

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

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Small PHA Plan Update  
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: New Ulm Economic Development Authority**

**PHA Number: MN128**

**PHA Fiscal Year Beginning: 07/2001**

### PHA Plan Contact Information:

Name: David Schnobrich

Phone: 1-507-359-8227

TDD: 1-800-627-3529

Email (if available): NUEDA@newulmtel.net

### 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

### 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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)
  - 1. Broadway Haus Apartments

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)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

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Small PHA Plan Update



## Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

### i. Table of Contents

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

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### ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

### **Public Housing**

1. Ceiling rents were expanded to cover all units in the program. Ceiling rents were increased due to changes in Fair Market Rents.
2. Revised eligibility and lease termination policies regarding criminal and drug-related activities.
3. Adopted policy to track crime and crime-related problems.

### **Section 8**

1. Approved new Payment Standard at 110% of the current Fair Market Rents.
2. Approved a new Administrative Plan.
3. Secured a waiver from the program requirement that 75% of new program participants must be classified as extremely very low income. Authority was authorized to use 50%.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 74,722.

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C.

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B.

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for     units <input type="checkbox"/> Public housing for     units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for     units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A.  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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident

### Advisory Board/s?

The New Ulm Economic Development Authority (Authority) administers the Section 8 Certificate/Housing Choice Voucher Program and the Public Housing Program. Last year, the Authority prepared a 5 Year Plan for Fiscal Years 2000-2004 and an Annual Plan for Fiscal Year 2000. One Resident Advisory Board (RAB) was established to review and comment on the Plans. This RAB represented the Broadway Haus Apartments, a 40 unit Public Housing project. The Broadway Haus Tenant's Council served as the RAB.

Due to a lack of interest, there was no RAB for the Section 8 Program or the ten family units in the Public Housing Program. For Fiscal Year 2001, the Authority mailed letters to all participants in the Section 8 and Public Housing Programs notifying them of the date and time of a meeting to review the 2001 Annual Plan. Participants who could not attend the meeting were advised that copies of the Plan could be mailed to them or were available for review at the Housing Office. They were further advised that if a sufficient number of individuals expressed interest, a Resident Advisory Board would be established. They were directed to call the Housing Office if they had any questions on the Plan.

The meeting for the residents of the ten family units in the Public Housing Program was scheduled for Wednesday, February 28, 2001 at 4:00 P.M. in the first floor meeting room in the New Ulm City Hall, 100 North Broadway, New Ulm, Minnesota. No residents of the family units were present at this time.

The meeting for the participants in the Section 8 Certificate/Housing Choice Voucher Program was scheduled for Thursday, March 1, 2001 at 4:00 P.M. in the first floor meeting room in the New Ulm City Hall, 100 North Broadway, New Ulm, Minnesota. One participant was present at this time. The Plan was reviewed with this individual. Following this review, limited discussion and comment took place on the Plan. This individual recommended no changes or revisions to the Plan. The meeting ended at 4:35 P.M. This individual's comments are listed in Attachment F.

As noted earlier, the Broadway Haus Tenant's Council serves as the RAB for the Broadway Haus Apartments. All residents of the building were notified of the date and time of the meeting. Members of the Tenant's Council were provided copies of the Plan on March 2, 2001. A copy of the Plan was also placed in the building's Community Room. This RAB met on Wednesday, March 7, 2001 in the Community Room at the Broadway Haus Apartments, 300 North Broadway, New Ulm, Minnesota. The meeting was held from 9:35 A.M. to 10:05 A.M. and followed the regular monthly meeting of the Tenant's Council. 21 of the building's 41 residents were present at this time. There was limited discussion and comments on the Plan. No changes or revisions to the Plan were recommended by the RAB or building residents. Comments made at the meeting are listed in Attachment F.

2. If yes, the comments are Attached at Attachment F.

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
  - Yes  No: below or
  - Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment F.
- Other: (list below)

### B. 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: State of Minnesota

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

PHA requests for Support from the Consolidated Plan Agency

The PHA has received the following forms of financial or other support:

- a. The main administrative office of the PHA is located in the New Ulm City Hall. The PHA does not pay rent, utilities or insurance for this space. The PHA staff uses some City office equipment and furnishings for program operations.

- b. City staff assists the PHA with a variety of different administrative functions including, but not limited to, the hiring of staff, maintenance of financial records and assistance with maintenance activities and improvement projects.
  - c. The New Ulm Police Department issues tickets for parking violations at the Broadway Haus Apartments.
  - d. The Minnesota Housing Finance Agency coordinated efforts to insure PHA compliance with the new lead-based paint regulations.
  - e. Staff from Brown County and the City of New Ulm made presentations to Broadway Haus residents on a variety of different subjects.
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
- a. Rehabilitation and maintenance of Public Housing units using 2000 CFP funds.
  - b. Initiate rehabilitation and maintenance of Public Housing units using 2001 CFP funds.
  - c. Target extremely low-income renters through admission preferences.
  - d. Target homeless individuals through admission preferences.
  - e. Consult with the Resident Advisory Board regarding housing strategies.
  - f. Work with area employers, MHFA and Greater Minnesota Housing Fund to develop employer assisted housing programs to increase home ownership for area workers.

### **C. Criteria for Substantial Deviation and Significant Amendments**

#### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### **A. Substantial Deviation from the 5-year Plan:**

See definition listed under Item B below.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Definition of “Substantial Deviation” and “Significant Amendment or Modification”

1. General. For the purposes of the 5-Year and Annual Public Housing Agency Plan any substantial deviation or significant amendment or modification to the plans will be subject to the

- review of the Resident Advisory Boards and full Public Hearing process requirements.
2. Definition. “Substantial deviation” or “Significant amendment or modification” shall mean any action taken by the Authority that changes or modifies:
    - a. Rent or admission policies or organization of the waiting list.
    - b. The Capital Fund Program plan either through the addition or deletion of items or projects from the list of planned activities or a change in use of replacement reserve funds under the Capital Fund provided the item or project exceeds \$25,000 in value.
    - c. Planned demolition or disposition, designation, homeownership programs or conversion activities.
  3. Exceptions. Exceptions to this definition will be made for any of the above actions that are made to reflect a change in HUD regulatory requirements.

## Attachment A Supporting Documents Available for Review

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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	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 in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	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
<b>X</b>	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<b>X</b>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
<b>X</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<b>X</b>	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
<b>X</b>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
<b>X</b>	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Economic Development Authority of the City of New Ulm, Minnesota		<b>Grant Type and Number</b> Capital Fund Program MN46P12850101 Capital Fund Program Replacement Housing Factor Grant No: N/A		<b>Federal FY of Grant:</b> 2001	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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	\$ 7,100			
10	1460 Dwelling Structures	\$67,622			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$74,722			
21	Amount of line 20 Related to LBP Activities				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> Economic Development Authority of the City of New Ulm, Minnesota		<b>Grant Type and Number</b> Capital Fund Program MN46P12850101 Capital Fund Program Replacement Housing Factor Grant No: N/A		<b>Federal FY of Grant:</b> 2001	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <span style="margin-left: 200px;"><input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b></span> <span style="margin-left: 20px;"><input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b></span>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <span style="margin-left: 150px;"><input type="checkbox"/> <b>Final Performance and Evaluation Report</b></span>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				







### Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MN128-002	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1. Renovate two single family units	\$ 39,700	2002/2003
2. Replace Broadway Haus sidewalk/curb and gutter	\$ 5,000	2002/2003
3. Replace Broadway Haus hallway carpet	\$ 10,000	2002/2003
4. Replace Broadway Haus hallway lighting	\$ 9,000	2002/2003
5. Replace Broadway Haus water softeners	\$ 10,000	2002/2003
6. Paint Broadway Haus hallways and community areas	\$ 6,000	2003/2004
7. Replace ten family unit water softeners	\$ 10,000	2003/2004
8. Renovate Broadway Haus air conditioning sleeves	\$ 10,000	2003/2004
9. Replace Broadway Haus front steps	\$ 10,000	2003/2004
10. Family unit bathroom improvements	\$ 15,000	2003/2004
11. Family unit site improvements	\$ 25,000	2003/2004
12. Replace three family unit furnaces	\$ 8,000	2003/2004
13. Replace 35 ranges	\$ 20,000	2003/2004
14. Replace 35 refrigerators	\$ 21,000	2004/2005
15. Install new bathroom vanities in family units	\$ 5,000	2004/2005
16. Replace Broadway Haus windows	\$ 40,000	2004/2005
17. Renovate Broadway Haus office	\$ 10,000	2004/2005
18. Renovate Broadway Haus elevator	\$ 40,000	2005/2006
19. Family unit electrical improvements	\$ 5,000	2005/2006
<b>Total estimated cost over next 5 years</b>	<b>\$298,700</b>	

## Required Attachment D: Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 12/31/01

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

Arnold J. Koelpin, Mayor

Appointment confirmed by the New Ulm City Council

## **Required Attachment E: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

### Resident Advisory Board/Broadway Haus Apartments

Eva Kokesch

Nola Scharf

Mary Raitz

Bonnie Schilman

Mabel Baier

Ruth Lietzau (alternate)

## **Attachment F: Comments of Resident Advisory Board**

### Section 8 Meeting

Q. How often will my rent change if my income changes?

A. An Annual Recertification will be conducted once a year. If participant income decreases, rent would be lowered in accordance with program regulations. If participant income increases, rent would be adjusted at the time of the Annual Recertification unless the rent had previously been lowered.

Q. Individual commented that her dwelling unit was cold.

A. This individual was advised that the unit must maintain a temperature of 68 degrees or higher. This individual indicated that the unit maintains this temperature.

### Broadway Haus RAB

Q. The Capital Fund Program 5-Year Action Plan calls for the installation of new windows in year 2004-2005 at the Broadway Haus Apartments. Why is this being done?

A. The building will be 21 years old at that time and the staff anticipates that window replacement may be necessary. The staff noted that building residents are currently experiencing some difficulty with opening and closing windows.

- Q. What plans do you have for the elevator in year 2005-2006?
- A. The building will be 22 years old at that time and the elevator will likely need to be renovated.
- Q. What if the elevator requires renovation prior to 2005-2006?
- A. On an annual basis the staff will review the list of improvements and their planned start date. If necessary, the 5-Year Action Plan can be modified to address current needs. The Authority will maintain the elevator in operating condition at all times.
- Q. What will happen to the former St. Mary's School building now that the project has been denied funding by the Minnesota Housing Finance Agency?
- A. St. Mary's Parish is the owner of the property and will need to determine the future use of this building.
- Q. It has been announced that Oak Hills Living Center will construct new assisted housing units. Will these units be available to individuals with lower incomes?
- A. Yes.

## **Attachment G: Statement of Progress in Meeting the 5-Year Plan Mission and Goals**

- 1A. Goal: Expand the supply of assisted housing

Status: The amount of assisted housing within the City of New Ulm has remained the same since the approval of the 5-Year and Annual Plan for 2000 with the exception of a 24 unit Rural Development project that opted out of the Section 515 Program. The Authority provided information on the Housing Choice Voucher program to building tenants and several tenants currently participate in the program.

The Authority agreed to provide administrative and financial support to facilitate the renovation of a former school building into 26 units of general occupancy housing. An application for tax credit financing was submitted to the Minnesota Housing Finance Agency (MHFA). MHFA subsequently denied the application indicating that the market would not support the project.

Oak Hills Living Center received notice that the Department of Housing and Urban Development had approved their application for 16 units of Section 202 Housing.

1B. Goal: Improve the quality of assisted living.

- Status:
- a. Attempted to improve PHAS score.
  - b. Increased customer satisfaction.
  - c. In the process of renovating Public Housing units.
  - d. SEMAP score has not been received.

1C. Goal: Increase assisted housing choices.

Status: Provided voucher mobility counseling and conducted outreach efforts to potential voucher landlords.

2. Goal: Provide an improved living environment.

Status: Implemented public housing security improvements, renovating public housing units through the Capital Fund Program and encouraged families with vouchers to seek best available housing.

3. Goal: Promote self-sufficiency and assist development of assisted households.

Status: Assisted elderly or families with disabilities in securing supportive services to increase their independence.

4. Goal: Ensure Equal Opportunity in housing for all Americans.

Status: Undertaken affirmative measures to ensure access to assisted housing and to provide a suitable living environment for families living in assisted housing.

5. Goal: Fully utilize Section 8 Program.

Status: Increased the number of program participants.