

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHAName: NewUlmEconomicDevelopmentAuthority

PHANumber: MN128

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

PHA Plan Contact Information:

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Phone: (507)359-8233

TDD: 800-627-3529

Email (if available): NUEDA@ci.new-ulm.mn.us

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 - 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

**Annual PHA Plan
Fiscal Year 2003**
[24CFR 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 filename in parentheses in the space to the right of the title.

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ii.ExecutiveSummary

[24CFRPart903.79(r)]

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

1.Summary of Policy or Program Change 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.

No changes planned.

2.Capital Improvement Needs

[24CFRPart903.79(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? \$71,000

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.D Demolition and Disposition

[24CFRPart903.79(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

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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: <u>(DD/MM/YY)</u>	
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

[24CFR Part 903.79(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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 home ownership 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

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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

[24CFR Part 903.79(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 Housing Choice Voucher (HCV) Program and the Public Housing Program. Last year, the Authority prepared an Annual Plan for Fiscal Year 2002. One existing Resident Advisory Board (RAB) reviewed and commented on the Plan. 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 HCV Program or the ten family units in the Public Housing Program. For Fiscal Year 2003, the Authority mailed letters to all participants in the HCV and Public Housing Programs notifying them of the date and time of a meeting to review the 2003 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 participants in the Housing Choice Voucher Program was scheduled for Monday, March 3, 2003 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. The individual present did not recommend any changes or revisions to the Plan. The meeting ended at 4:40 p.m. The participant's comments are listed in Attachment F. One participant requested and was mailed a copy of the Plan.

The meeting for the residents of the ten family units in the Public Housing Program was scheduled for Tuesday, March 5, 2002 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. The individual present did not recommend any changes or revisions to the Plan. The meeting ended at 4:40 p.m. The participant'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 February 24, 2003. A copy of the Plan was also placed in the building's Community Room. This RAB met on Wednesday, March 5, 2003 in the Community Room of the Broadway Haus Apartments, 300 North Broadway, New Ulm, Minnesota. The meeting was held from 10:00 a.m. to 10:20 a.m. and followed the regular monthly meeting of the Tenant's Council. Seventeen of the building's forty-two residents were present at this time. There was limited discussion and comment 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.

Due to a change in the Annual Plan, the Broadway Haus RAB held a special meeting on Thursday, June 19, 2003 in the Community Room at the Broadway Haus Apartments. The Plan modification involved changes to the Capital Fund and Program documents for fiscal year 2001. The meeting was held from 9:00 A.M. to 9:15 A.M. All members of the RAB and three residents were present at this time. There was very limited discussion and no comments on the plan revision. No changes or revisions to the Plan were recommended by the RAB or building residents.

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
 - 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:
 - a. Rehabilitation and maintenance of Public Housing units using 2001 and 2002 CFP funds.
 - b. Initiate rehabilitation and maintenance of Public Housing units using 2003 CFP funds.
 - c. Target extremely very 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 the Greater Minnesota Housing Fund to develop employer assisted housing program to increase homeownership for area workers.
 - g. Monitor the availability of decent, safe and affordable housing.

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:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

- a. Serving extremely very low and very low - income renters.

- b. Serving homeless persons.
- c. Serving those with special needs.
- d. Strengthening the community's housing stock.
- e. Assisting in homeownership opportunities.
- f. Assisting in building housing capacity.
- g. Providing resources that support community development.

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 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. Exception 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certification 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
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered 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 <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 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
X	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
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 HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for the development of public housing	Annual Plan: Capital Needs
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	Approved or submitted public housing home ownership 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
X	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"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · 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. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	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)

Annual Statement/Performance and Evaluation Report Attachment B Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: NewUlmEDA		Grant Type and Number Capital Fund Program: MN46P12850103 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non -CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$6,000				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$65,000				
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)	\$71,000				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

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

PHAName: New Ulm ED A	Grant Type and Number Capital Fund Program#: MN46P12850103 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
MN128	Architectural/Design Services	1430	1	\$6,000				
MN128	Replace Broadway Haus Hallway and Community Area Carpeting and Lighting	1460	1	\$20,000				
MN128	Paint Broadway Haus Hallways and Community Areas	1460	1	\$11,000				
MN128	Replace Broadway Haus Water Softeners	1460	2	\$10,000				
MN128	Replace Family Unit Water Softeners	1460	10	\$10,000				
MN128	Family Unit Bathroom Improvements	1460	10	\$14,000				

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 planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from information included in the Capital Fund Program Annual Statement.

-wide physical or management improvements
Year One of the 5 - Year cycle, because this

CFP5 - Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MN128	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1. Renovate Broadway Haus Air Conditioning Sleeves	\$12,500	2004/2005
2. Replace Broadway Haus Front Steps	\$10,000	2004/2005
3. Family Unit Site Improvements	\$25,000	2004/2005
4. Replace 25 Ranges	\$11,000	2004/2005
5. Replace 20 Refrigerators	\$11,500	2004/2005
6. Family Unit Bathroom Improvements	\$8,000	2005/2006
7. Replace Broadway Haus Windows	\$50,000	2005/2006
8. Renovate Broadway Haus Office	\$12,000	2005/2006
9. Renovate Broadway Haus Elevator	\$50,000	2006/2007
10. Family Unit Electrical Improvements	\$ 8,000	2006/2007
11. Renovate Community Room Kitchen	\$12,000	2006/2007
12. Install New Bathroom Vanities - Broadway Haus	\$20,000	2007/2008
13. Install New Roof in Broadway Haus Solarium	\$20,000	2007/2008
14. Family Unit Basement Improvements	\$10,000	2007/2008
15. Family Unit Storage Sheds	\$15,000	2007/2008
16. Paint Broadway Haus Stairwells	\$5,000	2007/2008
Total estimated cost over next 5 years	\$280,000	

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:
Allan C. Nelson

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): Term ends 12/31/07 -
Subject to the resident member's continued participation in either the Housing Choice
Voucher Program or the Public Housing Program .

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 /03

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

Brenda Kiehler
Gloria Woitte
Ruth Lietzau
Betty Dormady
Harvey Zupfer

Attachment F: Comments of Resident Advisory Board Meetings

Section 8 Meeting

- Q. Who represent tenants and program participants on the New Ulm Economic Development Authority?
- A. The Authority has a Resident Board Member. His name is Allan Nelson.
- Q. How can I contact this individual?
- A. He does not have a telephone number. His street address was provided.
- Q. How many buildings does the Authority own or manage?
- A. Information provided.
- Q. There is inadequate heat in my dwelling unit. Repairs to correct this problem have not been successful. Can the Authority correct this problem?
- A. The Authority does not own or manage this building. The tenants should contact the building manager and owner about this problem. If they do not respond to the problem, the tenants should contact the Authority. The tenant was provided with the name, address and telephone number of appropriate officials who could also respond to this problem.
- Q. Does the Authority prepare a new Plan each year?
- A. Yes. Copies of the Plan are available in the Housing Office at City Hall and at the Public Library. An interested tenant or program participant can receive a copy of the Plan by mail or in person at the Housing Office.
- Q. What if there are other maintenance problems in my building?
- A. Tenants should contact the building manager and owner.

Public Housing - Family Units Meeting

- Q. Could the Authority construct openings in the exterior wall of the unit for the placement of air conditioners?
- A. This suggestion will be considered when the unit's exterior siding is replaced. This work is scheduled for this summer.
- Q. When will bathroom improvements take place?
- A. Improvements to the bathrooms will be made with Capital Fund Program resources from fiscal years 2003 and 2005.

- Q. When will the Authority purchase or construct storage sheds or garages for the family units?
- A. Storage sheds would be purchased with Capital Fund Program resources from fiscal year 2007.
- Q. Why was so much work completed at the Broadway Haus Apartments?
- A. No improvements had been made to the community room and entry areas since the building opened in 1983. Due to the age and condition of these areas, these improvements were a high -priority need.
- Q. Can accommodations be made to provide better lighting for the rear walkways and deck areas of the units?
- A. This will be reviewed as part of the exterior renovation of the unit.

Broadway Haus RAB

- Q. Does every tenant receive a copy of the Plan?
- A. A copy of the Plan is provided to the members of the Broadway Haus Tenant's Council who act as the Resident Advisory Board for the building. A copy is also available in the community room and copies are provided to any building resident upon request.
- Q. There is a large rip in the carpet on the 3rd floor. This carpet should be replaced.
- A. This carpet will be replaced this year.
- Q. According to the Plan, the building's water softeners will be replaced this year. Will this improve the hardness of the water?
- A. The existing water softener units are operating properly and should maintain the water at an acceptable level of hardness. The units will be replaced due to their age and the continuing need for repairs.
- Q. Replacement of the windows would be a desired improvement.
- A. Capital Fund Program resources would be used for this project in 2005 or 2006.

Annual Statement/Performance and Evaluation Report Attachment G						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: New Ulm EDA		Grant Type and Number Capital Fund Program: MN46P12850101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original/Revision II	Revision III	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	\$0	\$0	\$0	
10	1460 Dwelling Structures	\$57,622	\$64,722	\$26,821.80	\$26,821.80	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$10,000	\$10,000	\$10,000	\$8,149.23	
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	\$74,722	\$36,821.80	\$34,971.03	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

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

PHAName: NewUI mEDA		Grant Type and Number Capital Fund Program#: MN46P12850101 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original/Revision II	Revision III	Funds Obligated	Funds Expended	
MN128	Renovate Duplex Units	1460	2	\$30,800.20	\$37,900.20	\$0	\$0	
MN128	Renovate Broadway Haus Community Room, Entry Areas and Hallways	1460	1	\$26,821.80	\$26,821.80	\$26,821.80	\$26,821.80	
MN128	Purchase Furniture for Broadway Haus Community Room and Entry Areas	1475	1	\$10,000	\$10,000	\$10,000	\$8,149.23	
MN128	Replace Broadway Haus Sidewalk	1450	1	\$7,100	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report Attachment H						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: New Ulm EDA		Grant Type and Number Capital Fund Program: MN46P12850102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<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: 12/31/02		<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					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	\$15,022		\$0	\$0	
10	1460 Dwelling Structures	\$39,700		\$0	\$0	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$16,254		\$12,908.31	\$5,312.74	
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)	\$70,976		\$12,908.31	\$5,312.74	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

