

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

PHA Plans

5-Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

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

PHA Plan Agency Identification

PHA Name: Dakota County Community Development Agency

PHA Number: MN46P147

PHA Fiscal Year Beginning: 07/01/01

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

The Dakota County Community Development Agency (f.k.a. Dakota County Housing and Redevelopment Authority) utilizes available federal, state and local resources to serve the residents of Dakota County by working to upgrade and maintain the existing housing stock, encourage the construction of new affordable housing to low and moderate income households, promote economic development efforts and provide assistance to Dakota County communities through community development programs, and to provide low and moderate income family and senior households with decent, safe, and affordable rental housing opportunities.

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers:
Dakota County CDA will apply for additional rental vouchers if it is determined that the local rental market can absorb additional vouchers.
 - X Reduce public housing vacancies:
*Dakota County CDA will maintain long-term vacancy rates of less than 5%.
Current public housing vacancy rates are less than 3%.*
 - X Leverage private or other public funds to create additional housing opportunities:
Dakota County CDA continually searches and applies for additional funds available for housing. While it is difficult to estimate how much, let alone what sources will be available in 5 years, it can be estimated that the CDA receives approximately \$29 million annually, or a total of over \$145 million over a 5 year timeframe. The CDA continually searches funding for additional housing opportunities.

- X Acquire or build units or developments:
Utilizing the wide variety of funding sources it receives, the CDA anticipates constructing approximately 300 units of senior housing over the next 5 years. The CDA also anticipates constructing approximately 150 units of new affordable rental housing for low to moderate income working families throughout Dakota County.
- Other (list below)
- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score)
Dakota County CDA has not received a PHAS score. Under PHMAP, the CDA has earned 100% for the last 3 years. The CDA will sustain "High Performer" designation (a score of at least 90%) under the new PHAS.
 - X Improve voucher management: (SEMAP score)
Dakota County CDA has not received a SEMAP score. The CDA will strive for "High Performer" designation under SEMAP (at least 90%).
 - X Increase customer satisfaction:
Dakota County CDA has a number of strategies to increase customer satisfaction (customers being defined as landlords, public housing residents, and Section 8 participants). Each year the CDA holds a landlord conference at which the Section 8 staff explains the Section 8 program and addresses landlord concerns. Section 8 staff is also available for on-site training for landlords and property managers. For public housing and Section 8 participants that are home bound, or cannot make it to the CDA office for re-exams, home visits are arranged. The CDA also offers extended hours one night each month for those families who are not available during typical working hours. For participants new to Dakota County's program, a video presentation explains the program's rules and regulations.
 - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
Dakota County CDA is continually evaluating current policies and procedures to ensure that the agency is operating at its optimal level. If an area is identified as needing improvement, the CDA will research the best way to improve performance.
 - X Renovate or modernize public housing units:
Will utilize over \$800,000 for public housing property improvements this year. See section on Capital Fund Program.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling:

- Dakota County CDA Section 8 staff provides information about Housing Choice Voucher (HCV) mobility to all Section 8 participants.*
- X Conduct outreach efforts to potential voucher landlords
Dakota County CDA has undertaken an aggressive marketing program for its Section 8 Program in order to increase landlord involvement. The CDA considers this a success since the Section 8 participation rate is high compared to the rest of the Twin Cities metro area.
 - X Increase voucher payment standards
Each year the Dakota County CDA surveys the area rental market. From this, payment standards are determined and HUD's approval is requested. The CDA has some of the most aggressive payment standards throughout the Twin Cities metro area.
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - X Other: (list below)
Implement project basing of Housing Choice Vouchers. Dakota County CDA will seek to partner with local landlords and developers to project base vouchers at appropriate developments.

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

- X PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
The scattered site public housing program operated by Dakota County CDA, by design, integrates lower-income households into higher income neighborhoods.
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
Dakota County CDA will continue to promote income mixing by giving preference to public housing applicants whose income exceeds 30% of MFI, while at the same time meet requirements that at least 40% of the units be rented to households at or below 30% MFI.
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
Dakota County CDA is a member of the Dakota County Workforce Council. The CDA also operates the Family Self Sufficiency program.
 - X Provide or attract supportive services to improve assistance recipients' employability:
Dakota County CDA works in conjunction with Dakota County to provide supportive services to assisted families.
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Dakota County CDA's one public housing senior building, Colleen Loney Manor, has a Service Coordinator that arranges for supportive services to residents of CLM.
- Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - X Other: (list below)
Dakota County CDA sponsors an annual fair housing training seminar for all Dakota County rental property owners and managers.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Dakota County Community Development Agency (CDA) has prepared a Comprehensive Housing Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. This document is intended to address the needs related primarily to public housing and Section 8 over the next five years.

The following mission statement has been adopted to guide the activities of the Dakota County CDA:

The Dakota County Community Development Agency (CDA) utilizes available federal, state and local resources to serve the residents of Dakota County by working to upgrade and maintain the existing housing stock, encourage the construction of new housing affordable to low and moderate income households, promote economic development efforts and provide assistance to Dakota County communities through community development programs, and to provide low and moderate income family and senior households with decent, safe, and affordable rental housing opportunities.

We have also adopted the following goals and objectives for the next five years:

- Expand the supply of assisted housing through programs that provide new housing units and tenant based rent assistance.
- Improve the quality of assisted housing by maintaining program excellence and utilizing innovative solutions to address the housing needs of the County.
- Increase assisted housing choices through aggressive marketing and surveying.
- Continue to provide an improved living environment by working toward deconcentration and income mixing within the public housing program.

- Promote self-sufficiency and asset development of assisted households through cooperative efforts in Dakota County (i.e. Workforce Council and County supportive services).
- Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures throughout the agency's programs.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- The Dakota County CDA will continue to maintain a vacancy rate of less than 3% for housing directly managed by the CDA through effective and efficient procedures.
- The Dakota County CDA will continue its extensive marketing strategy to encourage landlords throughout the County to participate in the Section 8 Rent Assistance Program.
- The Dakota County CDA will continue its partnerships with local for-profit businesses to access funding sources to assist with the construction of new affordable rental housing units throughout Dakota County.
- The Dakota County CDA will create an extraordinary maintenance program to revive and extend the life of aging CDA housing developments.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement (ATTACHMENT H)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (ATTACHMENT G)
- FY 2001 Capital Fund Program 5-Year Action Plan (ATTACHMENT H)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
Policy for Project Based Voucher Program (ATTACHMENT A)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (List individually; use as many lines as necessary)	(Specify as needed)

Table Library

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

Housing & Homeless Needs Assessment (91.205)

The following section is from the Dakota County section of the FY 2000 Dakota County Consortium's Consolidated Plan.

Overview of Dakota County

With only 576 square miles of space, Dakota County is only the 58th largest county in the State of Minnesota in land area. Yet it ranks as the third most populous county in the State. In 1980, Dakota County averaged 337 persons per square mile. By 1997, Dakota County had 578 people per square mile. Unevenly distributed, over one half of the County has a population density of less than 50 persons per square mile, while other areas have densities that exceed 4,000 persons per square mile.

Much of the southern half of the County's land is agricultural. The northern half is mostly suburban, single-family residential. In 1995, over 40,700 acres of land was used for single-family homes. It is projected that by 2015, an additional 16,500 acres of land will have been converted to single-family homes, with an additional 3,500 acres used for multi-family housing.

During the 1990's, Dakota County added more people each year than any other county in the Metropolitan area. The County's growth is equal to adding a city the size of Hastings (about 17,500 people) every two years.

Dakota County is expected to grow in the next two decades, but at a slower rate than it experienced in the 1980's and 1990's. An estimated 140,000 people will make Dakota County their home by 2020. That's a 44% increase in population.

Over the next two decades, the majority of the County's population will grow older as the baby boomers age. The geographic distribution of different age groups is also changing. West St Paul and South St Paul continue to have higher concentrations of senior citizens, while the rapidly growing communities of Farmington, Lakeville, and Rosemount are experiencing a rapid increase in the number of school age children. A new trend is the aging population of Burnsville and Eagan.

Housing (CP Table 2A)

Much of the information contained in this section is from the 1990 Census. Review and analysis of waiting lists for housing programs, discussions with providers of housing and social services, the Dakota County Comprehensive Plan, and the comprehensive plans of Dakota County cities also contributed to this section.

One of the main reasons for needing housing assistance in Dakota County appears to be the disparity between income and housing costs. It cuts across household types, geographic boundaries and special needs.

The following chart breaks down by income and household tenure the various housing problems that Dakota County households experience.

Chart 1: Housing Problems of Dakota County Households

Household By Type, Income & Hsg Problem	Renters					Owners			Total
	Elderly 1 & 2 member HHs	Small Related (2-4)	Large Related (5+)	All Other HHs	Total Renters	Elderly	All Other Owners	Total Owners	Totals HHs
0 – 30% MFI	1,195	1,490	196	838	3,719	1,133	252	2,082	5,801
% w/Hsg Problem	78%	84%	81%	87%	82%	58%	80%	68%	77%
% Cost Burden >30%	78%	82%	75%	87%	81%	58%	80%	68%	77%
% Cost Burden >50%	55%	73%	68%	78%	68%	35%	71%	52%	62%
31 – 50% MFI	830	1,187	175	1,303	3,495	1,574	485	3,571	7,066
% w/Hsg Problem	85%	74%	90%	92%	84%	23%	63%	51%	67%
% Cost Burden >30%	84%	73%	75%	91%	83%	23%	61%	50%	66%
% Cost Burden >50%	34%	21%	22%	27%	26%	6%	37%	25%	26%
51 – 80% MFI	720	2,508	339	2,283	5,850	2,294	1,384	9,716	15,566
% w/Hsg Problem	64%	44%	56%	40%	46%	16%	53%	46%	46%
% Cost Burden >30%	64%	40%	32%	39%	42%	16%	52%	44%	44%
% Cost Burden >50%	5%	2%	2%	0%	2%	2%	11%	6%	5%
81 – 95% MFI	112	1,142	134	1,303	2,691	1,041	5,992	7,033	9,724
% w/Hsg Problem	27%	10%	29%	12%	13%	18%	37%	34%	28%
% Cost Burden >30%	27%	9%	4%	10%	10%	18%	35%	32%	26%
% Cost Burden >50%	0%	0%	0%	0%	0%	0%	1%	1%	1%
Total HHs	3,265	10,256	1,073	9,636	24,230	9,128	9,084	74,178	98,408
% w/Hsg Problem	65%	33%	54%	32%	38%	19%	27%	19%	24%

Source: 1990 Census Data; HUD CHAS Databook

Income definitions:

0 – 30% MFI: Extremely Low-Income – Households and persons in this income category earn less than 30% of the Median Family Income (MFI) of the Mpls/St Paul MSA.

31 – 50% MFI: Very Low-Income – Households and persons earning more than 30% but less than 50% of MFI.

51 – 80% MFI: Low-Income – Households and persons earning more than 50% but less than 80% MFI.

81 – 95% MFI: Moderate-Income – Households and persons earning more than 80% but less than 95% MFI.

Based on the information contained in the chart, assumptions can be made as to what the needs of these households will be over the next five years. Priorities can then be established and goals can be set.

Table 2A conveys the priorities, needs and goals that have been established based on available information.

Table 2A: Priority Needs Summary Table

PRIORITY HOUSING NEEDS (of households)		Priority Need Level High, Medium, Low		Total Needs	5-Year Goals	2001 Goals
Renter	Small Related (2-4 persons)	0-30%	High	1570	836	167
		31-50%	High	1105	386	77
		51-80%	Medium	1400	866	173
	Large Related (5+ persons)	0-30%	High	200	116	23
		31-50%	High	200	55	11
		51-80%	Low	240	6	2
	Elderly	0-30%	High	1170	263	53
		31-50%	High	890	322	64
		51-80%	Low	580	43	9
	All Other	0-30%	High	915	45	9
		31-50%	Medium	1500	118	24
		51-80%	Medium	1860	897	179
Owner	0-30%	Medium	1795	67	13	
	31-50%	Medium	2300	136	27	
	51-80%	Medium	5635	147	29	
Special Populations	0-80%	Medium	1790	42	8	
Total Goals				23150	4345	868

Priorities for Table 2A were established based on the percentage of households affected with a Housing Problem (see Chart 1). Households with “housing problems” include those that: (1) occupy units with physical defects (lacking a kitchen or bathroom); (2) live in overcrowded conditions; (3) have a housing cost burden exceeding 30%

of gross income, or have a severe housing cost burden exceeding 50% of gross income. Total 5-year needs are based on the results of Table 1 multiplied by a population increase factor of 125% with the exception of “All Other” at 51-80% of median, which used a multiplier of 200% due to the potential homebuyer group.

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2921	5	5	3	1	3	2
Income >30% but <=50% of AMI	3712	5	5	3	1	3	2
Income >50% but <80% of AMI	6362	5	5	3	1	3	2
Elderly	3521	5	5	3	2	1	2
Families with Disabilities	991	5	5	3	4	4	2
White	10735	5	5	3	1	3	2
African American	4625	5	5	3	1	3	2
Asian/Pacific Islander	826	5	5	3	1	3	2
Native American	330	5	5	3	1	3	2

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

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- X Other housing market study
Indicate year: 1999 Dakota County Rental Market Survey
- X Other sources: (list and indicate year of information)
1998 Dakota County 2020 Comprehensive Plan

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	837		51
Extremely low income <=30% AMI	527	62.9	
Very low income (>30% but <=50% AMI)	186 (est.)	22.2 (est.)	
Low income (>50% but <80% AMI)	124 (est.)	14.8 (est.)	
Families with children	752	90.0	
Elderly families	39 (age 62+ only)	5.0	
Families with Disabilities	51 (physical disabilities only)	6.1	
White	453	54.1	
Black	318	38.0	
Asian	50	5.9	
Native American	16	1.9	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	87	10.4	10
2 BR	412	49.2	10
3 BR	263	31.4	28
4 BR	54	6.5	2
5 BR	21	2.5	1
5+ BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover (of waiting list)
Waiting list total	1237		600
Extremely low income <=30% AMI	820	66%	
Very low income (>30% but <=50% AMI)	417	33%	
Low income (>50% but <80% AMI)	0	0	
Families with children	945	76%	
Elderly families	122	9%	
Families with Disabilities	136	10%	
White	768	62%	
Black	361	29%	
Asian	72	5%	
Native American	36	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? The waiting list closed on 3/30/01.			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

To address the housing needs of Dakota County residents, the Dakota County Community Development Agency (CDA) will expand high quality housing programs for all low and moderate income residents, work in partnership with the community, government, social service agencies and private industry to shape affordable housing in Dakota County. The CDA will also create an extraordinary maintenance program for aging CDA housing developments to revive and extend the life of older housing stock. To successfully carry out this strategy, the CDA will obtain the resources necessary to maintain current programs and will continue to search and apply for additional sources of funding.

(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
Dakota County CDA will continue to maintain a vacancy rate of less than 3% by following effective procedures for housing directly managed by the CDA.
- 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
Dakota County CDA will maintain Section 8 lease-up rates by continuing to pursue payment standards that reflect the market.
- 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
Dakota County CDA has undertaken an extensive marketing strategy to encourage participation of landlords throughout Dakota County.
- 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
Dakota County CDA will apply for additional Section 8 Housing Choice Vouchers if, after evaluating Dakota County's rental market, a determination is made that the market can absorb additional HCVs.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
Dakota County CDA forms partnerships with local for-profit businesses in order to apply for tax credits to assist with the construction of affordable rental units for families. These developments often employ a variety of non-federal funding sources thereby leveraging federal dollars with other sources. The CDA also works with the County and communities throughout the County to provide funding for additional units for low-income senior households through the Phase II of the CDA's senior housing program.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
As stated above, Dakota County CDA applies for a variety of funding sources to increase the supply of affordable housing options.
- Other: (list below)

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
The Dakota County CDA will meet federal targeting requirements for families at or below AMI.
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
Dakota County CDA will ensure that 40% of new public housing admissions are at or below 30% of median.

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)
Dakota County CDA gives preference to households whose incomes are greater than 30% median income.

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
- X Other: (list below)
Dakota County CDA has only one public housing senior building, Colleen Loney Manor. There, preference is given to elderly/handicapped/disabled applicants and “near-elderly” (age 50-61) applicants.

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
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other: (list below)
Dakota County CDA will enlist the help of the Housing Link organization to market handicap accessible family units that become vacant, if the waiting list is insufficient.

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

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
The Dakota County CDA is a supporter and participant of the metro-wide Housing Link, an information and referral agency.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
Rent Assistance staff at the CDA informs all participants of the Section 8 Program about the mobility of their Housing Choice Vouchers (HCVs). The participants are free to choose where they would like to live.
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
Dakota County CDA markets the Section 8 Program to all area landlords.
- X Other: (list below)
Dakota County CDA will actively utilize all resources that provide for increased opportunities.
Dakota County CDA sponsors an annual fair housing training seminar for rental property owners and managers.

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:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	10,000.00	
b) Public Housing Capital Fund	775,000.00	
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,000,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	NA	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<i>HUD Service Coordinator Grant (for Colleen Loney Manor)</i>	15,000.00	PH Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,200,000.00	PH Operations
4. Other income (list below)		
<i>PH late fees, excess utilities, laundry coin, etc.</i>	28,000.00	PH Operations
4. Non-federal sources (list below)		
<i>Interest income</i>	43,000.00	PH Operations
Total resources	13,071,000.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

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

X Other: (describe)

Dakota County CDA verifies eligibility when the family is estimated to be within reach on the waiting list for the next projected, or actual, vacancies.

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

X Criminal or Drug-related activity

X Rental history

Housekeeping

X Other (describe)

Dakota County CDA does check utility payment histories, personal references (if no past rental history), and whether money is owed to our Section 8 program.

c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes X 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

X Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

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

- X PHA main administrative office
- X PHA development site management office
Colleen Loney Manor
- X Other (list below)
By mail

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

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

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

(3) Assignment

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

- X One
- Two
- Three or More

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

b. Transfer policies:

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

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

A resident can request a transfer when 1) if a change in work and/or child-care location to the extent the current unit address or location is a hardship; or 2) for personal safety issues/reasons where a move would improve the household's safety.

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)
At Colleen Loney Manor, preference is also given to elderly/handicapped/disabled applicants, and to "near-elderly" applicants.

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.

Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2 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
- 3 & 4 Other preference(s) (list below)
For Colleen Loney Manor only, preference for elderly/handicapped/disabled, and the "near-elderly".

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- X Other source (list)
The move-in packet contains various rules and instructions.

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- 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)
Dakota County CDA will share information with prospective landlords pursuant to regulation.

(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)

(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:

Extensions of up to a total of 120 days can be granted. Waivers for reasonable accommodations are also granted.

(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)
Dakota County CDA gives preference to applicants who live or work in Dakota County, have been hired to work in Dakota County, or attend school full time in Dakota County.

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.

1 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
2 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)
2 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
1 Other preference(s) (list below)
Dakota County CDA also gives preference to applicants who are currently occupying a Dakota County CDA scattered site public housing unit and who also meet criteria as defined in the Administrative Plan.

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
For first 60 days, a lottery is used. After that, applications are ranked according to date and time of application.

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
Only if needed.
 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)
Letters of announcement are sent to appropriate interest groups.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) *None*

- 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

- X Other (list below)
Based on annual estimated need for reserve for replacement/capital improvements.

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
X Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
\$500 per month (unless on ceiling or flat rent).
X Other (list below)
Residents must report a change in family composition anytime there is an increase in the number of minor children.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
X Other (list/describe below)
The Dakota County CDA uses and will continue to use our previously approved ceiling rents until October 1, 2002 as permitted by HUD regulations.

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)

Dakota County CDA had exception rents for several cities within our jurisdiction prior to the merger. HUD has reviewed our current payment standards and they are set based on a market survey and census data pursuant to regulation.

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

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

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

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below)

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

Annually

Other (list below)

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

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	322	65
Section 8 Vouchers	1989	256
Section 8 Certificates	45	8
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Maintenance Plan, Public Housing Lease, Information contained in move-in packet.
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment H

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

Dakota County CDA is reviewing the final rule to determine feasibility of the program and the propensity for success.

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants

- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Home Stretch (homeownership counseling)		Register	PHA main office	Dakota County residents, including Sec 8 and Public Housing residents

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 07/01/00)
Public Housing	23	21
Section 8	121	119

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

The Dakota County CDA's Community Service Requirements Summary can be found as Attachment C.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
Though we have not experienced crime problems, we do participate in the Minnesota Crime Free Housing Program as a preventative measure.

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

- Safety and security survey of residents

- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- X Other (describe below)
None.

2. Which developments are most affected? (list below)
None.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- X Other (describe below)
In response to the results of HUD’s PHAS Public Housing Customer Service Survey conducted during the spring of 2000, the CDA provided all residents in November of 2000 with specific information on neighborhood watch programs for their city of residence.

3. Which developments are most affected? (list below)
None.

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
At one PHA development there is a police sub-station.
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)
None.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Dakota County CDA's Pet Policy Summary can be found as Attachment B.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
See Attachment E for further information.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached as Attachment E.
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)
No comments were received.

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

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

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

3. Description of Resident Election Process

The Dakota County CDA will need special State legislation to amend its enabling special legislation that dictates the type and number of its commissioners before it can legally comply with this HUD requirement. We are working with Dakota County to request a legislative amendment to permit an additional CDA tenant commissioner to be added to the CDA Board of Commissioners.

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: *Dakota County Consortium*

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

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

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

The Dakota County section of the FY 2000 Consolidated Plan describes the estimated housing and community development needs of Dakota County over the next five years. It also outlines how the estimated needs will be addressed by the CDA.

The Dakota County CDA will address the housing needs by:

- *Creating new affordable units for both low-income seniors and families.*
- *Applying for continued, and when appropriate additional, funding for rent assistance programs for low-income individuals and families.*
- *Providing below market interest rate loans for low-income first time homebuyers.*
- *Making low interest and deferred homeowner rehab loans available to low income homeowners in an effort to maintain the existing housing stock.*
- *Encouraging self sufficiency by participating in work force councils, working with providers of supportive services, and by administering self sufficiency programs when appropriate.*

D. Other Information Required by HUD

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

Attachments

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

Attachments:

- A. Project Based Voucher Program Summary
- B. Pet Policy Summary
- C. Community Service Requirements Summary
- D. Progress Summary
- E. Resident Advisory Board
- F. Public Comments
- G. Organizational Chart
- H. PHA Capital Fund Reports
- I. Certifications (submitted as hard copies with signatures)

ATTACHMENT I
CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dakota County Community Development Agency			Grant Type and Number Capital Fund Program Grant No: MN46P147-70800 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statements <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revised 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				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$ 77,545			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 77,545			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 114,500			
10	1460 Dwelling Structures	\$ 369,900			
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 135,968			
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	1502 Contingency	\$ 775,458			
	Amount of Annual Grant: (sum of lines...)				
	Amount of line XX Related to LBP Activities	\$ 10,000			
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security - Soft Costs				
	Amount of Line XX related to Security - Hard Costs				
	Amount of Line XX Related to Energy Conservation Measures	\$ 50,000			
	Collateralization Expenses or Dept Service				

ATTACHMENT H CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No: MN46P147-501 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <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				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	77,545	25,000	25,000	3,988.52
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,545	60,000	60,000	11,462.10
8	1440 Site Acquisition				
9	1450 Site Improvement	138,090	262,596	172,596	150,246.17
10	1460 Dwelling Structures	397,478	426,082	236,252	101,293.15
11	1465.1 Dwelling Equipment—Nonexpendable	84,800	1,780	1,780	1,780.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	775,458	775,458	495,628	268,769.94
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	76,800			
	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dakota County Community Development Agency		Grant Type and Number: Capital Fund Program Grant No: MN469147-501 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance & Evaluation Report	
Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements – Soft Costs Management Improvements – Hard Costs				
4	1410 Administration	77,545			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,545			
8	1440 Site Acquisition				
9	1450 Site Improvement	117,063			
10	1460 Dwelling Structures	384,900			
11	1465.1 Dwelling Equipment – Nonexpendable	135,968			
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	1502 Contingency				
20	Amount of Annual Grant	793,021			
	Amount of line 20 Related to LBP Activities	10,000			
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security – Soft Costs				
	Amount of line 20 Related to Security – Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	50,000			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages

PHA Name: Dakota County Community Development Agency Grant Type and Number: Capital Fund Program Grant No: MN469147-501
 Replacement Housing Factor Grant No: Federal FY of Grant: 2001

Original Annual Statements Reserve for Disasters/Emergencies Revised Annual Statement (revision no.) Performance & Evaluation Report for Period Ending: Final Performance & Evaluation Report

Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
147-02	Landscape	1450	4	1,500				
147-05	Repave South Road	1450	16	25,000				
McKay Manor	Repair retaining wall	1450	16	30,000				
147-07	Landscape	1450	16	2,500				
147-11	Playground	1450	15	35,000				
PHA Wide (see list)	Storage sheds	1450	7	5,000				
PHA Wide (see list)	Asphalt replacement or seal coat	1450	10	7,000				
PHA Wide (see list)	Concrete replacement	1450	4	8,500				
147-14	Landscape	1450	8	2,563				
	Site Improvements Total	1450		117,063				
147-02	Remodel kitchens & baths	1460	3	38,000				
147-02	Add drain tile & gutters	1460	2	2,800				
147-04	Replace windows	1460	2	7,500				
147-07	Replace flooring	1460	16	10,000				
Oliver Terrace	Replace closet doors	1460	16	10,000				
147-08	Replace windows & roof	1460	1	15,500				
147-08	Insulate crawl space, add gutters	1460	1	3,300				
147-08	Kitchen remodel	1460	2	7,500				
147-09	Remodel handicap baths	1460	3	13,500				
147-11	Refinish windows	1460	15	25,000				
147-11	Remodel handicap bath	1460	1	6,500				
147-13	Remodel Kitchen & bath	1460	1	15,000				
147-13	Replace roof	1460	1	4,000				
147-14	Remodel kitchens	1460	8	25,000				
	Dwelling Structures Subtotal	1460		183,600				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages

PHA Name: Dakota County Community Development Agency	Grant Type and Number: Capital Fund Program Grant No: MN469147-501 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance & Evaluation Report
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Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Ideal Way	Replace closet doors	1460	8	10,000				
147-16	Remodel kitchen, bath & flooring	1460	1	18,000				
147-16	Replace roof	1460	1	5,000				
147-16	Drain tile & gutters	1460	3	6,500				
147-17	Remodel kitchens & baths	1460	2	28,500				
147-17	Siding, roofing, bath remodel	1460	1	15,000				
147-21	Repair foundation walls & add ventilation	1460	1	5,000				
147-21	Remodel kitchen & baths	1460	2	28,500				
147-21	Replace windows	1460	2	27,000				
147-21	Stucco dash	1460	1	3,000				
147-21	Replace roof & gutters	1460	2	4,800				
PHA Wide	Weatherization	1460	50	50,000				
	Dwelling Structures Subtotal			201,300				
	Dwelling Structures Subtotal Pg 1			183,600				
	Dwelling Structures Total	1460		384,900				
147-04	Replace boilers	1465.1	2	5,968				
147-05	Replace furnaces & waterheaters	1465.1	16	40,000				
147-07	Replace furnaces & waterheaters	1465.1	16	40,000				
PHA Wide	Replace furnaces & waterheaters	1465.1	20	50,000				
	Dwelling Equipment Total	1465.1		135,968				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 3: Implementation Schedule

PHA Name: Dakota County Community Development Agency	Grant Type and Number: Capital Fund Program Grant No: MN469147-501 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development No Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
MN – 147-02	9/30/03			9/30/04			
MN – 147-04	9/30/03			9/30/04			
MN – 147-05	9/30/03			9/30/04			
MN – 147-06	9/30/03			9/30/04			
MN – 147-07	9/30/03			9/30/04			
MN – 147-08	9/30/03			9/30/04			
MN – 147-09	9/30/03			9/30/04			
MN – 147-11	9/30/03			9/30/04			
MN – 147-13	9/30/03			9/30/04			
MN – 147-14	9/30/03			9/30/04			
MN – 147-16	9/30/03			9/30/04			
MN – 147-17	9/30/03			9/30/04			
MN – 147-21	9/30/03			9/30/04			

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

PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No:MN46P147-501 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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	Obligated	Expended	
147-05 McKay	Seal existing wood fence	1450	16	2,500	2,500	2,500		Pending
147-09	Seal existing wood fence	1450	52	2,500	2,500	2,500		Pending
Burnsville No. & So. & Rosemount	Replace Burnsville No. & So. Tot lots Asphalt replacement & sealcoating	1450	52	30,000	60,000			Pending
Townhomes	Site exterior lighting	1450	52		54,885	54,885	54,885	Moved from 99
147-11	Install new fence & trees	1450	15	13,099	0	0	0	Completed in 1999
Glazier townhomes	Site exterior lighting	1450	15		10,000	0	0	Moved from 2004
147-07	Asphalt sealcoating	1450	16	0	40,978	40,978	33,628	Moved from 1999
147-02	Re-grading, landscaping, & sealcoating	1450	4	19,000	8,995	8,995	8,995	Completed
147-16	Install parking area	1450	1	7,000	0	0	0	Moved to 2002
147-21	Landscape rear yard	1450	1	5,000	9,870	9,870	9,870	Completed
PHA wide	Asphalt replacement	1450	6	10,934	0	0	0	Moved to 1999
PHA wide	Landscaping improvements	1450	22	48,057	39,737	39,737	39,737	Completed
See attached list for	PHA wide properties							
147-05 McKay	Exterior re-design	1450	16		3,131	3,131	3,131	Moved from 1999
Site Improvements Total		1450		138,090	262,596	172,596	150,246	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Dakota County Community Development Agency			Grant Type and Number Capital Fund Program No: MN46P147-501 Replacement Housing Factor No:				Federal FY of Grant: 2000	
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		
All Development and HA wide activities	12/31/01	6/30/02		12/31/02	6/30/03			

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

PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No:MN46P147-501 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
147-02	Remodel kitchens	1460	4	53,852	69,808	47,808		In progress
Scattered sites	Install shower		1		0	0	0	Cancelled
	Replace deck		1		5,000			Pending
	Replace windows, repair siding		4		2,740	2,740	2,740	In progress
147-06	Remodel Community Room Kitchen	1460	80	40,000	71,855			Pending
Colleen Loney	Replace air conditioner covers		80	8,000	0			Cancelled
Manor	Repair showers in accessible units		7	55,000	35,700	35,700		In progress
	Install shutoff valves at plumbing fixtures		80	10,000	0			Moved to 2002
	Install screen porch		1	30,000	30,000			Pending
	Replace rooftop air handler			5,000	11,250	11,250		In progress
	Install door operator			5,000	8,000			Pending
147-08	Remodel bathroom	1460	1	10,000	6,250	6,250		In progress
Scattered Sites	Replace decks		2	7,000	7,000	7,000	7,000	Completed
147-09	Replace closet doors	1460	52		0	0	0	Moved to 1999
Burnsville No &	Install storm doors		52	15,600	0			Moved to 2005
So, & Rosemount	Re-do bath fan ducts		52	3,500	0			Cancelled
	Replace range hoods		52	20,800	0			Moved to 2002
	Repair water damage		52		0			Part of closet doors
	Replace flooring in 16 units		15		23,500			Moved from 2001

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

PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No:MN46P147-501 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
147-11	Replace closet doors	1460	15		0			Cancelled
Glazier townhomes	Install storm doors		15	4,500	0			Moved to 2005
	Replace range hoods		15	6,000	0			Moved to 2003
	Replace windows		15	55,000	0			Moved to 2001
	Replace flooring in 10 units	1460	15		20,975	0	0	Moved from 2001
147-17	Replace decks	1460	4	10,100	10,100	10,100	10,100	Completed
Scattered sites	Re-stain exterior		2	3,500	3,500	3,500	3,500	Completed
147-21	Paint exterior	1460	1		0	0	0	Moved to 1999
PHA Wide see list	Seal decks & patio partitions	1460	48	16,499	16,129	16,129	14,879	In progress
PHA Wide see list	Replace roofs	1460	128	38,127	22,349	22,349	22,349	Completed
147-16	Kitchen & bath remodel	1460	1		22,266	22,266	0	Moved from 2002
147-7	Kitchen remodel	1460	16		5,725	5,725	5,725	Balance from 1999
147-05	Exterior redesign	1460	16		50,435	50,435	35,000	Balance from 1999
	Dwelling Structures Total	1460		397,478	426,082	236,252	101,293.15	
PHA Wide see list	Furnace replacement	1465.1	1		1,780	1,780	1,780	Completed 2000
147-05	Replace furnace and water heaters	1465.1	16	40,000				Cancelled
147-05	Replace ranges	1465.1	16	8,000				Cancelled
147-07	Replace furnace and water heaters	1465.1	16	36,800				Cancelled
	Total Dwelling Equipment	1465.1		84,800			1,780	

ATTACHMENT H

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No: MN46P147-50100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <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				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	77,545	25,000	25,000	3,989
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,545	63,500	63,500	11,462
8	1440 Site Acquisition				
9	1450 Site Improvement	138,090	262,596	162,596	150,246
10	1460 Dwelling Structures	397,478	422,582	241,252	101,293
11	1465.1 Dwelling Equipment—Nonexpendable	84,800	1,780	1,780	1,780
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	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	775,458	775,458	494,128	268,769
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	76,800			
	Collateralization Expenses or Debt Service				

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

PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No:MN46P147-50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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	Obligated	Expended	
147-05 McKay	Seal existing wood fence	1450	16	2,500	2,500	2,500	0	Pending
147-05 McKay	Exterior re-design	1450	16	0	3,131	3,131	3,131	Moved from 1999
147-09	Seal existing wood fence	1450	16	2,500	2,500	2,500	0	Pending
Burnsville No. & So. & Rosemount	Replace Burnsville No. & So. Tot lots	1450	32	30,000	60,000	0	0	Pending
Townhomes	Asphalt replacement & seal coating	1450	52	0	54,885	54,885	54,885	Moved from 1999
147-11	Site exterior lighting	1450	52	0	30,000	0	0	Moved from 2001
147-11	Install new fence & trees	1450	15	13,099	0	0	0	Completed in 1999
Glazier townhomes	Site exterior lighting	1450	15	0	10,000	0	0	Moved from 2004
147-07	Asphalt replacement & seal coating	1450	16	0	40,978	40,978	33,628	Moved from 1999
147-02	Re-grading, landscaping, & seal coating	1450	4	19,000	8,995	8,995	8,995	Completed
147-16	Install parking area	1450	1	7,000	0	0	0	Moved to 2002
PHA wide	Asphalt replacement	1450	6	10,934	0	0	0	Moved to 1999
PHA wide	Landscaping improvements	1450	24	48,057	49,607	49,607	49,607	Completed
See attached list for	PHA wide properties							
	Site Improvements Total	1450		133,090	262,596	162,596	150,246	
PHA Wide see list	Furnace replacement	1465.1	1		1,780	1,780	1,780	Completed 2000
147-05	Replace furnace and water heaters	1465.1	16	40,000				Cancelled
147-05	Replace ranges	1465.1	16	8,000				Cancelled
147-07	Replace furnaces and water heaters	1465.1	16	36,800				Cancelled
	Total Dwelling Equipment	1465.1		84,800			1,780	

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

PHA Name: Dakota County Community Development Agency		Grant Type and Number Capital Fund Program Grant No:MN46P147-50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
147-02	Remodel kitchens	1460	4	53,852	69,808	47,808	0	In progress
Scattered sites	Install shower		1	0	0	0	0	Cancelled
	Replace deck		1	0	5,000	0	0	Pending
	Replace windows, repair siding		4		2,740	2,740	2,740	In progress
147-06	Remodel Community Room Kitchen	1460	80	40,000	71,855	0	0	Pending
Colleen Loney	Replace air conditioner covers		80	8,000	0	0	0	Cancelled
Manor	Repair showers in accessible units		7	55,000	35,700	35,700	0	In progress
	Install shutoff valves at plumb fixtures		80	10,000	0	0	0	Moved to 2002
	Install screen porch		1	30,000	30,000	0	0	Pending
	Replace rooftop air handler		1	5,000	11,250	11,250	0	In progress
	Install door operator		1	5,000	8,000	0	0	Pending
147-08	Remodel bathroom	1460	1	10,000	6,250	6,250	0	In progress
Scattered Sites	Replace decks		2	7,000	7,000	7,000	7,000	Completed
147-09	Replace closet doors	1460	52	0	0	0	0	Moved to 1999
Burnsville No &	Install storm doors		52	15,600	0	0	0	Moved to 2005
So, & Rosemount	Re-do bath fan ducts		52	3,500	0	0	0	Cancelled
	Replace range hoods		52	20,800	0	0	0	Moved to 2002
	Repair water damage		52	0	0	0	0	Part of closet doors
	Replace flooring in 16 units		15	0	23,500	0	0	Moved from 2001
147-11	Replace closet doors	1460	15	0	0	0	0	Cancelled
Glazier townhomes	Install storm doors		15	4,500	0	0	0	Moved to 2005
	Replace range hoods		15	6,000	0	0	0	Moved to 2003
	Replace windows		15	55,000	0	0	0	Moved to 2001
	Replace flooring in 10 units	1460	10	0	20,975	0	0	Moved from 2001
147-17	Replace decks	1460	4	10,100	10,100	10,100	10,100	Completed
Scattered sites	Re-stain exterior		2	3,500	3,500	3,500	3,500	Completed
147-21	Paint exterior	1460	1	0	0	0	0	Moved to 1999
PHA Wide see list	Seal decks & patio partitions	1460	46	16,499	16,129	16,129	14,879	In progress
PHA Wide see list	Replace roofs	1460	8	38,127	22,349	22,349	22,349	Completed
147-16	Kitchen & bath remodel	1460	1	0	22,266	22,266	0	Moved from 2002
147-7	Kitchen remodel	1460	16	0	5,725	5,725	5,725	Balance from 1999
147-05	Exterior redesign	1460	16	0	50,435	50,435	35,000	Balance from 1999
	Dwelling Structures Total	1460		397,478	422,582	241,252	101,293	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 3: Implementation Schedule							
PHA Name: Dakota County Community Development Agency		Grant Type and Number: Capital Fund Program Grant No: MN469147-50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development No Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
MN – 147-02	12/31/01	6/30/02		12/31/02	6/30/03		
MN – 147-04		6/30/02			6/30/03		
MN – 147-05		6/30/02			6/30/03		
MN – 147-06		6/30/02			6/30/03		
MN – 147-07		6/30/02			6/30/03		
MN – 147-08		6/30/02			6/30/03		
MN – 147-09		6/30/02			6/30/03		
MN – 147-11		6/30/02			6/30/03		
MN – 147-13		6/30/02			6/30/03		
MN – 147-14		6/30/02			6/30/03		
MN – 147-16		6/30/02			6/30/03		
MN – 147-17		6/30/02			6/30/03		
MN – 147-21		6/30/02			6/30/03		
PHA Wide		6/30/02			6/30/03		

Dakota County CDA
MN46P 147-50100

PHA Wide Projects

Asphalt Replacement and Seal coating	Roof Replacement	Seal Decks and Fences
147-04 – 6039 Concord	147-08 – 3808 A & B Lodestone	147-02 – 6792 132 nd
147-17 – 13174 Foliage	147-02 – 14840-50 Dallara	147-16 – 1006 1 st
147-17 – 13176 Foliage	147-04 – 14975 Dama	147-16 – 5884 139 th
147-21 – 15477 Dresden Trail	147-17 – 157 E. Butler	147-16 – 2042 Pin Oak
147-02 – 3220 Lower 150 th	147-04 – 14880-90 Delft	147-16 – 2044 Pin Oak
147-17 – 18255 Emerald Trail	147-16 – Gerdine Path	147-21 – 5637 144 th
	147-02 – 16630 Flagstaff Way	147-16 – 2048 Vienna
Landscape Improvements	147-17 – 7658-60 Barbara Ct.	147-16 – 2050 Vienna
147-16 – 2048 Vienna		147-02 – 13007 Co Rd 5
147-16 – 2050 Vienna	Furnace Replacement	147-13 – 17114 Gage
147-16 – 2042 Pin Oak	147-02 – 16630 Flagstaff Way	147-17 – 4440 Lynx
147-16 – 2044 Pin Oak		147-17 – 4442 Lynx
147-21 – 18841 Joplin		147-21 – 1640 Donald Ct.
147-08 – 116 W. 25 th		147-21 – 1642 Donald Ct.
147-02 – 3220 Lower 150 th		147-02 – 3220 Lower 150 th
147-17 – 16947 Gannon		147-16 – 410 State St.
147-02 – 14929 Delft		147-02 – 1160 W. 4 th
147-04 – 14880 Delft		147-16 – 1100 Honeysuckle
147-04 – 14890 Delft		147-16 – 1110 Honeysuckle
147-08 – 195 Kathleen		147-08 – 1177 W. 14 th
147-08 – 1997 Gold Trail		147-02 – 3650 E. 77 th
147-08 – 1999 Gold Trail		147-02 – 14850 Danville
147-21 – 15477 Dresden Trail		147-21 – 610 Pleasant Dr #1
147-11 – Glazier Townhomes		147-21 – 610 Pleasant Dr #2
147-09 – Portland North		147-21 – 610 Pleasant Dr #3
147-09 – Portland South		147-21 – 610 Pleasant Dr #4
147-17 – 4440 Lynx Ct		147-21 – 650 Pleasant Dr #1
147-17 – 4442 Lynx Ct		147-21 – 650 Pleasant Dr #2
147-16 – 6691 Gerdine Path		147-21 – 650 Pleasant Dr #3
147-02 – 16630 Flagstaff Way		147-21 – 650 Pleasant Dr #4
147-17 – 13174 Foliage		147-07 – 12908 Oliver
147-17 – 13176 Foliage		147-07 – 12910 Oliver
		147-07 – 12912 Oliver
		147-07 – 12914 Oliver
		147-07 – 12916 Oliver
		147-07 – 12918 Oliver
		147-07 – 12920 Oliver
		147-07 – 12922 Oliver
		147-07 – 12924 Oliver
		147-07 – 12926 Oliver
		147-07 – 2300 Terrace
		147-07 – 2302 Terrace
		147-07 – 2304 Terrace
		147-07 – 2306 Terrace
		147-07 – 2308 Terrace
		147-07 – 2310 Terrace

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

PHA Name: Dakota County Community Development Agency	Grant Type and Number: Capital Fund Program Grant No: MN469147-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance & Evaluation Report
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Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements – Soft Costs				
	Management Improvements – Hard Costs				
4	1410 Administration	77,545			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,545			
8	1440 Site Acquisition				
9	1450 Site Improvement	117,063			
10	1460 Dwelling Structures	384,900			
11	1465.1 Dwelling Equipment – Nonexpendable	135,968			
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	1502 Contingency				
20	Amount of Annual Grant	793,021			
	Amount of line 20 Related to LBP Activities	10,000			
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security – Soft Costs				
	Amount of line 20 Related to Security – Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures	50,000			
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages**

PHA Name: Dakota County Community Development Agency	Grant Type and Number: Capital Fund Program Grant No: MN469147-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance & Evaluation Report
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Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
147-02	Landscape	1450	4	1,500				
147-05	Repave South Road	1450	16	25,000				
McKay Manor	Repair retaining wall	1450	16	30,000				
147-07	Landscape	1450	16	2,500				
147-11	Playground	1450	15	35,000				
PHA Wide (see list)	Storage sheds	1450	7	5,000				
PHA Wide (see list)	Asphalt replacement or seal coat	1450	4	7,000				
PHA Wide (see list)	Concrete replacement	1450	4	8,500				
147-14	Landscape	1450	8	2,563				
	Site Improvements Total	1450		117,063				
147-02	Remodel kitchens & baths	1460	3	38,000				
147-02	Add drain tile & gutters	1460	2	2,800				
147-04	Replace windows	1460	2	7,500				
147-07	Replace flooring	1460	16	10,000				
Oliver Terrace	Replace closet doors	1460	16	10,000				
147-08	Replace windows & roof	1460	1	15,500				
147-08	Insulate crawl space, add gutters	1460	1	3,300				
147-08	Kitchen remodel	1460	2	7,500				
147-09	Remodel handicap baths	1460	3	13,500				
147-11	Refinish windows	1460	15	25,000				
147-11	Remodel handicap bath	1460	1	6,500				
147-13	Remodel Kitchen & bath	1460	1	15,000				
147-13	Replace roof	1460	1	4,000				
147-14	Remodel kitchens	1460	8	25,000				
	Dwelling Structures Subtotal	1460		183,600				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 2: Supporting Pages**

PHA Name: Dakota County Community Development Agency	Grant Type and Number: Capital Fund Program Grant No: MN469147-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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<input checked="" type="checkbox"/> Original Annual Statements	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.)	<input type="checkbox"/> Performance & Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance & Evaluation Report
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Development No Name/HA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Ideal Way	Replace closet doors	1460	8	10,000				
147-16	Remodel kitchen, bath & flooring	1460	1	18,000				
147-16	Replace roof	1460	1	5,000				
147-16	Drain tile & gutters	1460	3	6,500				
147-17	Remodel kitchens & baths	1460	2	28,500				
147-17	Siding, roofing, bath remodel	1460	1	15,000				
147-21	Repair foundation walls & add ventilation	1460	1	5,000				
147-21	Remodel kitchen & baths	1460	2	28,500				
147-21	Replace windows	1460	2	27,000				
147-21	Stucco dash	1460	1	3,000				
147-21	Replace roof & gutters	1460	2	4,800				
PHA Wide	Weatherization	1460	50	50,000				
	Dwelling Structures Subtotal			201,300				
	Dwelling Structures Subtotal Pg 1			183,600				
	Dwelling Structures Total	1460		384,900				
147-04	Replace boilers	1465.1	2	5,968				
147-05	Replace furnaces & water heaters	1465.1	16	40,000				
147-07	Replace furnaces & water heaters	1465.1	16	40,000				
PHA Wide	Replace furnaces & water heaters	1465.1	20	50,000				
	Dwelling Equipment Total	1465.1		135,968				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 3: Implementation Schedule							
PHA Name: Dakota County Community Development Agency		Grant Type and Number: Capital Fund Program Grant No: MN469147-50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development No Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
MN – 147-02	9/30/03			9/30/04			
MN – 147-04	9/30/03			9/30/04			
MN – 147-05	9/30/03			9/30/04			
MN – 147-07	9/30/03			9/30/04			
MN – 147-08	9/30/03			9/30/04			
MN – 147-09	9/30/03			9/30/04			
MN – 147-11	9/30/03			9/30/04			
MN – 147-13	9/30/03			9/30/04			
MN – 147-14	9/30/03			9/30/04			
MN – 147-16	9/30/03			9/30/04			
MN – 147-17	9/30/03			9/30/04			
MN – 147-21	9/30/03			9/30/04			
PHA Wide	9/30/03			9/30/04			

Dakota County CDA
MN46P 147-50101

PHA Wide Projects

Storage Sheds	Asphalt Replacement or Seal Coat	Concrete Replacement
147-04 – 14880 Delft	147-02 – 2016 Pine St.	147-02 – 2016 Pine St.
147-04 – 14890 Delft	147-08 – 1177 W. 14 th	147-02 – 13007 Co Rd 5
147-04 – 6039 E. Concord	147-21 – 610 Pleasant Dr	147-02 – 13009 Co Rd 5
147-02 – 14840 Dallara	147-21 – 650 Pleasant Dr	147-08 – 1331 Easter
147-02 – 14850 Dallara		
147-02 – 1844 Forest		
147-02 – 1015 Christenson		

Dakota County CDA
MN46P 147-50101

PHA Wide Furnace Replacement

Project Number	Address	Year Built	Furnace	Water heater
147-02	1844 Forest St.	1960	X	New 1995
147-02	1306 W. 16 th St.	1970	X	X
147-02	7650 Upper 164 th St.	1970	X	X
147-02	1015 Christenson	1973	X	New 1996
147-02	1004 Cherokee	1929	X	X
147-04	3325 Red Wing Blvd	1957	X	X
147-04	14880 Delft		X	X
147-04	14890 Delft		X	X
147-08	1331 Easter		X	New 1996
147-08	1333 Easter		X	X
147-08	140 Westchester	1953	X	New 1996
147-08	1243 Smith	1953	X	New 1996
147-13	16884 Glencoe		X	X
147-13	16870 Glencoe		X	X
147-16	990 Redwood Dr	1969	X	X
147-17	808 Dodd Rd		X	X
147-17	2804 Rolling Oaks	1976	X	X
147-17	2806 Rolling Oaks	1976	X	X
147-17	157 E. Butler	1952	X	X?
147-13	2115 Cliffview		X	X
Alternates				
147-16	1006 1 st St.		X	X
147-16	1008 1 st St.		X	X

Dakota County CDA
MN46P 147-50101

PHA Wide Weatherization

147-02 – 1844 Forest	147-21 – 610 Pleasant Dr #3
147-02 – 2016 Pine St.	147-21 – 610 Pleasant Dr #4
147-02 – 1921 Walnut	147-21 – 650 Pleasant Dr #1
147-02 – 921 W. 6 th St.	147-21 – 650 Pleasant Dr #2
147-02 – 1160 W. 4 th St.	147-21 – 650 Pleasant Dr #3
147-02 – 4241 Rahn Rd	147-21 – 610 Pleasant Dr #4
147-02 – 1306 E. 16 th St.	147-09 – 13801 Portland Ave
147-02 – 6790 132 nd St.	147-09 – 13803 Portland Ave
147-02 – 6982 132 nd St.	147-09 – 13805 Portland Ave
147-02 – 2231 Old Co Rd 34	147-09 – 13807 Portland Ave
147-02 – 2233 Old Co Rd 34	147-09 – 13809 Portland Ave
147-02 – 2235 Old Co Rd 34	147-09 – 13811 Portland Ave
147-02 – 2237 Old Co Rd 34	147-09 – 14163 Portland Ave
147-02 – 16630 Flagstaff Way	147-09 – 14165 Portland Ave
147-04 – 3325 Red Wing Blvd	147-09 – 14167 Portland Ave
147-08 – 1177 W. 14 th St.	147-09 – 14169 Portland Ave
147-08 – 116 W. 25 th St.	147-09 – 14171 Portland Ave
147-08 – 5608 Upper 182 nd St.	147-09 – 14173 Portland Ave
147-08 – 3808 A Lodestone	147-09 – 14175 Portland Ave
147-08 – 3808 B Lodestone	147-09 – 14177 Portland Ave
147-16 – 410 State St.	147-09 – 14179 Portland Ave
147-16 – 1100 Honeysuckle	147-09 – 14181 Portland Ave
147-16 – 1110 Honeysuckle	147-21 – 1846 E. 55 th St.
147-21 – 610 Pleasant Dr #1	147-21 – 1850 E. 55 th St.
147-21 – 610 Pleasant Dr #2	147-02 – 16630 Flagstaff Way

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-02			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Replace roof		5,000	2002
Remodel kitchen		55,000	2003
Replace roof		3,500	2003
504 compliance		35,468	2003
LBP, flooring		17,000	2004
Remodel bath		8,000	2004
Re-insulate foundation		2,500	2004
504 compliance		18,000	2004
Remodel kitchen and bath		15,000	2005
Replace flooring		6,000	2005
504 compliance		40,000	2005
Total estimated cost over next 5 years		205,468	

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.

5-Year Action Plan Table				
Development Number	Development Name	Number Vacant Units	% Vacancies in Development	
147-04				
Description of needed physical improvements or management improvements			Estimated Cost	Planned Start Date (PHA fiscal year)
Remodel kitchen and bath			15,000	2003
Total estimated cost over next 5 years			15,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-05			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Replace asphalt driveways		25,000	2003
Replace ranges		8,000	2003
Total estimated cost over next 5 years		33,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-06			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Build detached garage		18,000	2002
Replace shut off valves		10,000	2002
Remodel kitchens		175,000	2004
Replace flooring in units & common areas		161,500	2004
Replace boiler		20,000	2005
Total estimated cost over next 5 years		384,500	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-07			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Patch & seal coat asphalt		8,000	2005
Replace exterior lighting		6,400	2005
Total estimated cost over next 5 years		14,400	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-08			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Remodel bath		8,000	2003
Replace garage floors		12,000	2003
Remodel bath		8,000	2004
Total estimated cost over next 5 years		28,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-09			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Reside gable ends		20,000	2002
Remodel kitchens & baths		334,000	2002
Update interior lighting		24,000	2002
Add heat run to outer silcock area		4,500	2002
Patch asphalt & chip seal		12,000	2003
Power wash & seal fence		3,500	2005
Replace entry doors & add storm doors		37,000	2005
Replace windows		160,000	2005
Replace furnace & water heaters		89,000	2005
Total estimated cost over next 5 years		684,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-11			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Replace asphalt		35,000	2003
Remodel kitchens & baths		105,000	2003
Update interior lighting		7,500	2003
Power wash & seal two fences		4,000	2005
Replace entry doors & add storm doors		7,500	2005
Replace furnace & water heaters		24,600	2005
Total estimated cost over next 5 years		183,600	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-13			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Remodel baths		15,000	2003
Remodel kitchen & bath		18,000	2004
Remodel kitchen & bath		40,000	2005
Total estimated cost over next 5 years		73,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-14			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Replace furnace & water heaters		25,000	2002
Replace tot lot		25,000	2005
Total estimated cost over next 5 years		50,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-16			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Remodel kitchen & bath		20,000	2003
Replace roof		3,500	2003
Remodel kitchen & baths		40,000	2005
Total estimated cost over next 5 years		63,500	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-17			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Remodel kitchen & bath		25,000	2002
Replace flooring		3,500	2003
Replace siding, roof & windows		40,000	2003
Remodel kitchen, bath & add ventilation		47,200	2003
Remodel kitchen		12,000	2004
Replace siding, roofing & windows		30,000	2004
Paint exterior		3,000	2005
Total estimated cost over next 5 years		160,700	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
147-21			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Rebuild fences at dumpsters		4,000	2002
Replace windows		15,000	2002
Replace roof		3,500	2002
Replace roofs		10,500	2003
Remodel kitchen & flooring		11,000	2003
Remodel kitchen & baths		92,000	2004
Replace siding		15,000	2004
Paint exterior		3,000	2005
Total estimated cost over next 5 years		154,000	

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.

5-Year Action Plan Table			
Development Number	Development Name	Number Vacant Units	% Vacancies in Development
PHA Wide			
Description of needed physical improvements or management improvements		Estimated Cost	Planned Start Date (PHA fiscal year)
Asphalt replacement		23,500	2002
Concrete replacement		7,000	2002
Weatherization		50,000	2002
Furnace & water heater replacement		51,868	2002
Landscaping		20,200	2003
Asphalt replacement		19,500	2003
Concrete replacement		8,500	2003
Weatherization		50,000	2003
Furnace & water heater replacement		50,000	2003
Weatherization		50,000	2004
Furnace & water heater replacement		13,368	2004
Concrete replacement		10,000	2005
Asphalt replacement		15,000	2005
Weatherization		50,000	2005
Furnace & water heater replacement		13,368	2005
Total estimated cost over next 5 years		432,304	

Description of Resident Partnership and Summary of General Issues

Prior to the development of the 2001 Annual Submission and Five Year Action Plan, residents and local government were asked in writing for their ideas on what physical and management improvements they would like to see the CDA undertake.

A resident meeting was held at Colleen Loney Manor on Thursday, February 15, 2001, and was attended by six residents. Tenants were re-informed that the current plan includes a screened in gazebo to be located off the community room that will be contracted this next season and also the remodeling of the community room kitchen and accessible door operators will be this upcoming year. The new grant for 2001 does not include any capital improvement to CLM. Tenants overwhelmingly requested that garages be built for their cars, but with location and current funding this is not a feasible project to undertake. In the five-year plan we have included remodeling of the apartment kitchens, redo shut off valves to the plumbing, replace apartment and common area carpeting.

On Thursday, February 22, 2001, an additional resident meeting was held at the CDA office. No one attended that meeting.

On Tuesday, March 13, 2001, a public hearing was held at the CDA office. No one attended that meeting.

All public housing residents received written notice of the above meetings, and were also invited to submit written comments or to call the Contract Manager with comments.

One petition was received from project 147-09 to replace the tot lots, which has been included in the current 2000 grant.

Local government officials were mailed a draft plan and invited to comment. One response was received which is attached.