

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHA's to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHA's. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 – 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Minot Housing Authority

PHA Number: ND017

PHA Fiscal Year Beginning: 01/2005

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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

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

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005- 2009

[24 CFR Part 903.12]

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)
■ Our Mission is to provide quality, affordable housing opportunities and promote maximum independence in our community's lower income families, elderly, and persons with disabilities. In order to achieve this mission, we will: Pursue the development and retention of quality affordable housing; Provide tools to enable our residents to achieve economic independence; Develop partnerships with other government entities, private sector agencies, non-profit corporations and social service organizations in order to maximize limited resources; Ensure program integrity.

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:
- Maintain public housing management: (PHAS score)
 - Maintain 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)

- **Pursue and increase as many assisted housing choices as possible based on community needs, funding and feasibility.**

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)

- **Pursue and increase as many assisted housing choices as possible based on community needs, funding and feasibility.**

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)

- **Continue to ensure equal opportunity and affirmatively further fair housing objectives.**

Other PHA Goals and Objectives: (list below)

- MHA will conduct ongoing analysis to determine the scope of need for additional low income housing opportunities in Ward County, North Dakota, and if such a need exists will develop additional housing opportunities by:
 - Administering the Section 8 Rental Assistance program to its fullest potential, maximizing the number of people served, with funds available each year.
 - Maintain Supportive Living Program at Milton Young Towers, as funding is available.
 - Continue to fill the voids not served by private enterprise, as funding is available.
 - Continue to assess low income housing needs for our community.
- MHA will administer housing programs to provide housing opportunities for those who, through no lack of effort (such as the elderly and persons with disabilities), cannot afford suitable housing themselves. Administration will include:
 - Identifying underserved segments of the population.
 - Operating and maintaining high performer status through 12/31/2009.
 - Administering the Section 8 Rental Assistance program to its fullest potential, maximizing the number of people served, with funds available each year.
 - Managing the Section 8 New construction project, Henry Towers.
 - Managing Neighborhood Development Enterprises, Incorporated properties.
 - Managing South Glen Village, LIHTC.
 - Managing Oakwood Court, LIHTC.
 - Cooperative effort with other Housing Authorities to maximize full utilization of vouchers.
- MHA will provide housing support programs to ensure needs are met for those in need to encourage self-sufficiency by:

- Operating and maintaining the existing public housing stock.
 - Administering the Section 8 Housing Choice Voucher Program.
 - Continue to administer Family Self Sufficiency Programs, if funding is available.
 - Managing the Section 8 New construction project, Henry Towers.
 - Managing Neighborhood Development Enterprises, Incorporated properties.
 - Managing South Glen Village, LIHTC.
 - Managing Oakwood Court, LIHTC, for individuals with special needs.
 - Continue to support the Entrepreneurship Program.
 - Pursue Family Service Coordinator funding.
 - Pursue funding for Home Ownership Coordinator.
- MHA will place an emphasis on programs that establish permanent solutions to move clients off of assistance by:
- Coordinating efforts with other agencies.
 - Providing and encouraging participation in the Family Self-Sufficiency Program.
 - Aggressively pursuing new programs as they become available.
- MHA will remain fiscally sound and become more diversified in regard to income by:
- Establishing income-generating programs and contracts.
 - Using reserves for income generating projects, if available.
 - Utilizing leverage of alternative methods to finance projects and programs.
 - Participating in shaping legislation at the national, state and local levels in order to obtain maximum funding.
 - Continue to partner with the city, county and region.
 - Promoting awareness and focus of local responsibility for low-income housing.
 - Provide input on the state's Consolidated Plan.
- MHA will work as a partner and a resource for other community groups to develop and meet common goals by:
- Building rapport with other civic agencies.
 - Identifying voids in the availability of facilities and/or services in our community, and taking an active role in developing facilities and/or services to meet client needs. These programs may include, but are not limited to; daycare facilities, job training/self sufficiency programs, homeless programs, emergency shelter, temporary housing, or special needs programs, (i.e.: HIV individuals, veterans, etc.)
 - Providing resource to the community regarding housing issues.
 - Linking clients to public and private resources by continuing to fund Service Coordinator Program for Public Housing.
 - Continue to partner with the city, county and region to meet area needs.
 - Active involvement and understanding of national issues by Commissioners.
 - Commissioners and MHA staff development of relationships with the City of Minot and other government agencies.
 - Commissioners and MHA staff participating in legislative process.

- MHA will hire and retain knowledgeable, skilled staff by:
 - Providing competitive wages by conducting annual wage comparisons.
 - Conducting training and development activities, which reflect the Mission for the staff and the board of Commissioners.
 - Attending local, state and national meetings.
 - Encouraging active staff participation in policy formation, updating of operating manuals.
 - Utilizing staff to the maximum capacity, providing cross training wherever possible.
 - Providing adequate staffing.
 - Reviewing employee's performance on a regular basis.

- MHA will maintain a positive public image and promote community awareness by:
 - Educate the public and the community of the services and programs available through training programs, including but not limited to: landlord training, agency training (ABC Program) and training for landlords to identify possible criminal activity on their properties (S.A.F.E. Program)
 - Developing presentations to the public regarding the impact of services provided.
 - Continue to educate the public by participating and/or sponsoring area Health Fairs
 - Produce an annual report that demonstrates accountability of public funds.
 - Continue to maintain MHA's WEB Site.

- MHA will provide an efficient work environment and enjoyable work atmosphere for staff by:
 - Assessing the present situation and improving if necessary.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

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

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Minot Housing Authority submits the following 5 year Strategic Agency Plan and Annual Plan. The Annual Plan does not deviate from the Strategic Plan. The Minot Housing Authority operates the Public Housing Program of 259 units; Section 8 Rental Assistance Program; Capital Funds Program; Elder/Disabled Service Coordinator (ROSS grant); Family Self-Sufficiency; Entrepreneurship Training Program; Provides management for a Section 8 New Construction project, South Glen Village, LIHTC, Oakwood Court, LIHTC and Neighborhood Development Enterprises, Incorporated. MHA participates in numerous other activities in conjunction with the community as a whole in programs such as: The SAFE Program with the Minot Police Department; Homeownership classes with Community Action Organization; the Mayor's Committee for a Renaissance Zone; Landlord Training Sessions and the ABC Training program. MHA is a High Performing agency and is allowed to submit a streamlined agency plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	473		774
Extremely low income <=30% AMI	446	94.29	
Very low income (>30% but <=50% AMI)	27	5.71	
Low income (>50% but <80% AMI)	0	0	
Families with children	187	39.53	
Elderly families			
Families with Disabilities	71	15.01	
White	380	80.34	
Black	11	2.33	
Indian	82	17.33	
Hispanic	6	1.27	
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)? 3			
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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	110		184
Extremely low income <=30% AMI	106	96.00	
Very low income (>30% but <=50% AMI)	4	4.00	
Low income (>50% but <80% AMI)	0	0	
Families with children	76	69.09	
Elderly families	4		
Families with Disabilities	5	4.54	
White	73	68.19	
Black	6	5.45	
Indian	28	26.36	
Hispanic	5	4.54	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	39	31.71	
2 BR	41	33.33	
3 BR	40	32.52	
4 BR	3	2.44	
5 BR	NA		
5+ BR	NA		
Is the waiting list closed (Public Housing – Family Units)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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 in Public Housing 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 903.12 (b), 903.7 (c)]

List on the following table 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$ 246,000.00	
b) Public Housing Capital Fund	\$ 359,409.00	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,142,000.00	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 72,000.00	
g) Community Development Block Grant	0.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) HOME	0.00	
Other Federal Grants (list below)	0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	\$ 412,000.00	
4. Other income (list below)	\$500.00	PH Operations
Tenant Charges		
5. Non-federal sources (list below)		
Management Contracts	\$ 103,000.00	PH Operations
Concessions	\$49,500.00	PH Operations
Interest	\$ 5,000.00	PH Operations
Total resources	\$ 4,389,409.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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

• **Eligibility is verified when unit is available.**

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 in 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)
 - **Individual vacant unit public notice.**

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. They may also apply online on our website.**

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to 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
- Over-housed
- Under-housed
- 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)
 - **Preference is given in the following order; Displaced, Over 62 & disabled, Over 62, Over 50 & disabled, Over 50, Disabled Families/or Disabled Single, Family, then 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 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)

• **Preference is given in the following order, with date & time determining preference within each category;**

- 1 – Displaced**
- 2 - Over 62 & disabled**
- 3 - Over 62**
- 4 - Over 50 & disabled**
- 5 - Over 50**
- 6 - Disabled Families/or Disabled Single**
- 7 - Families**
- 8 - Single Individuals.**

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)

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)

(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 on the following table:

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):
- 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, fax 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 and 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)
 - **Preference is given in the following order, with date & time determining preference within each category;**
 - 1 - Displaced**
 - 2 - Families with dependent**
 - 3 - Family adult**
 - 4 - 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 903.12(b), 903.7(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 of the following two)

- 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))
- 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?

3. 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.
 - e. The hardship is not determined to be temporary
- 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 back-payment for minimum rent from time of suspension. If MHA determines that the hardship is temporary, the minimum rent also is imposed, including back payment for minimum rent from time of suspension. The family will be evicted for nonpayment during the 90-day period commencing from the date of the review request.

c. Rents set at less than 30% of 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)
- 95th 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

a. 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. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
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:

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

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

• **Implementation of this program is dependant on receiving funding to operate the program. Dependant on having adequate budget authority to run and maintain the program.**

(2) Program Description

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

● **Following is a list of goals and objectives that MHA has attained in the last 5 years:**

- *Increased rental vouchers.*
- *Reduced public housing vacancies.*
- *Implemented greater security improvements.*
- *Increased community spaces and parking at MYT.*
- *Modernized units to improve quality of housing for tenants.*
- *Hired and retained knowledgeable and skilled staff through competitive wages, updated technology, new office space and ongoing training.*
- *Educated and worked with area community groups through events that included the Health Fair, Senior Day at the Fair, Salute to Seniors, Landlord Training and the ABC program to promote awareness about low income housing in the area.*
- *Maintained high performer status in Public Housing and Voucher Management.*
- *Administered housing programs that provide housing opportunities for those who cannot afford safe, quality housing themselves.*
- *Support and encourage self-sufficiency through the FSS program and Entrepreneurship program.*
- *Continue to fund the FSS Coordinator through 12/31/2004.*
- *Managed Neighborhood Development Enterprises, Inc. and Henry Towers, Section 8 New Construction project.*
- *Provided adequate work space to enable private consultation and adequate record space through acquiring new office facilities.*
- *Encouraged active staff participation in policy formation and updating operating manuals.*
- *Attended local, state and national meetings.*
- *Linked clients to public and private resources by continued funding of the Elder Service Coordinator program through 12/31/2004.*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan:

- A substantial deviation from the 5 Year Plan will be allowed for emergency, health or safety issues or for unanticipated items not identified in the Plan. Any changes identified above or those in the Capital Fund which were not included in the 5-year plan may be made with a Resolution from the Board of Commissioners and/or with the consent of the RAB.

b. Significant Amendment or Modification to the Annual Plan

- Any significant amendment or modification to the Annual Plan will be allowed with a Resolution from the Board of Commissioners and/or with the consent of the RAB.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

b. 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)
- The RAB recommendations were clerical errors, and did not change the Agency Plan's content. The clerical errors were corrected.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Nema Canon

Method of Selection:

- Appointment
- The term of appointment is (include the date term expires):**

01/01/2000 01/01/2005

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: North Dakota

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the

Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list 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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	VI Revitalization Plans, or any other approved proposal for development of public housing.	Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Minot Housing Authority		Grant Type and Number Capital Fund Program Grant No: ND-06P-017-501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	20,000.00			
3	1408 Management Improvements	46,000.00			
4	1410 Administration	34,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	11,000.00			
10	1460 Dwelling Structures	209,409.00			
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00			
12	1470 Non-dwelling Structures	2,000.00			
13	1475 Non-dwelling Equipment	30,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	3,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	359,409.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	17,000.00			
24	Amount of line 21 Related to Security – Soft Costs	45,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line21 Related to Energy Conservation Measures	6,000.00			

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: MINOT HOUSING AUTHORITY			Capital Fund Program Grant No: ND-06P-017-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Obligated	
ND-017-002	Kitchen Cabinet Project	1460	17 units	81,000.00				
Milton Young	Closet Door Assemblies	1460	17 units	11,000.00				
Towers & MHA	Bathroom Upgrades	1460	Test Units	17,000.00				
Office Building	Plumbing Upgrade	1460	Multiple	10,000.00				
	Replace Smoke Detectors (Apts.)	1460	Multiple	20,000.00				
	Replace Valves in Boiler Room	1460	Multiple	2,409.00				
	Replace Appliances (i.e., refrigerators & stoves)	1465 .1	Multiple	3,000.00				
	Parking Lot Upgrades	1450	2	1,000.00				
ND-017-005			Subtotal	145,409.00				
Family Housing	Floor Covering	1460	4 units	12,000.00				
	Replace Furnace & Water Heaters	1460	Multiple	6,000.00				
	Bathroom Upgrades	1460	Test Units	5,000.00				
	Upgrade HCP Units	1460	2 units	17,000.00				
	Garage Project	1460	Multiple	28,000.00				
	Replace Appliances (i.e., refrigerators & stoves)	1465 .1	Multiple	1,000.00				
			Subtotal	69,000.00				
PHA WIDE	Operations	1406		20,000.00				
	Administration	1410 .1		34,000.00				
	Site Work/Landscaping/Concrete/Drives	1450	Multiple	10,000.00				
	Community Space Upgrade	1470		2,000.00				
	Office Furniture / Equipment	1475 .1		4,000.00				
	Maintenance Equipment & Tools	1475 .2		6,000.00				
	Snow/Lawn Tractor Pkg. & Utility Trailer	1475 .2	1	12,000.00				
	Community Space Equipment	1475 .3		4,000.00				
	H-Ware / PCs / Improve Rent Collection	1475 .4	Multiple	4,000.00				
	Contingency	1502		3,000.00				
			Subtotal	99,000.00				
MANAGEMENT	Security Guard Service	1408		45,000.00				
	Computer Software	1408		1,000.00				
			Subtotal	46,000.00				
			TOTAL	359,409.00				

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

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

PHA Name: MINOT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: ND06P017501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
ND-017-002	09-30-07			09-30-09				
Milton Young Tower & MHA Office Bldg.								
ND-017-005	09-30-07			09-30-09				
Family Housing								
PHA WIDE	09-30-07			09-30-09				
MANAGEMENT	09-30-07			09-30-09				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name MINOT HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: Jan-Dec 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: Jan-Dec 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: Jan-Dec 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: Jan-Dec 2009
	Annual Statement				
ND-017-002		100,409.	129,000.	116,000.	117,000.
ND-017-005		119,000.	107,000.	83,000.	90,000.
PHA WIDE		70,000.	56,409.	48,409.	84,409.
OPERATIONS		20,000.	20,000.	20,000.	20,000.
MANAGEMENT		50,000.	47,000.	92,000.	48,000.
CFP Funds Listed for 5-year planning		359,409.	359,409.	359,409.	359,409.
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Funds Program Five – Year Action Plan						
Part II: Supporting Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: Jan – Dec 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: Jan – Dec 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
				ND-107-002	Flooring Upgrades	16,000.
See	ND-017-002	Kitchen Cabinet Project	205.	Milton Young	Bathroom Upgrades	87,000.
Annual	Milton Young	Closet Door Project	204.	Towers & MHA	Upgrade Security Camera System	8,000.
Statement	Towers & MHA	Bathroom Upgrades	86,000.	Office Building	Renovate Detached Storage Building(s)	8,000.
	Office Building	Parking Lot Upgrades	1,000.		Self-Closing Door Hinges	7,000.
		Appliance Upgrades	2,000.		Parking Lot Upgrades	1,000.
		Upgrade HCP Apartments/Access Routes	12,000.		Appliance Upgrades	2,000.
		SUBTOTAL	100,409.		SUBTOTAL	129,000.
	ND-017-005	Appliance Upgrades	1,000.	ND-017-005	Appliance Upgrades	2,000.
	Family Housing	Floor Covering	10,000.	Family Housing	Floor Covering	12,000.
		Furnaces / Water Heaters	5,000.		Furnaces / Water Heaters	5,000.
		Interior Upgrades (doors,trim,hardware,etc.)	5,000.		Interior Upgrades (doors,trim,hardware,etc.)	5,000.
		Garage Project	26,000.		Garage Project	26,000.
		Bathroom Upgrades	72,000.		Fire Escapes / 2-Story Houses	7,000.
		SUBTOTAL	119,000.		Garbage Containers / Rack Assembly	6,000.
	PHA WIDE	Administration	34,000.		Replace Ext. Doors, Locks, & Storm Doors	44,000.
		Community Space Upgrades	2,000.		SUBTOTAL	107,000.
		Office Furniture / Equipment	2,000.	PHA WIDE	Administration	34,000.
		Community Space Equipment	2,000.		Community Space Upgrades	2,000.
		Computer Hardware (Improve Rent Collect)	4,000.		Office Furniture / Equipment	3,000.
		Maintenance Vehicle (trade-in)	20,000.		Community Space Equipment	3,000.
		A& E Services	2,000.		Computer Hardware / PCs/	4,000.
		Site Work/Landscape/Concrete/Driveways	1,000.		Site Work/Landscape/Concrete/Driveways	1,000.
		Contingency	3,000.		Maintenance Equipment & Tools	6,000.
					Contingency	3,409.
		SUBTOTAL	70,000.		SUBTOTAL	56,409.
		TOTAL AMOUNT	289,409.		TOTAL AMOUNT	292,409.

13. Capital Fund Program Five-Year Action Plan

Capital Funds Program Five – Year Action Plan						
Part II: Supporting Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: Jan – Dec 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: Jan – Dec 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	ND-107-002	Interior Upgrades (includes but not limited to)	66,000.	ND-017-002	Interior Upgrades (includes but not limited to)	67,000.
Annual	Milton Young	Bathroom Upgrades		Milton Young	Elevator/Elevator Car Upgrades	
Statement	Towers & MHA	Upgrade Closet Shelving / MYT apts.		Towers & MHA	Replace Windows and Drapes	
	Office Building	Office & Common Area Upgrades		Office Building	Rep. Heating Boilers/Pneumatic Air System	
		Lighting Fixtures/Panels & Circuits			Door Lock/Card Entry System / MYT	
		Remove 4x4 Elevator/renovate area			Install Air Conditioning System / MYT	
		Upgrade Staff Restrooms / MHA Office			Replace Sump Pump / MHA Office-Basement	
		Communication System / MYT			Exterior Upgrades (includes but not limited to)	50,000.
		Exterior Upgrade (includes but not limited to)	50,000.		Caulk Exterior Control Joints	
		Replace Tjernaland Heater Ass'y / Roof			Roofing Upgrades & Repl. 2 Rooftop HVACs	
		Landscaping / Retaining Walls/ Concrete			Upgrade Ext. Door/NE Entrance/MHA office	
		Recondition Stucco Siding & Paint			New windows / North addition / MHA office	
		SUBTOTAL	116,000.	ND-017-005	Ext. Signage/Lighting &Emergency Generator	
	ND-017-005	Interior Upgrades (includes but not limited to)	26,000.	Family Housing	SUBTOTAL	117,000.
	Family Housing	Appliance Upgrades			Interior Upgrades (includes but not limited to)	70,000.
		Floor Covering			Air Conditioning/Humidifier/Dryer Vent Syst.	
		Furnaces / Water Heaters			Finish Basements / Crawl Spaces	
		Interior Upgrade(doors,trim,hardware,etc)			Exterior Upgrades (includes but not limited to)	20,000.
		Exterior Upgrades (include but not limited to)	57,000.		Driveway Upgrades	
		Garage Project			Upgrade HCP Unit(s) & Accessible Route(s)	
		Enclosed Entryways & Security Lights			Fences / Storage Sheds	
		Site Work/36 th St. SE/St. Widen/S-walks			Convert more units to HCP Accessible	
		SUBTOTAL	83,000.		SUBTOTAL	90,000.
	PHA WIDE	Same as 2007 less Maint. Equipment	48,409.		Same as 2007 except for the following:	56,409.
		SUBTOTAL	48,409.		Skid Loader w/trailer	28,000.
					SUBTOTAL	84,409.
		TOTAL AMOUNT	247,409.	PHA WIDE	TOTAL AMOUNT	291,409.

13. Capital Fund Program Five-Year Action Plan

Capital Funds Program Five – Year Action Plan						
Part III: Supporting Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: Jan – Dec 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: Jan – Dec 2009		
See	OPERATIONS		20,000.	OPERATIONS		20,000.
Annual Statement						
	MANAGEMENT			MANAGEMENT		
	Computer Software		41,000.	Computer Software		1,000.
	Security Guard Service		47,000.	Security Guard Service		47,000.
	Training: Preventive Maintenance / Staff		4,000.			
	TOTAL		112,000.	TOTAL		68,000.