

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: South St. Paul Housing and Redevelopment Authority

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: South St. Paul Housing and Redevelopment Authority
PHA Number: MN010

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Renee Vought Phone: 651-554-3275
TDD: Email (if available): rvought@ssphra.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?1
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

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

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

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

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

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	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
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P01050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70,000			
3	1408 Management Improvements				
4	1410 Administration	15,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000			
10	1460 Dwelling Structures	295,000			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	495,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: South St. Paul Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P01050107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: South St. Paul Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P01050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide								
	Operations	1406		70,000				
	Administrative	1410		15,000				
	Fees & Costs	1430		10,000				
Nan McKay MN10-1	Site Improvements							
	Remodel Pool Room	1450	1	20,000				
	Redo Apron on Building Exterior	1450	1	15,000				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: South St. Paul Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P01050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide								
	Repair / Replace / Update Mailboxes	1450	132	10,000				
	Dwelling Structures							
	Replace non-unit lighting	1460	5	25,000				
	Non-unit Flooring	1460	9 floors	75,000				
	Unit Flooring	1460	10	20,000				
	Dwelling Equipment – Non Expendable							
	Refrigerators / Ranges	1465.1	75	30,000				
John Carroll – MN 10-2	Site Improvements							
	Dwelling Structures							
	Entryway Remodel (1 st & 4 th Floors)	1460		25,000				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: South St. Paul Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P01050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide								
	Atrium Wood Floor Area	1460		25,000				
	Paint Entire Stairwells	1460		35,000				
	Beauty Shop Updating	1460		10,000				
	Community Room Central Air	1460		10,000				
	Unit Flooring	1460		20,000				
	Replace non-unit Flooring	1460		50,000				
	Replace non-unit lighting	1460		10,000				
	Non-Dwelling Structures							
	Refrigerators and Ranges	1465.1		20,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: South St. Paul Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program No: MN46P01050107 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Nan McKay MN10-1	06/30/2009			06/30/2010			
John Carroll MN10-2	06/30/2009			06/30/2010			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name South St. Paul Housing and Redevelopment 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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: MN46P01050108 PHA FY: 2008	FFY Grant: MN46P01050109 PHA FY: 2009	FFY Grant: MN46P01050110 PHA FY: 2010	FFY Grant: MN46P01050111 PHA FY: 2011
	Annual Statement				
Nan McKay MN 10-1		280,000	187,000	250,000	522,000
John Carroll MN 10-2		635,000	316,000	773,000	282,000
CFP Funds Listed for 5-year planning					

8. Capital Fund Program Five-Year Action Plan

Replacement Housing Factor Funds					
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Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>Nan McKay MN10-1</i>	<i>Site Improvements</i>	<i>110,000</i>	<i>Nan McKay MN10-1</i>	<i>Site Improvements</i>	<i>135,000</i>
Annual	<i>Nan McKay MN10-1</i>	<i>Dwelling Structures</i>	<i>170,000</i>	<i>Nan McKay MN10-1</i>	<i>Dwelling Structures</i>	<i>52,000</i>
Statement	<i>John Carroll MN10-2</i>	<i>Site Improvements</i>	<i>10,000</i>	<i>John Carroll MN10-2</i>	<i>Site Improvements</i>	<i>70,000</i>
	<i>John Carroll MN10-2</i>	<i>Dwelling Structures</i>	<i>625,000</i>	<i>John Carroll MN10-2</i>	<i>Dwelling Structures</i>	<i>246,000</i>
Total CFP Estimated Cost			\$915,000			\$503,000

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 2010 FFY Grant: PHA FY:			Activities for Year: 2011 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>Nan McKay MN10-1</i>	<i>Dwelling Structures</i>	<i>250,000</i>	<i>Nan McKay MN10-1</i>	<i>Site Improvements</i>	<i>85,000</i>
<i>John Carroll MN10-2</i>	<i>Site Improvements</i>	<i>60,000</i>	<i>Nan McKay MN10-1</i>	<i>Dwelling Structures</i>	<i>437,000</i>
<i>John Carroll MN10-2</i>	<i>Dwelling Structures</i>	<i>713,000</i>	<i>John Carroll MN10-2</i>	<i>Site Improvements</i>	<i>282,000</i>
Total CFP Estimated Cost		\$1,023,000			\$804,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: South St. Paul Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program: MN46P01050106 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement

 Reserve for Disasters/ Emergencies

 Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending:

 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70,000.00			
3	1408 Management Improvements				
4	1410 Administration	15,000.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	28,000.00			
10	1460 Dwelling Structures	308,093.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	431,093.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050106 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities HA Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406	Lump Sum	70,000.00				
	Administration	1410	Lump Sum	15,000.00				
	Hire A/E	1430	Lump Sum	10,000.00				
Nan McKay MN 10-1	Site Improvements: Accessibility Improvements	1450	5	14,000.00				
	Dwelling Structures:							
	Replace flooring in bridge and lobby	1460	1	25,000.00				
	Replace unit interior doors	1460	94	219,293.00				
	Replace windows in bridge & maint.	1450	15	15,000.00				
	Dwelling Equipment – Nonexpendable:							

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050106 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
John Carroll MN 10-2								
	Site Improvements:							
	Accessibility Improvements	1450	5	14,000.00				
	Dwelling Structures:							
	Repair HVAC System	1460	1	20,000.00				
	Replace non-unit lighting	1460	2	1,000.00				
	Emergency Lighting	1460	13 floors	5,000.00				
	Update railing on each floor	1460	13 floors	7,800.00				
	Wall and ceiling repairs (13 th floor)	1460	1	5,000.00				
	Repair / replace / upgrade hot water heating system (valves and controls)	1460	30	10,000.00				

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050106 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Nan McKay							
MN 10-1	7/17/2008			7/17/2010			
John Carroll							
MN 10-2	7/17/2008			7/17/2010			
HA Wide	7/17/2008			7/17/2010			

Annual Statement/Performance and Evaluation Report

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

PHA Name: South St. Paul Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program: MN46P01050105 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:) 1
Performance and Evaluation Report for Period Ending: 06/30/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70,000.00	70000.00	70,000.00	70,000.00
3	1408 Management Improvements				
4	1410 Administration	15,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	10,000.00	16,364.60	16,364.60	16,364.60
8	1440 Site Acquisition				
9	1450 Site Improvement	56,000.00	16,587.29	0	0
10	1460 Dwelling Structures	332,354.00	367,804.52	317,804.52	317,804.52
11	1465.1 Dwelling Equipment—Nonexpendable	3,993.00	1,590.59	1,590.59	1,590.59
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	487,347.00	487,347.00	420,759.71	420,759.71
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	15,000.00	10,053.77	15,017.77	15,017.77
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	Lump Sum	70,000.00	70,000.00	70,000.00	70,000.00	
	Administration	1410	Lump Sum	15,000.00	15,000.00	15,000.00	70,000.00	
	Fees & Costs	1430	Lump Sum	10,000.00	16,364.60	16,364.60	16,364.60	
Nan McKay	Site Improvements							
MN 10-1	Retaining Wall	1450	1	35,000.00		0	0	
	Dwelling Structures:							
	Replace Carpet	1460	8	15,152.00	20,621.00	20,621.00	20,621.00	
	Painting Building Exterior	1460	1	50,000.00	50,000.00	0	0	
	Remodel Pool Room	1460	1	20,000.00		0	0	
	Paint Hallways	1460	9 floors	18,000.00	22,740.92	22,740.92	22,740.92	
	Update Elevator Interior	1460	1	5,000.00		0	0	
	Door/Hardware in Stairwell	1460	2	19,096.00	22,613.00	22,613.00	22,613.00	
	Apartment Entrance Doors	1460	139	69,500.00	109,250.00	109,250.00	109,250.00	
	New Key System (Apt. Doors)	1460	139	22,850.00	22,850.00	22,850.00	22,850.00	
	Sitting Areas by Elevators	1460	9 Floors	2,700.00	3,619.47	3,619.47	3,619.47	
	Carpet (1 st & 4 th Floors)	1460	2	25,000.00	23,000.00	23,000.00	23,000.00	
	Flooring by Laundry Room	1460	1	5,000.00		0	0	
	Security Camera	1460	1		3,910.39	3,910.39	3,910.39	
	Dwelling Equipment:							
	Replace Refrigerator / Ranges	1465.1	2		716.22	716.22	716.22	

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
John Carroll MN 10-2								
	Site Improvements							
	Replace Parking Area on South Side	1450	1	21,000.00	16,587.29	0	0	
	Dwelling Structures:							
	Atrium Painting	1460	1	10,000.00	24,945.00	24,945.00	24,945.00	
	Entryway Remodeling	1460	2	10,000.00		0	0	
	Security Cameras	1460	3	10,000.00	6,143.38	6,143.38	6,143.38	
	Replace Carpet	1460	10	19,285.00	17,802.51	17,802.51	17,802.51	
	Doors/Hardware in Stairwell	1460	2	22,621.00	27,140.00	27,140.00	27,140.00	
	Lighting by Apartment Doors	1460	165	1,650.00		0	0	
	Update Lounge Area	1460	13 Floors	6,500.00	8,204.85	8,204.85	8,204.85	
	Improve Lighting Main Entrance & Parking	1460	2		4,964.00	4,964.00	4,964.00	
	Dwelling Equipment – Nonexpendable:							
	Replace Ranges	1465.1	2	3,993.00	874.37	874.37	874.37	

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

PHA Name: South St. Paul Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program #: MN46P01050105 Capital Fund Program Replacement Housing Factor #:				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	
Nan McKay							
MN 10-1	8/17/2007	8/17/2007		08/17/2009	8/17/2009		
John Carroll							
MN 10-2	8/17/2007	8/17/2007		8/17/2009	8/17/2009		
HA Wide	08/17/2007	8/17/2007		8/17/2009	8/17/2009		

REVISED 5 YEAR PLAN DOCUMENT

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 years. 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
MN 10-1	Nan McKay		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Security Cameras & Additional Lighting			25,000
Construct steps behind building			15,000
Landscaping			50,000
Repair / replace / construct fences			20,000
Replace non-unit flooring			75,000
Replace trash compactor			30,000
Replace unit lighting			65,000
Redo exterior of building			125,000
Brick veneer repair / replace			10,000
Replace window ledges			7,000
Update elevators			15,000
Repair / Replace pumps and/or motors			10,000
Repair / Replace Roof Exhaust			10,000
Repair / Replace mechanical devices			10,000
Repair / Replace boiler system and controls			250,000
Repair / Replace sidewalks			35,000
Replace radiator covers (37)			30,000
Emergency power generator			20,000
Repair / Replace curb and gutter			20,000
Replace non-unit lighting			25,000
Replace refrigerators and ranges			70,000
Remodel unit bathrooms			322,000
Replace unit flooring			166,000
Paint unit interiors			249,000
Replace unit thermostats and control valves			135,000
Total estimated cost over next 5 years			1,789,000

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MN 10-2	John Carroll			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
Security Cameras & Additional Lighting			25,000	2008
Repair / replace / upgrade HVAC system / boiler			30,000	2008
Update outside sitting area in front of building			10,000	2008
Repair / replace / upgrade hot water heating system			28,000	2008
Replace unit interior / exterior doors			250,000	2008
Update key entry system			100,000	2008
Replace unit flooring			100,000	2008
Replace refrigerators / ranges			92,000	2008
Repair / replace sidewalks			35,000	2009
Repair / construct retaining walls			35,000	2009
Renovate 4 th floor entryway – bridge windows			140,000	2009
Repair / replace curb and gutter			20,000	2009
Fire pump			1,000	2009
Water heater replacement			20,000	2009
Replace unit lighting			65,000	2009
Repair / Replace pumps and/or motors			10,000	2010
Repair / Replace Roof Exhaust			10,000	2010
Repair / Replace mechanical devices			10,000	2010
Fence replacement			5,000	2010
Landscape wooded area (clear, cut, etc)			20,000	2010
Emergency power generator			20,000	2010
Replace unit thermostats and control valves			41,000	2010
Repair / Replace building ventilation system			42,000	2010
Remodel unit bathrooms			525,000	2010
Replace trash compactor			30,000	2010
Water softener replacement			25,000	2010
Redesign parking to meet city regulations			35,000	2010
Improve lighting main entrance and parking			12,000	2011
Repair / Replace brick veneer			10,000	2011
Landscaping – retaining wall			260,000	2011
Paint unit interiors			249,000	2012
Replace non-unit flooring			125,000	2012
Total estimated cost over next 5 years			2,380,000	