	6	
AI/AN	53	18	
Asian	1	1	

Characteristics by Bedroom Size (Public Housing Only)

1BR	92	32	
2 BR	105	37	
3 BR	58	20	
4 BR	31	11	
5 BR	0	0	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Encourage and support LIHTC projects which include units set aside for Very Low Income families.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Local preference in Public Housing for elderly persons over a single person who is not displaced.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Local preference for disabled family over a non-disabled family that is not displaced.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003grants)</b>		
a) Public Housing Operating Fund	\$226,200	
b) Public Housing Capital Fund	\$310,340	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,214,240	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$74,000	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$397,100	PH Operations
<b>4. Other income (list below)</b>		
Tenant Charges	\$1,000	PH Operations
<b>4. Non-federal sources (list below)</b>		
<b>Interest Income</b>	\$10,000	Other
Contract Services	\$105,000	Other
<b>Antennae Fees</b>	\$18,000	Other
<b>Total resources</b>	\$4,421,722	

Minot Housing Authority reserves the right to make changes to the Financial Resources Table as more information becomes available.

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 5
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history



- Housekeeping
- Other (describe)

Applicant is ineligible if family owes money to any PHA in connection with public housing or Section 8 or is in arrears on an executed payback agreement.

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

Interested people may request an application by phone or mail and return by mail, or online at our website.

c. 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 subsection **(3) Assignment**

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)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

## 2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Minot Housing Authority gives preference in Public Housing to a family whose head or sole member is an elderly or disabled non-elderly person.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

## (5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

Tenant Handbook.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) Applicant Referral System

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

Present and previous landlord.

### **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

Via mail, telephone, and website.

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If the family can verify extenuating circumstances or is a hard-to-house family, the family has not refused a suitable unit, and there is a reasonable possibility that an extension will result in an approvable lease and an executed HAP contract.

### **(4) Admissions Preferences**

- a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Minot Housing Authority will give preference to a family who is displaced or to families with children. Preference is given to families over single individuals.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Minot Housing Authority will give preference to a family who is displaced or to families with children. Preference is given to families over single individuals.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
  - Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
  - The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
  - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
  - Briefing sessions and written materials
  - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
  - Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

MHA may grant an exception to the minimum rent requirement for hardship circumstances, which includes the following situations:

- a. The family has lost eligibility for or is awaiting an eligibility determination for Federal, State, or local assistance program.
- b. The family would be evicted as a result of the imposition of the minimum rent requirement.
- c. The income of the family has decreased because of changed circumstances, including loss of employment.
- d. A death in the family has occurred.

An exemption will not be provided if the hardship is determined temporary.



MHA will inform all program participants of their right to request a minimum rent hardship exemption and that determinations are subject to the grievance procedure. If the family requests a hardship exemption, the minimum rent requirement is immediately suspended for a period of up to 90 days. The minimum rent will be suspended until a determination is made whether:

- a. There is a hardship covered by the statute; and
- b. The hardship is temporary or long-term.

If MHA determines that there is no hardship covered by the statute, minimum rent is imposed, including backpayment for minimum rent from time of suspension. If MHA determines that the hardship is temporary, the minimum rent also is imposed, including backpayment for minimum rent from time of suspension. The family will not be evicted for nonpayment during the 90-day period commencing from the date of the review request.

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat, ceiling, and Fair Market Rent. Flat rent is 90% of FMR for modernized units and 80% for non-modernized units. Offered to all PHA residents.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments

- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## Fair Market Rents

### **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

#### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

#### **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

#### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

#### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

### **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

## A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) B

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

### (2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment C

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) 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:

Yes  No: e) 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:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development



## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: Family Housing 1b. Development (project) number: ND017005
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below)  See Attachment D
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Initial assessment has been completed and is included with this plan as Attachment D.

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority:
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants?  
(select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

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 below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)


**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

#### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_)

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name) Attachment G  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
  
 Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)



2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: NORTH DAKOTA

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 in the jurisdiction 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)

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

### D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

### ATTACHMENT A

#### ACCOMPLISHED GOALS

##### Fair Share Vouchers

MHA has been able to increase the number of Section 8 Vouchers through the award of a Fair Share Grant for 2002. These 40 additional vouchers will help MHA meet its ongoing goal of providing safe and affordable housing to a greater number of the area population in need of assistance.

##### Modernized Units

MHA continues to modernize units throughout the Public Housing Properties with the use of the Capital Funds Program. Items updated include kitchen cabinets and appliances, plumbing, electrical, closet doors and flooring. In addition, construction has begun on five freestanding garage units for the scattered site locations. MHA is dedicated to seeing that our public housing residents continue to be provided with quality housing that is also safe and affordable.

##### Software Upgrade

MHA has begun the process of upgrading the Emphasys software program currently in use. Testing has begun on the new package and installation and training are scheduled for November 2002. MHA is committed to providing current technology to enable the staff to provide the highest level of service in the most efficient manner.

##### Increased Community Involvement

MHA was successful in organizing many of the community agencies that are actively involved in the Homeless Coalition. Through this group a Continuum of Care Committee was established in the region, which has created a project of transitional housing for homeless men.

# PHA Plan

## Table Library

### Component 7

#### Capital Fund Program Annual Statement Parts I, II, and II

## Attachment B

### Annual Statement

#### Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **ND06P01750104** FFY of Grant Approval: **(01/2004)**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0.
2	1406 Operations	27,000.
3	1408 Management Improvements	51,000.
4	1410 Administration	0.
5	1411 Audit	0.
6	1415 Liquidated Damages	0.
7	1430 Fees and Costs	0.
8	1440 Site Acquisition	0.
9	1450 Site Improvement	2,000.
10	1460 Dwelling Structures	200,000.
11	1465.1 Dwelling Equipment-Nonexpendable	0.
12	1470 Non-dwelling Structures	1,000.
13	1475 Non-dwelling Equipment	26,000.
14	1485 Demolition	0.
15	1490 Replacement Reserve	0.
16	1492 Moving to Work Demonstration	0.
17	1495.1 Relocation Costs	0.
18	1498 Mod Used for Development	0.
19	1502 Contingency	3,340.
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>310,340.</b>
21	Amount of line 20 Related to LBP Activities	0.
22	Amount of line 20 Related to Section 504 Compliance	0.
23	Amount of line 20 Related to Security	46,000.
24	Amount of line 20 Related to Energy Conservation Measures	3,000.

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<b>ND-017-002</b> Milton Young Tower & MHA Office Bldg.	Kitchen Cabinet Project Closet Door Assemblies Hot Water Heater / 1 <sup>st</sup> Floor Plumbing Upgrades Parking Lot Upgrades	1460 1460 1460 1460 1450 <b>Sub-Total</b>	135,000. 18,000. 1,000. 8,000. <u>1,000.</u> <b>163,000.</b>
<b>ND-017-005</b> Family Housing	Floor Covering Furnaces Hot Water Heaters Security Peep Holes Garage Project	1460 1460 1460 1460 1460 <b>Sub-Total</b>	5,500. 2,500. 1,000. 2,000. <u>27,000.</u> <b>38,000.</b>
<b>PHA WIDE</b>	Operations Site Work / Landscaping Community Space Upgrades Office Furniture & Equipment Community Space Equip./Furniture Computer H-Ware (Improve rent collection) Maintenance Vehicle Upgrade Contingency	1406 1450 1470 1475.1 1475.3 1475.4 1475.7 1502 <b>Sub-Total</b>	27,000. 1,000. 1,000. 1,000. 1,000. 4,000. 20,000. <u>3,340.</u> <b>58,340.</b>
<b>MANAGEMENT</b>	Security Guard Service Training: Preventive Maintenance./Staff Computer Software	1408 1408 1408 <b>Sub-Total</b>	46,000. 4,000. <u>1,000.</u> <b>51,000.</b>
		<b>TOTAL</b>	<b>310,340.</b>

**Annual Statement**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<b>ND-017-002</b> Milton Young Tower & MHA Office Bldg.	09-30-06	06-30-07
<b>ND-017-005</b> Family Housing	09-30-06	06-30-07
<b>PHA WIDE</b>	09-30-06	06-30-07
<b>MANAGEMENT</b>	09-30-06	06-30-07

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
<b>ND017002</b>	<b>Milton Young Towers &amp; MHA Office Building</b>	<b>30</b>	<b>14 %</b>
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Kitchen cabinets/hood/plumbing (est. 32 units)		144,000	2005 thru 2006
Closet Door Assemblies (est. 32 units)		19,000	2005 thru 2006
Bathroom upgrades		203,000	2005 thru 2008
Parking Lot upgrade		4,000	2005 thru 2008
<b>SUBTOTAL</b>		<b>370,000</b>	
Floor covering upgrades			Open
Self-closing door hinges			Open
Replace door lock / latch assemblies (key card system w/lever handles)			Open
Upgrade HCP Units / Accessible Route(s)			Open
Renovate Detached Storage Building(s)			Open
Plumbing upgrades			Open
Site Work / Landscaping / Retaining Walls / Concrete Work			Open
Office & Common Area Upgrades			Open
Replace Tjernaland Heater Assembly/roof			Open
Upgrade Windows			Open
Replace Drapes			Open
Replace heating Boilers / Pneumatic Air System			Open
Caulk exterior control joints			Open
Roofing Upgrades			Open
Appliances (i.e., refrigerators, stoves, etc.)			Open
Elevator / Elevator Car Upgrades			Open
Exterior Signage Upgrades			Open
Upgrade Closet Shelving			Open
Upgrade Kitchen Lights			Open
Install Air Conditioning System			Open
Lighting Upgrades (energy conservation measures)			Open
Convert more apartments to wheelchair accessible)			Open
Communication System throughout the building			Open
Positive Ventilation System (2) stairwells			Open
Emergency Generator			Open
<b>Total estimated cost over next 5 years</b>		<b>448,000</b>	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
<b>ND017005</b>	<b>Family Housing</b>	<b>2</b>	<b>5 %</b>
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Floor covering upgrades		17,000	2005thru 2007
Furnaces & Hot Water Heaters		10,000	2005 thru 2008
Garage Project		104,000	2005 thru 2008
Bathroom upgrades		<u>68,000</u>	2005 thru 2006
<b>SUBTOTAL</b>		<b>199,000</b>	
Appliance Upgrades (i.e., refrigerators, stoves, etc)			2005 thru 2008
Fire Escape / 2 Story Houses			2007
Site Work/Landscaping/Concrete Work/Driveways			Open
New Doors, Baseboards, Hardware, etc.			Open
Curb, gutter, & sidewalks			Open
Air Conditioning			Open
Driveway Upgrades			Open
Humidifier / Dryer Vent Systems			Open
Garbage Container / Racks			Open
Upgrade Basements / Crawl Spaces			Open
Upgrade HCP Unit(s) & Accessible Route(s)			Open
Fences / Storage Sheds			Open
Security Lights			Open
Enclosed Entranceway			Open
Convert more units to Wheelchair HCP accessible (est. 20 k. ea)			Open
<b>Total estimated cost over next 5 years</b>		<b>283,000</b>	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
<b>ND017005 ND017002</b>	<b>Management Improvements</b>	<b>N/A</b>	<b>N/A</b>
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Guard Service		191,000	2005 thru 2008
Computer Software /		4,000	2005 thru 2008
Training: Preventative Maintenance/Staff		8,000	2006 and 2008
<b>Total estimated cost over next 5 years</b>		<b>203,000</b>	

Optional 5-Year Action Plan Tables													
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development										
<b>ND017005 ND017002</b>	<b>PHA Wide</b>	<b>N/A</b>	<b>N/A</b>										
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)										
Operations		204,000	2005 thru 2008										
Community Space Upgrades		4,000	2005 thru 2008										
Office Furniture / Equipment		4,000	2005 thru 2008										
Community Space Equipment / Furniture		4,000	2005 thru 2008										
Contingency		15,360	2005 thru 2008										
Computer Hardware (Improve Rent Collection)		16,000	2005 thru 2008										
Maintenance Vehicle (trade-in)		20,000	2006										
Maintenance Equipment & Tools		10,000	2005 & 2007										
A & E Service		2,000	2006										
Skid Loader w/trailer		28,000	2008										
Site Work / Landscaping / Concrete Work			<b>Open</b>										
<p><b>Development:</b> The following items are “visionary” development needs. Currently, they are not listed on the 5-year Action Plan due to lack of funds necessary to complete.</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td>(Cost Est.)</td> </tr> <tr> <td>New Maintenance Bldg: w/land</td> <td>\$ 90,000</td> </tr> <tr> <td>Purchase land for parking nearest MYT</td> <td>\$ 150,000</td> </tr> <tr> <td>Addition to NW side of MYT (common area)</td> <td>\$ 350,000</td> </tr> <tr> <td>Addition to East Lobby Extension / Entrance</td> <td>\$ 325,000</td> </tr> </table>					(Cost Est.)	New Maintenance Bldg: w/land	\$ 90,000	Purchase land for parking nearest MYT	\$ 150,000	Addition to NW side of MYT (common area)	\$ 350,000	Addition to East Lobby Extension / Entrance	\$ 325,000
	(Cost Est.)												
New Maintenance Bldg: w/land	\$ 90,000												
Purchase land for parking nearest MYT	\$ 150,000												
Addition to NW side of MYT (common area)	\$ 350,000												
Addition to East Lobby Extension / Entrance	\$ 325,000												



<b>Total estimated cost over next 5 years</b>	<b>334,728</b>	
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## ATTACHMENT D

### INITIAL ASSESSMENT BY MINOT HOUSING AUTHORITY FOR VOLUNTARY CONVERSION OF PUBLIC HOUSING STOCK TO TENANT-BASED ASSISTANCE

Minot Housing Authority has two public housing developments, one of which is subject to initial assessment. The remaining development is a 219 unit high-rise which is an elderly and/or disabled development. The following initial assessment was completed on August 15, 2001:

A review of 40 public housing family units located throughout the Minot community and administered by MHA has been completed pursuant to FR 24 CFR Part 972, voluntary Conversion of Developments From Public Housing Stock; Required Initial Assessments; Final Rule dated Friday, June 22, 2001. It was the finding of the review committee during this initial assessment that converting any or all of these units from public housing to tenant-based assistance is inappropriate at this time.

The review found that:

1. Conversion may be more expensive than continuing to operate the development as public housing;
2. No clear indication that there would be a benefit for residents of the public housing development and the community; and
3. Conversion may adversely affect the availability of affordable housing in the community.

The "40 Family Units" consist of single-family and duplex structures configured in 1-4 bedroom sizes. An extensive waiting list exists for all units, whereas, there are negligible or no waiting lists for tenant-based assistance units in the community.

**ATTACHMENT E**

**DECONCENTRATION AND INCOME MIXING**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments

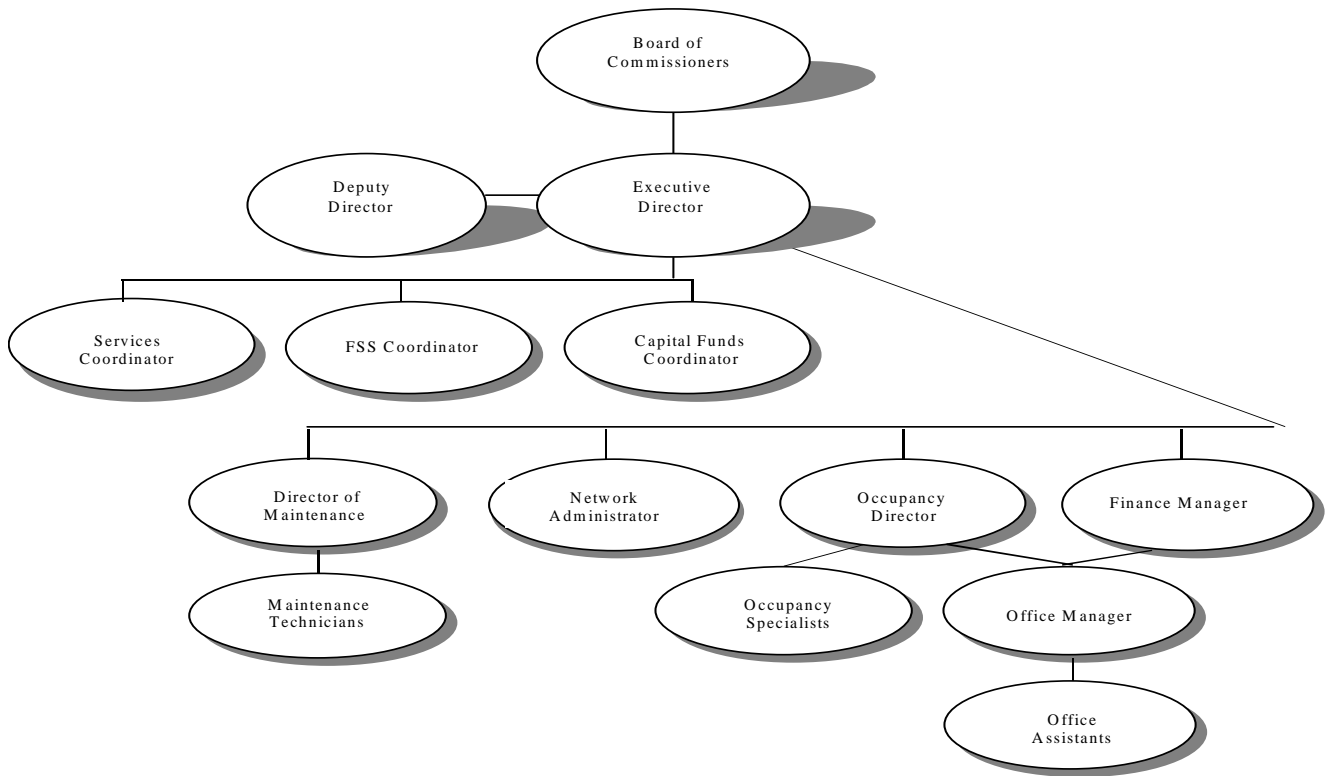
Development Name	Number Of Units	Explanation (if any) [see step 4 at §903.2©(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

**ADMISSIONS POLICY FOR DECONCENTRATION**

It is Minot Housing Authority policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. The Housing Authority will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

ATTACHMENT F

MINOT HOUSING AUTHORITY ORGANIZATION CHART



ATTACHMENT G  
RESIDENT ADVISORY BOARD  
AUGUST 19, 2003 MEETING

There were no comments regarding the Agency Plan that require action on the part of MHA, other than corrections to typographical errors.

## ATTACHMENT H

### SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT

Minot Housing Authority is planning to establish a Homeownership Program through the Section 8 program in FY 2003. The grant was applied for in May of 2003. This program is intended to be quite limited in size and scope. The preliminary plan revolves around enabling Family Self Sufficiency participants who identify homeownership as one of their goals, to participate in this program. Steps involve: successful participation in the FSS program; completion of most of the FSS goals and independent progress in the search for affordable homeownership opportunities.

Minot Housing Authority is confident in its capacity to administer a program of this level based on many objective criteria. MHA is a consistent High Performer in all scoring areas such as PHAS, SEMAP, and PHMAP. Details of the plan, such as a minimum down-payment requirements or financing procedures, will be established in coordination with lending institutions (both primary and secondary) in the region, including Fannie Mae. MHA has a proven ability to work harmoniously with these institutions, and has in fact had bank representatives sit on the Board of Commissioners for a number of years.

Prior to implementation of a Section 8 Homeownership Program, MHA will determine any additional skills required to administer said program and will be sure to have staff members acquire these skills through attendance at workshops and seminars, which address these specific issues. Three staff members who hold supervisory administrative positions have already attended such a seminar sponsored by LISC in 2001.

ATTACHMENT I  
RESIDENT ADVISORY BOARD MEMBERSHIP

John Debowey (MYT)  
310 2<sup>nd</sup> St SE #1504  
Minot, ND 58701  
852-8823

Mary Forness (MYT)  
310 2<sup>nd</sup> ST SE #810  
Minot, ND 58701  
838-7368

Nema Canon (MYT)  
310 2<sup>nd</sup> St SE #1202  
Minot, ND 58701  
837-1106

Maxine Malcomb (MYT)  
310 2<sup>nd</sup> St SE #1116  
Minot, ND 58701  
838-9271

Susan Pixler (S8)  
523 11<sup>th</sup> ST NE  
Minot, ND 58703  
839-4184

Brenda Boehler (MHA)  
310 2<sup>nd</sup> ST SE #310  
Minot, ND 58701  
852-0485

Julianna Van Hove (HT)  
1000 2<sup>nd</sup> ST SE #707  
Minot, ND 58701  
838-9620

ATTACHMENT J

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

1. Name of resident on governing board: Nema Canon (appointed)  
Term of appointment: 01/01/00 – 01/01/2005
2. Date of next term expiration of a governing board member: 01/01/2004  
Name and title of appointing official: Curt Zimbelman, Mayor, City of Minot



ATTACHMENT K

CAPITAL FUND PROGRAM TABLES

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Minot Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>ND06P017501-04</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2004</b>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	27,000			
3	1408 Management Improvements	51,000			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	2,000			
10	1460 Dwelling Structures	200,000			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	1,000			
13	1475 Nondwelling Equipment	26,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	3,340			
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>310,340</b>			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	46,000			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	3,000			

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

PHA Name:		Grant Type and Number				Federal FY of Grant: 2004		
<b>Minot Housing Authority</b>		Capital Fund Program Grant No: <b>ND06P017501-04</b>						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost Funds Obligated	Funds Expended	Status of Work
				Original	Revised			
<b>ND017002</b>								
Milton Young	Kitchen Cabinets/Hood/PB/EL	1460	31 units	135,000				
Towers	Closet Door Assemblies	1460	31 units	18,000				
	Hot Water Heater / 1 <sup>st</sup> Floor	1460	1 unit	1,000				
	Plumbing Upgrade	1460	Multiple	8,000				
	Parking Lot Upgrades	1450	2	1,000				
			<b>Subtotal</b>	<b>163,000</b>				
<b>ND017005</b>								
Family Housing	Floor Covering	1460	2 units	5,500				
	Furnaces	1460	2 units	2,500				
	Water Heaters	1460	2 units	1,000				
	Security Peep Holes	1460	40 units	2,000				
	Garage Project	1460	Multiple	27,000				
			<b>Subtotal</b>	<b>38,000</b>				
<b>PHA WIDE</b>	Operations	1406		27,000				
	Site Work/ Landscaping	1450	Multiple	1,000				
	Community Space Upgrades	1470		1,000				
	Office Furniture & Equipment	1475	1	1,000				
	Community Space Equip. & furn.	1475	3	1,000				
	Computer Hardware (improve rent coll.)	1475	4	4,000				
	Maintenance Vehicle Upgrade	1475	7	20,000				
	Contingency	1502		3,340				
			<b>Subtotal</b>	<b>58,340</b>				
<b>Management</b>	Security Guard Service	1408		46,000				
	Training; Preventive Maintenance Staff	1408		4,000				
	Computer Software	1408		1,000				
			<b>Subtotal</b>	<b>51,000</b>				
			<b>TOTAL</b>	<b>310,340</b>				

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

PHA Name: <b>Minot Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>ND06P017501-04</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2004</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	
<b>ND-017-002</b>	09-30-06			06-30-07			
Milton Young Towers & MHA Office							
<b>ND-017-005</b>	09-30-06			06-30-07			
Family Housing							
<b>PHA WIDE</b>	09-30-06			06-30-07			
<b>Management</b>	09-30-06			06-30-07			

## Capital Funds Program Five – Year Action Plan

### Part I: Summary

PHA Name:

**MINOT HOUSING AUTHORITY**

**Original 5 – Year Plan**

**Revision No:**

Development Number / Name / HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2005</b> PHA FY: <b>Jan – Dec 2005</b>	Work Statement for Year 3 FFY Grant: <b>2006</b> PHA FY: <b>Jan – Dec 2006</b>	Work Statement for Year 4 FFY Grant: <b>2007</b> PHA FY: <b>Jan – Dec 2007</b>	Work Statement for Year 5 FFY Grant: <b>2008</b> PHA FY: <b>Jan – Dec 2008</b>
	Annual Statement				
<b>ND-017-002</b>		162,000.	76,000.	110,000.	100,000.
<b>ND-017-005</b>		39,000.	99,000.	82,000.	63,000.
<b>PHA WIDE</b>		14,340.	33,340.	16,340.	39,340.
<b>MANAGEMENT</b>		47,000.	52,000.	50,000.	54,000.
<b>OPERATIONS</b>		48,000.	50,000.	52,000.	54,000.
<b>Total CFP Funds (Est.)</b>		<b>310,340.</b>	<b>310,340.</b>	<b>310,340.</b>	<b>310,340.</b>
Total Replacement Housing Factor Funds					

Capital Funds Program Five – Year Action Plan

**Part II: Supporting Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: <b>2005</b> PHA Fy: <b>Jan – Dec 2005</b>			Activities for Year: <b>3</b> FFY Grant: <b>2006</b> PHA FY: <b>Jan – Dec 2006</b>		
	<b>ND-017-002</b>			<b>ND-107-002</b>		
	Kitchen Cabinet Project	30 units	135,000.	Kitchen Cabinet Project	2 units	9,000.
	Closet Door Project	30 units	18,000.	Closet Door Assemblies	2 units	1,000.
	Bathroom Upgrades	Test Units	8,000.	Bathroom Upgrades	Multiple	65,000.
	Parking Lot Upgrades	2	1,000.	Parking Lot Upgrades	2	1,000.
		<b>SUBTOTAL</b>	<b>162,000.</b>		<b>SUBTOTAL</b>	<b>76,000.</b>
	<b>ND-017-005</b>			<b>ND-017-005</b>		
	Floor Covering	2 units	5,500.	Floor Covering	2 units	5,500.
	Furnaces/H-W Heaters	2 units	3,500.	Furnaces/H-Water Heaters	2 units	3,500.
	Garage Project	Multiple	26,000.	Garage Project	Multiple	26,000.
	Bathroom Upgrades	Test Units	4,000.	Bathroom Upgrades	Multiple	64,000.
		<b>SUBTOTAL</b>	<b>39,000.</b>		<b>SUBTOTAL</b>	<b>99,000.</b>
	<b>PHA WIDE</b>			<b>PHA WIDE</b>		
	Community Space Upgrades	Multiple	1,000.	Community Space Upgrades	Multiple	1,000.
	Office Furniture / Equipment	Multiple	1,000.	Office Furniture / Equipment	Multiple	1,000.
	Community Space Equipment	Multiple	1,000.	Community Space Equipment	Multiple	1,000.
	Comp H-Ware (Improve Rent Collect)	4	4,000.	Comp H-Ware (Improve Rent Collect)	4	4,000.
	Maintenance Equipment & Tools	Multiple	4,000.	Maintenance Vehicle (trade-in)	1	20,000.
	Contingency		3,340.	A& E Services		2,000.
				Contingency		4,340.
		<b>SUBTOTAL</b>	<b>14,340.</b>		<b>SUBTOTAL</b>	<b>33,340.</b>
		<b>TOTAL</b>	<b>215,340.</b>		<b>TOTAL</b>	<b>208,340.</b>

Capital Funds Program Five – Year Action Plan

**Part II: Supporting Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2007 PHA FY: Jan – Dec 2007			Activities for Year: 5 FFY Grant: 2008 PHA FY: Jan – Dec 2008		
	<b>ND-017-002</b>			<b>ND-017-002</b>		
Bathroom Upgrades	Multiple			Bathroom Upgrades	Multiple	
Parking Lot Upgrades	2			Parking Lot Upgrades	2	
Flooring Upgrades	Multiple			Replace Tjernaland Heater Assembly / Roof	1	
Self-Closing Door Hinges	Multiple			Replace Windows and Drapes	Multiple	
Upgrade Door Lock/Latch Assemblies	Multiple			Rep. Heating Boilers/Pneumatic Air System	Multiple	
Upgrade HCP Units / Accessible Route(s)	Multiple			Caulk Exterior Control Joints	Bldg.	
Renovate Detached Storage Building(s)	2			Roofing Upgrades	Multiple	
Plumbing Upgrades	Building			Appliances (i.e., Refrigerator &-Stoves)	Multiple	
Landscaping / Retaining Walls/Concrete	Multiple			Elevator/Elevator Car Upgrades	2	
Office & Common Area Upgrades	Multiple					
	<b>SUBTOTAL</b>	<b>110,000.</b>		<b>SUBTOTAL</b>	<b>100,000.</b>	
	<b>ND-017-005</b>			<b>ND-017-005</b>		
Floor Covering	Multiple			Floor Covering	Multiple	
Furnaces/H-Water Heaters	Multiple			Furnaces/H-Water Heaters	Multiple	
Garage Project	Multiple			Garage Project	Multiple	
Bathroom Upgrades	Multiple			Humidifier/Dryer Vent Upgrades	Multiple	
Fire Escapes / 2-Story Houses	Multiple			Garbage Container / Racks	Multiple	
Site Work/Landscape/Concrete/Drive	Multiple			Upgrade HCP Units & Accessible Routes	Multiple	
New Doors, Baseboard, Hardware, etc.	Multiple			Finish Basements	Multiple	
				Air Conditioning	Multiple	
				Fences / Storage Sheds	Multiple	
	<b>SUBTOTAL</b>	<b>82,000.</b>		<b>SUBTOTAL</b>	<b>63,000.</b>	
	<b>PHA WIDE</b>			<b>PHA WIDE</b>		
Community Space Upgrades	Multiple	1,000.		Community Space Upgrades	Multiple	1,000.
Office Furniture / Equipment	Multiple	1,000.		Office Furniture / Equipment	Multiple	1,000.
Community Space Equipment	Multiple	1,000.		Community Space Equipment	Multiple	1,000.
Computer H-Ware / PCs/	5	4,000.		Computer H-Ware / PCs/	4	4,000.
Contingency		3,340.		Contingency		4,340.
Maintenance Equipment & Tools	Multiple	6,000.		Skid Loader w/trailer	1	28,000.
	<b>SUBTOTAL</b>	<b>16,340.</b>		<b>SUBTOTAL</b>	<b>39,340.</b>	
	<b>TOTAL</b>	<b>208,340.</b>		<b>TOTAL</b>	<b>202,340.</b>	

Capital Funds Program Five – Year Action Plan

**Part III: Supporting Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: <b>2005</b> PHA FY: <b>Jan – Dec 2005</b>			Activities for Year: <b>3</b> FFY Grant: <b>2006</b> PHA FY: <b>Jan – Dec 2006</b>		
	<b>OPERATIONS</b>		48,000.	<b>OPERATIONS</b>		50,000.
	<b>MANAGEMENT</b>			<b>MANAGEMENT</b>		
	Computer Software		1,000.	Computer Software		1,000.
	Security Guard Service		46,000.	Security Guard Service		47,000.
				Training: Preventive Maintenance/Staff		4,000.
		<b>TOTAL</b>	<b>95,000.</b>	<b>TOTAL</b>		<b>102,000.</b>











