

PHA Plans

Streamlined Annual Version 3

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

OMB No. 2577-0226
(exp. 06/30/2006)

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2009

PHA Name: Metropolitan Council HRA

Public review period: July 3 – August 18, 2008
Public Hearing: August 18, 2008
CDC Approval: September 15, 2008 (pending)
MC approval: September 24, 2008 (pending)

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Metropolitan Council HRA

PHA Number: MN 163

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

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 150
Number of S8 units: 5951

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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

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

PHA Plan Contact Information:

Name: Sue Putz – Section 8

Phone: 651-602-1584

Terri Smith – Public Housing

Phone: 651-602-1187

TDD: 651-291-0904

Email (if available): Susan.Putz@metc.state.mn.us
Terri.smith@metc.state.mn.us

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

The PHA intends to submit an application to HUD for voluntary conversion of all of its public housing units to vouchers under Section 22 of the U.S. Housing Act of 1937 and applicable to HUD rules and regulations.

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

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

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

Note: Metro HRA continues consideration to administer a Section 8 Home Ownership Program if program regulations are revised to help ensure successful administration

Metro HRA will also administer a homeownership program called HOME (Home Ownership Made Easy) as funding is available.

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria: *This will be considered further if it is determined feasible to implement this program.*

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

Consideration of and planning for a Section 8 Homeownership program will be impacted by the outcome of continued FSS Coordinator funding received by the PHA.

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:) *Assist in new development of low cost affordable housing.*

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

Old City Hall, Waconia – 13 units
Emma's Place, Maplewood – 13 units
Franklin Lane, Anoka – 66 units
No Place Like Home, Robbinsdale – 15 units
North Pointe, Blaine – 4 units
East Metro, White Bear Lake – 20 units
East Metro II, White Bear Lake – 14 units
Brickyard, Chaska – 6 units
North Star Ridge, Coon Rapids – 12 units
Brandes Place, Fridley – 16 units
Town Square Apartments, Falcon Heights – 25 units
Linden Place, New Hope – 8 units
Clear Springs Residence, Minnetonka - 4 units
Clover Field Marketplace, Chaska – 15 units
Sienna Ridge, Woodbury – 5 units

Total: 236

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Dakota County Consortium (includes: Dakota, Washington, Ramsey and Anoka) 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
-Voluntary Conversion of Public Housing to Section 8 Project Based Assistance
- Other: (list below)

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

Ramsey - overall strategies relative to affordable housing:

Expand efforts to ensure the preservation and renovation of existing stock of affordable housing; encourage the production of affordable rental housing; support a variety of initiatives that allow LMI households to move into homeownership; housing for special needs populations and low income elderly.

Anoka – specific housing objectives:

Increase number of affordable rental housing units; increase stability of neighborhoods and housing stock conditions through single family and multifamily rehabilitation programs; fair housing; affordable ownership opportunities.

1. Consolidated Plan jurisdiction: Hennepin County Consortium (includes: Hennepin County, Bloomington, Plymouth)

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
-Voluntary Conversion of Public Housing to Section 8 Project Based Assistance
- Other: (list below)

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

Housing goals include:

Preserve the existing affordable housing supply as well as assist new, affordable rental housing for low-income households, with priority for extremely low-income households.;

Preserve and improve housing owned or rented by low and extremely low-income households and assist with accessibility improvements for low, extremely low and moderate-income households; Provide increased opportunities for homeownership to moderate and low-income households.

1. Consolidated Plan jurisdiction: Minnesota Consolidated Plan (includes all non-entitlement areas of state, including Carver County).

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 -Voluntary Conversion of Public Housing units to Section 8 Project Based Assistance
- Other: (list below)

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

In order to meet objectives for creating suitable living environments, provide decent affordable housing and create economic opportunities the state reaffirmed the following guiding principles: Allocating program dollars to their best use with the recognition that nonprofits and communities vary in their capacities and that some organizations will require more assistance and resources; Recognizing that the private market is a viable resource to assist the state in achieving its housing and community development goals; Emphasizing flexibility in funding allocations; Maintaining local decision-making and allowing communities to tailor programs to best fit their needs; Leveraging and recycling resources wherever possible; Understanding the broader context within which housing and community development actions are taken.

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

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

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

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

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Council HRA		Grant Type and Number Capital Fund Program: MN46P16350108 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2008		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____			<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision #1	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	167,567		0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equip-nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

21	Amount of Annual Costs (sum of lines 2-19)	167,567	0	0	0
22	Amount of line 21 related to LBP Activities				
23	Amount of Line 21 related to Sec. 504 compliance				
24	Amount of Line 21 related to security-Soft Costs				
25	Amount of Line 21 related to security-Hard Costs				
26	Amount of Line 21 related to energy conservation measures				

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

PHA Name: Metropolitan Council HRA		Grant Type and Number Capital Fund Program: MN46P16350108 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2010			6/30/2012			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Metropolitan Council HRA		Grant Type and Number Capital Fund Program: MN46P16350109 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant 2009	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____				<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revision #1	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	165,000		0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equip-nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

21	Amount of Annual Costs (sum of lines 2-19)	165,000	0	0	0
22	Amount of line 21 related to LBP Activities				
23	Amount of Line 21 related to Sec. 504 compliance				
24	Amount of Line 21 related to security-Soft Costs				
25	Amount of Line 21 related to security-Hard Costs				
26	Amount of Line 21 related to enery conservation measures				

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

PHA Name: Metropolitan Council HRA	Grant Type and Number Capital Fund Program: MN46P16350109 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2011			6/30/2013			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
<i>HA-Wide</i>	Annual Statement	\$165,000	\$165,000	\$165,000	\$165,000
CFP Funds Listed for 5-year planning		\$165,000	\$165,000	\$165,000	\$165,000
Replacement Housing Factor Funds					

*PHA projects that Capital Funding will not cover all the above improvements. PHA will allocate additional funding sources.

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	<i>PHA-Wide</i>	<i>Operations</i>	\$165,000		<i>Operations</i>	\$165,000
Total CFP Estimated Cost			\$165,000			\$165,000

*PHA projects that Capital Funding will not cover all the above improvements. PHA will allocate additional funding sources.

ATTACHMENT A

Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Violence Against Women Act (VAWA) Activities

The Metro HRA policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Womens Act (VAWA). The Metro HRA has updated the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policies to support victims of domestic violence, dating violence, sexual assault or stalking.

All Section 8 and Public Housing applicants are provided with the attached information regarding their rights under VAWA. This information is included in the briefing materials for all new Section 8 admissions and port-ins and Public Housing admissions.

To: Section 8 Program Applicants and Participants
From: Metro HRA
Subject: Notice of **YOUR RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT**

This notice is to inform you of your rights under the *Violence against Women Act* (VAWA). This new law includes several provisions that address housing needs, which protect you if you are a victim of domestic violence, dating violence or stalking. VAWA became law in January 2006 and applies to Section 8 Voucher program applicants and participants.

VAWA says that the Metro HRA or a private landlord who accepts Section 8 Vouchers cannot deny housing assistance to a tenant or a tenant's immediate family member just because she or he is a victim or threatened victim of domestic violence, dating violence or stalking. **This means** that if you have been denied housing assistance because of a bad rental history or police calls that directly results from domestic violence, dating violence or stalking, you should contact the HRA to assert your rights under VAWA.

VAWA also says that the Metro HRA or a private landlord who accepts Section 8 Vouchers cannot terminate your voucher or evict you if the termination or eviction is the result of domestic violence, dating violence or stalking. **This means** that if you have been threatened with termination of your Section 8 Voucher or eviction because of an abusers actions toward you or your immediate family members, you should contact the HRA to assert your rights under VAWA.

VAWA also says the Metro HRA may not terminate or deny a move under portability to a participant who is otherwise in compliance with program rules and has moved out of the assisted unit in violation of the lease to avoid harm from actual or threatened domestic violence, dating violence, or stalking. **This means** that the Metro HRA may not deny a portability move if you violated previous assisted lease terms solely to flee domestic violence.

VAWA also says the Metro HRA may request that you verify the actions are the result of domestic violence, dating violence or stalking. **This means** if a victim fails to provide certification or an acceptable alternative form of documentation within the time allotted by Metro HRA, the victim is no longer entitled to the special protection from eviction or termination provided by VAWA.

The Metro HRA and the private landlord who accepts the Section 8 Voucher program can evict or terminate the abuser and continue to work with you.

VAWA does not change the other rights and responsibilities of the Metro HRA or private landlord to enforce Section 8 Voucher program requirements or the lease.

If you have questions about how to claim your rights under VAWA, you should contact the Metro HRA or Legal Services in your community.

Attached is a list of the legal services and the domestic violence resources for the Metro area.

To: Public Housing Applicants and Participants

From: Metro HRA

Subject: Notice of **YOUR RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT**

This notice is to inform you of your rights under the *Violence against Women Act* (VAWA). This new law includes several provisions that address housing needs, which protect you if you are a victim of domestic violence, dating violence or stalking. VAWA became law in January 2006 and applies to Public Housing program applicants and participants.

VAWA says that the Metro HRA or it's managing agent cannot deny housing assistance to a tenant or a tenant's immediate family member just because she or he is a victim or threatened victim of domestic violence, dating violence or stalking. **This means** that if you have been denied housing assistance because of a bad rental history or police calls that directly results from domestic violence, dating violence or stalking, you should contact the HRA to assert your rights under VAWA.

VAWA also says that the Metro HRA or it's managing agent cannot terminate your lease or evict you if the termination or eviction is the result of domestic violence, dating violence or stalking. **This means** that if you have been threatened with termination of your lease or eviction because of an abusers actions toward you or your immediate family members, you should contact the HRA to assert your rights under VAWA.

VAWA also says the Metro HRA may not deny a transfer for a participant who is otherwise in compliance with program rules and has moved out of the assisted unit in violation of the lease to avoid harm from actual or threatened domestic violence, dating violence, or stalking. **This means** that the Metro HRA may not deny a transfer if you violated previous assisted lease terms solely to flee domestic violence.

VAWA also says the Metro HRA may request that you verify the actions are the result of domestic violence, dating violence or stalking. **This means** if a victim fails to provide certification or an acceptable alternative form of documentation within the time allotted by Metro HRA, the victim is no longer entitled to the special protection from eviction or termination provided by VAWA.

The Metro HRA or it's managing agent can evict or terminate the abuser and continue to work with you.

VAWA does not change the other rights and responsibilities of the Metro HRA or it's managing agent to enforce Public Housing program requirements or the lease.

If you have questions about how to claim your rights under VAWA, you should contact the Metro HRA or Legal Services in your community.

Attached is a list of the legal services and the domestic violence resources for the Metro area.