

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>New Ulm Economic Development Authority</u> PHA Code: <u>MN128</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>50</u> Number of HCV units: <u>124</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The PHA's mission is to provide decent, safe and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Goals and Objectives: 2010 to 2014</u> <ul style="list-style-type: none"> • PHA will continue to leverage public and private funds to create affordable housing opportunities. • PHA will continue to develop Milford Heights First Addition, affordable housing project. • PHA will continue to be recognized as a High Performer in the Public Housing and Section 8 Housing Choice Voucher Programs. • PHA will continue to focus on customer satisfaction, effectively administering it's programs, and working with households to provide and assist with securing the best possible housing opportunities. • PHA will continue to effectively use Capital Fund Program grants and other public and private funding sources to renovate and modernize Public Housing units. • PHA will continue to provide voucher mobility counseling and conduct outreach efforts to potential voucher landlords. • PHA will continue offering Home Ownership Program opportunities, including partnering with regional PHAs' for Homestretch and Homesteps Programs. • PHA will continue to work with and support local supportive services agencies to improve program participants self-sufficiency. • PHA will continue to undertake affirmative measures to provide access to suitable living environments for households regardless of race, color, religion, national origin, sex, familial status or disability. • PHA will continue to review and update policies and procedures. • PHA will continue using its resources to effectively reduce the gap between household incomes and housing costs. • PHA will continue to be an active participant in the local housing industry including promoting affordable housing and economic development within its jurisdiction. • PHA will continue to collaborate with law enforcement and social services agencies to support and serve the needs of victims of domestic violence, dating violence, sexual assault or stalking in accordance with the Violence Against Women Act (VAWA). • PHA will pursue "smoke free" status in the 40 unit Broadway Haus Apartment Building. <u>Goals and Objectives Progress: 2005 to 2009</u> <ul style="list-style-type: none"> • PHA continued to be recognized as a High Performer in the Public Housing and Section 8 Housing Choice Voucher Programs. • PHA adopted "Home Ownership" Program in partnership with the Blue Earth County/City of Mankato EDA. • PHA reviewed and updated Section 8 policies and procedures. • PHA successfully adjusted Section 8 Program during periods of funding shortfalls. • PHA reviewed and updated Public Housing policies and procedures. • PHA effectively used Capital Fund Program grants during four rounds of projects to renovate and modernize Public Housing units. • PHA leveraged Capital Fund Program funds and local reserve funds with State of Minnesota "Public Housing - Preservation Affordable Rental Investment Fund Program (PH-PARIF; \$150,000) to successfully complete Broadway Haus Public Housing Apartment Building Mold Abatement project. • PHA participated in American Recovery and Reinvestment Act grant program. • PHA conducted energy audit of Broadway Haus and implemented findings. • PHA conducted community affordable housing planning and visioning sessions. • PHA collaborated with Minnesota Housing Partnership and Southwest Minnesota Housing Partnership to study feasibility of a local affordable housing project. • PHA purchased property and installed infrastructure for an affordable housing project. 				

	<ul style="list-style-type: none"> • PHA worked with Greater Minnesota Housing Fund to design first phase of the Milford Heights Subdivision affordable housing project as a "Building Better Neighborhoods" project. • PHA secured funding from Greater Minnesota Housing Fund and Minnesota Housing for construction of speculative houses. • PHA collaborated with local economic development corporation and Southwest Minnesota Housing Partnership to create "New Ulm Workforce Housing Initiative" program. • PHA participated in "Regional Community Home Building Opportunity" Program initiative.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>"Significant Amendment" and "Substantial Deviation/Modification" shall be defined as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Plan) or change in the use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>"Significant Amendment" and "Substantial Deviation/Modification" shall be subject to the following requirements:</p> <ul style="list-style-type: none"> • Consultation with Resident Advisory Board; • Consistency with State of Minnesota Consolidated Plan; • Provide for review by the public during a 45 day public review period; • EDA to conduct a Public Hearing prior to adoption; and • Notification to be provided to HUD and approved by HUD in accordance with HUD's plan review procedures.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA Five- Year and Annual PHA Plans**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X Five- Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/01/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

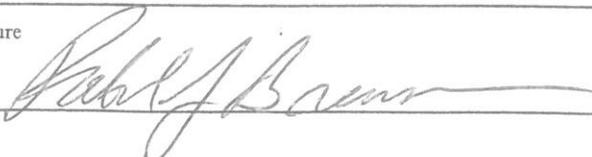
New Ulm Economic Development Authority
PHA Name

MN128
PHA Number/HA Code

Five-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20 11

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Patrick Brennan	Title President, New Ulm Economic Development Authority
Signature <i>X</i> 	Date 04/13/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

New Ulm Economic Development Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Program; Section 8 Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

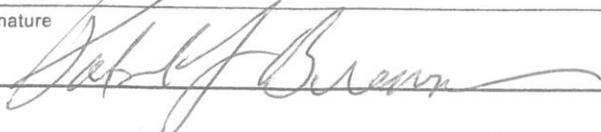
Name of Authorized Official

Patrick Brennan

Title

President

Signature

X 

Date

04/13/2010

Applicant Name: New Ulm Economic Development Authority

Address: 100 North Broadway
New Ulm, Minnesota 56073

Program/Activity: Public Housing Program

Place of Performance: New Ulm City Hall
100 North Broadway
City of New Ulm
Brown County, Minnesota 56073

Broadway Haus Apartments
300 North Broadway
City of New Ulm
Brown County, Minnesota 56073

April 13, 2010

Applicant Name: New Ulm Economic Development Authority

Address: 100 North Broadway
New Ulm, Minnesota 56073

Program/Activity: Section 8 Certificate/Housing Choice Voucher Program

Place of Performance: New Ulm City Hall
100 North Broadway
City of New Ulm
Brown County, Minnesota 56073

April 13, 2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

New Ulm Economic Development Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Program; Section 8 Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Patrick Brennan

Title

President

Signature



Date (mm/dd/yyyy)

04/13/2010

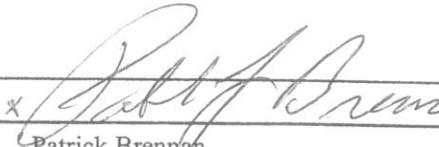
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: New Ulm Economic Development Authority 100 North Broadway New Ulm, Minnesota 56073 Congressional District, if known: 4c 1	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Patrick Brennan</u> Title: <u>President</u> Telephone No.: <u>(507) 359-8227</u> Date: <u>04/13/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Comments of Resident Advisory Board Meetings 2010

Broadway Haus RAB

The Authority designated the Broadway Haus Tenant's Council as the RAB for the 40 unit Broadway Haus Apartments. The RAB met on Wednesday March 3, 2010 from 9:00 a.m. to 9:30 a.m. in the Community Room at the Broadway Haus Apartments. All residents were notified of the scheduled meeting. Nineteen of the 41 residents were present. Copies of the Plan were provided to those present. The Plan and supporting documentation will be available in the office. There was a discussion and comments on the proposed Plan.

Comments from the Broadway Haus RAB

- Staff explained the addition of the "near elderly" preference to the waiting list.
- Per HUD instruction, CFP will be discussed at a meeting once we receive the funding notice.
- No one recommended any changes or revisions to the plan.

Family Units RAB

Meeting scheduled for March 3, 2010 at 5:00 p.m. in the City Hall Conference Room. No one attended to this scheduled meeting.

Section 8 Housing Choice Voucher (HCV) Meeting

Meeting scheduled for March 4, 2010 at 5:00 p.m. in the City Hall Conference Room. One person attended this meeting from 5:10 p.m. to 5:50 p.m. A copy of the Plan was provided to this attendee.

Comments made by attendee:

- Thankful for the rental assistance. Would not have enough money to pay rent with only her social security disability money. Was homeless prior to receiving a voucher. Without it, she would still be homeless or living with an abusive husband.
- Has been on Section 8 on and off for many years. Very good program and very needed.
- Concerned about funding for the program and suggested keeping participants informed of changes that would affect their rental assistance.

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

New Ulm Economic Development Authority

MN128

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

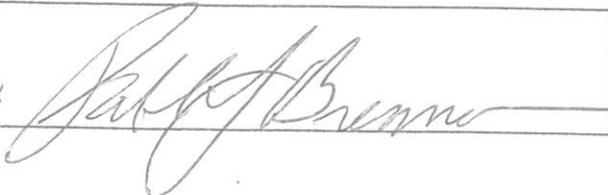
Name of Authorized Official

Patrick Brennan

Title

President
New Ulm Economic Development Authority

Signature *x*



Date 04/13/2010

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Reed Erickson, the Director, Small Cities Programs certify that the
Five Year and Annual PHA Plan of the New Ulm Economic Development Authority
is consistent with the Consolidated Plan of State of Minnesota, DEED prepared pursuant
to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

RESOLUTION 10-05

Commissioner Rockvam offered the following resolution and moved its adoption:

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) was intended to revitalize and improve assisted housing programs administered by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, this legislation requires the preparation and adoption of a 5-Year and Annual Plan for the Section 8 Housing Choice Voucher Program and the Public Housing Program; and

WHEREAS, the Economic Development Authority of the City of New Ulm, Minnesota (Authority) serves as the City of New Ulm's Public Housing Agency and is responsible for the preparation of said Plan; and

WHEREAS, the Authority has prepared said Plan in accordance with the QHWRA and the Final Rule as implemented in CFR 24 Part 903 as amended; and

WHEREAS, the Authority has reviewed the 5-Year and Annual Plan and has complied with the full public hearing process requirements and has deemed the Plan to be complete.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of the City of New Ulm, Minnesota does hereby approve the 2010 5-Year and Annual Plan as presented and does hereby authorize the submittal of the Plan as well as associated documentation to HUD in accordance with the provisions of the Quality Housing and Work Responsibility Act of 1998.

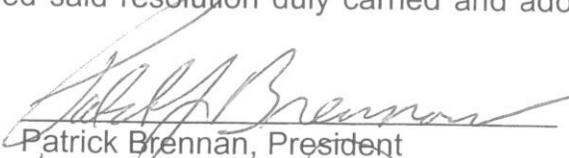
The motion to adopt said resolution was seconded by Commissioner Schmitz and upon roll call, the following voted:

Voting Yes: Commissioners Berg, Jacobs, Rockvam, Schmitz and President Brennan.

Voting No: None.

Not Voting: Commissioners Braam and Gustad. (*absent*)

The President thereupon declared said resolution duly carried and adopted this 13th day of April, 2010.


Patrick Brennan, President


Kenneth Rockvam, Vice President

