

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
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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 type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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 <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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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	<p>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.</p> <p>Goals and Objectives: 2010 to 2014</p> <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. • PHA will decrease costs in the Section 8 Housing Choice Voucher Program by 1) Raise Minimum Rent to \$50; 2) Receive waiver to lower Payment Standards; 3) Change Criteria in Determining Family Unit Size. <p>Goals and Objectives Progress: 2005 to 2009</p> <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 Programs 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. • 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). <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"> • Definition of Significant Amendment: A significant amendment is a decision made by the Board of Commissioners to change the PHA’s mission statement, goals or objectives identified in the PHA Annual Plan. • Definition of Substantial Deviation/Modification: A Substantial Deviation/Modification is a decision made by the Board of Commissioners to change the PHA’s mission statement, goals or objectives identified in the 5-Year Plan. <p>“Significant Amendment” and “Substantial Deviation/Modification” shall be subject to the following requirements:</p> <ul style="list-style-type: none"> • Consistency with State of Minnesota Consolidated Plan; and • Require formal approval by the Board of Commissioners.
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>

