

# **FWHA Plans**

**THE HOUSING AUTHORITY OF THE CITY OF FORT  
WAYNE, INDIANA**

**5-Year Plan for Fiscal Years 2001 - 2005  
Annual Plan for Fiscal Year 2001**

FWHA Agency Plan  
IN003v01

PHA Name: **The Housing Authority of the City of Fort Wayne,  
Indiana**

PHA Number: **IN003**

PHA Fiscal Year Beginning: **07/2000**

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**
- PHA local 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**
- PHA local offices**
- Main administrative office of the local government**
- in administrative office of the County government**
- Main administrative office of the State government**
- Public library**
- PHA website**
- Other (list below)**

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

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

**FIVE-YEAR PLAN**  
FWHA FISCAL YEARS 2001 - 2005  
**[24 CFR Part 903.5]**

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:

*The mission of the Fort Wayne Housing Authority, FWHA, is to provide good quality, affordable housing and superior services to eligible members of the Fort Wayne Community and to maintain an atmosphere, which encourages self-sufficiency.*

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing**  
**Objectives:**
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Rehabilitate existing housing
- PHA Goal: Improve the quality of assisted housing**  
**Objectives:**
- Maintain and improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:

**Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)**

**Renovate or modernize public housing units:**

**Demolish or dispose of obsolete public housing:**

**Provide replacement public housing:**

**Provide replacement vouchers:**

**Enroll 300 families in Section 8 Existing FSS program**

**Other: (list below)**

**Train staff in all aspects of property and program management**

**PHA Goal: Increase assisted housing choices**

**Objectives:**

**Provide voucher mobility counseling:**

**Conduct outreach efforts to potential voucher landlords**

**Increase voucher payment standards**

**Implement voucher homeownership program:**

**Implement public housing or other homeownership**

**programs:**

**Explore implementation of public housing site-based waiting**

**lists:**

**Following marketing analysis, explore conversion public**

**housing to vouchers:**

**Other: (list below)**

**Actively seek new landlord participation in the Section 8 Voucher Program**

HUD Strategic Goal: Improve community quality of life and economic vitality

**PHA Goal: Provide an improved living environment**

**Objectives:**

**Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:**

**Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**

**Implement public housing security improvements:**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities, youth development and drug prevention programs)
- Other: (list below)
  - 1 Perform necessary modifications to units and the sites to bring all PHA owned housing to comparable market standards in surrounding neighborhoods.
  - 2 Apply sound asset management principles on an individual site basis to maintain and build the value of the property.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

**Objectives:**

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

**PHA Goal: Ensure equal opportunity and promote housing choice**

**Objectives:**

- Provide access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

**Provide reasonable accommodation for all persons who request accommodation to access PHA owned housing or PHA provided services.**

**Other: (list below)**

- 1. Provide training opportunities for staff and community on a regular annual basis to promote equal opportunity in Housing.**

## Annual PHA Plan

PHA Fiscal Year 2000  
**[24 CFR Part 903.7]**

### i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA  
 Small Agency (<250 Public Housing Units)  
 Administering Section 8 Only

Troubled Agency Plan

### ii. Executive Summary of the Annual PHA Plan

#### **[24 CFR Part 903.7 9 (r)]**

The Housing Authority of the City of Fort Wayne Indiana has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Fort Wayne Housing Authority.

*The mission of the Fort Wayne Housing Authority, FWHA, is to provide good quality, affordable housing and superior services to eligible members of the Fort Wayne Community and to maintain an atmosphere, which encourages self-sufficiency.*

We have also adopted the following goals and objectives for the next five years.

#### ***Provide housing of first choice***

1. Develop a marketing strategy
2. Assess market value of existing properties
3. Conduct marketing study
4. Add amenities to property necessary for development to compete with surrounding apartment market.
5. Demolish obsolete property and replace with HOPE VI

***Become less dependent on federal subsidy to provide quality affordable housing***

1. Expand non-profit (Housing Opportunities Program) to develop mixed financed housing
2. Acquire and rehabilitate available properties
3. Use property portfolio to leverage and borrow funds to purchase and improve properties.

***Expand homeownership opportunities for FWHA residents***

1. Enroll 25 FWHA residents in FSS Program
2. Provide financial counseling for any interested families to prepare for homeownership.
3. In a five-year period, prepare and enable 5% FWHA residents to become homeowners.

***Improve perception of FWHA in community as a leader in development and management of affordable housing.***

1. Assess property portfolio – identify, know, build on strengths
2. FWHA as an organization will be known for its compassion
3. Provide high level of customer service.
4. Improve and maintain excellent curb appeal on FWHA owned property
5. Actively seek speaking engagements
6. Seek opportunities to continually receive positive press
7. Advertise properties
8. Expand opportunities via entrepreneurial channels.

***Retain qualified motivated staff***

1. Form a committed team to fulfill our mission
2. Train staff
3. Review salary comparability



***HUD's strategic goals as stated in five-year plan***

- 1. Increase the availability of decent, safe, and affordable housing.**
- 2. Ensure Equal Opportunity in Housing for all Americans  
Increase assisted housing choices**
- 3. Promote self-sufficiency and asset development of families and individuals**

**Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.**

**The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:**

## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

### Table of Contents

#### Annual Plan

##### i. Executive Summary

##### Table of Contents

1. Housing Needs
2. Financial Resources
3. Policies on Eligibility, Selection and Admissions
4. Rent Determination Policies
5. Operations and Management Policies
6. Grievance Procedures
7. Capital Improvement Needs
8. Demolition and Disposition
9. Designation of Housing
10. Conversions of Public Housing
11. Homeownership
12. Community Service Programs
13. Crime and Safety
14. Pets (Inactive for January 1 PHAs)
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management
18. Other Information

##### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

##### Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
Admissions and Occupancy Policy  
Section 8 Administrative Plan  
Grievance Procedures  
Certifications

Supporting Documents Available for Review

| List of Supporting Documents Available for Review |   |   |
|---|---|---|
| Applicable & On Display                           | Supporting Document   | Applicable Plan Component   |
| 1.  | <b>PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations</b>   | <b>5 Year and Annual Plans</b>                                      |
| 2.  | <b>State/Local Government Certification of Consistency with the Consolidated Plan</b>   | <b>5 Year and Annual Plans</b>                                      |
| 3.  | <b>Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs</b>  | <b>5 Year and Annual Plans</b>                                      |
| 4.  | <b>Consolidated Plan for the jurisdiction/s in which 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.</b> | <b>Annual Plan: Housing Needs</b>                                   |
| 5.  | <b>Most recent board-approved operating budget for the public housing program</b>   | <b>Annual Plan: Financial Resources;</b>                            |
| 6.  | <b>Public Housing Admissions and (Continued) Occupancy Policy (A&amp;O), which includes the Tenant Selection and Assignment Plan [TSAP]</b>   | <b>Annual Plan: Eligibility, Selection, and Admissions Policies</b> |
| 7.  | <b>Section 8 Administrative Plan</b>  | <b>Annual Plan: Eligibility, Selection, and Admissions Policies</b> |
| 8.  | <b>Public Housing Deconcentration and Income Mixing Documentation:</b><br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99   | <b>Annual Plan: Eligibility, Selection, and Admissions Policies</b> |

| List of Supporting Documents Available for Review |   |  |
|---|---|--|
| Applicable & On Display                           | Supporting Document   | Applicable Plan Component                      |
|   | <p><b><i>Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance)</i></b><br/>and</p> <p><b>2. Documentation of the required deconcentration and income mixing analysis</b></p>       |  |
| 9.  | <p><b>Public housing rent determination policies, including the methodology for setting public housing flat rents</b><br/><input checked="" type="checkbox"/> Check here if included in the public housing A &amp; O Policy</p> | <b>Annual Plan: Rent Determination</b>         |
| 10.   | <p><b>Schedule of flat rents offered at each public housing development</b><br/><input checked="" type="checkbox"/> Check here if included in the public housing A &amp; O Policy</p>   | <b>Annual Plan: Rent Determination</b>         |
| 11.   | <p><b>Section 8 rent determination (payment standard) policies</b><br/><input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan</p>  | <b>Annual Plan: Rent Determination</b>         |
| 12.   | <p><b>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</b></p>  | <b>Annual Plan: Operations and Maintenance</b> |
| 13.   | <p><b>Public housing grievance procedures</b><br/><input checked="" type="checkbox"/> Check here if included in the public housing A &amp; O Policy</p>   | <b>Annual Plan: Grievance Procedures</b>       |
| 14.   | <p><b>Section 8 informal review and hearing procedures</b><br/><input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan</p>  | <b>Annual Plan: Grievance Procedures</b>       |
| 15.   | <p><b>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</b></p>  | <b>Annual Plan: Capital Needs</b>              |
| N/A   | <p><b>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP</b></p>   | <b>Annual Plan: Capital Needs</b>              |

| List of Supporting Documents Available for Review                              |  |   |
|--|--|---|
| Applicable & On Display  | Supporting Document  | Applicable Plan Component   |
|  | <b>grant</b>   |   |
| <b>16.</b>   | <b>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</b>  | <b>Annual Plan: Capital Needs</b>                                     |
| <b>N/A</b>   | <b>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</b>                           | <b>Annual Plan: Capital Needs</b>                                     |
| <b>17.</b>   | <b>Approved or submitted applications for demolition and/or disposition of public housing</b>  | <b>Annual Plan: Demolition and Disposition</b>                        |
| <b>No new plan at present. Elderly/Disabled housing designated when built.</b> | <b>Approved or submitted applications for designation of public housing (Designated Housing Plans)</b>   | <b>Annual Plan: Designation of Public Housing</b>                     |
| <b>N/A</b>   | <b>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</b> | <b>Annual Plan: Conversion of Public Housing</b>                      |
| <b>Waiting for new regulation</b>  | <b>Approved or submitted public housing homeownership programs/plans</b>   | <b>Annual Plan: Homeownership</b>                                     |
|  | <b>Policies governing any Section 8 Homeownership program</b><br><input type="checkbox"/> <b>Check here if included in the Section 8 Administrative Plan</b>   | <b>Annual Plan: Homeownership</b>                                     |
| <b>18.</b>   | <b>Any cooperative agreement between the PHA and the TANF agency</b>   | <b>Annual Plan: FUP; Self-Sufficiency</b>                             |
| <b>19.</b>   | <b>FSS Action Plan/s for public housing and/or Section 8</b>   | <b>Annual Plan: Self-Sufficiency</b>                                  |
| <b>20.</b>   | <b>Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports</b>  | <b>Annual Plan: Elderly Services Coordinator and Self-Sufficiency</b> |

| List of Supporting Documents Available for Review |  |  |
|---|--|--|
| Applicable & On Display                           | Supporting Document  | Applicable Plan Component                |
| 21.   | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                        | Annual Plan: Safety and Crime Prevention |
| 22.   | 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                |
| N/A   | Troubled PHAs: MOA/Recovery Plan   | Troubled PHAs                            |
|   | Other supporting documents (optional) (list individually; use as many lines as necessary)  | (specify as needed)                      |
|   |  |  |

**Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

**1. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

FWHA has joined in partnership with the City to conduct a comprehensive housing study. The study should be available by September of 2000. At the time of availability, FWHA will review the current statement of housing needs and develop and amend any goals and strategies to conform directly to the areas of need as they relate to our mission and the availability of resources.

Based upon the information contained in the Consolidated Plan/s applicable to Allen County, FWHA has assessed and ranked the need for the City of Fort Wayne. We hope the additional information available as a result of the study in September will give more specific documentation regarding supply, accessibility, etc within the City.

The following method was incorporated into the ranking of the need.. In the "Overall" Needs column, we provided the estimated number of renter families that have housing needs. For the remaining characteristics, we rated the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." We used N/A

to indicate that no information is available upon which the PHA can make this assessment.

### CHAS Table 1C - All Households

| <i>Name of Jurisdiction:</i><br><b>Allen County, IN</b> |                                 | <i>Source of Data</i><br><b>CHAS Data Book</b> |                           |                      |               | <i>Data Current as of:</i><br><b>1990</b> |                  |              |                  |
|---|---------------------------------|--|---------------------------|----------------------|---------------|---|------------------|--------------|------------------|
| Household by Type, Income, & Housing Problem            | Renters                         |  |                           |                      | Owners        |   |                  |              |                  |
|   | Elderly 1 & 2 member households | Small Related (2 to 4)                         | Large Related (5 or more) | All Other Households | Total Renters | Elderly                                   | All Other Owners | Total Owners | Total Households |
|   | (A)                             | (B)  | (C)                       | (D)                  | (E)           | (F)                                       | (G)              | (H)          | (I)              |
| 1. Very Low Income (0 to 50% MFI)                       | 3,410                           | 3,768  | 1,032                     | 3,689                | 11,899        | 5,808                                     | 4,289            | 10,097       | 21,996           |
| 2. 0 to 30% MFI   | 1,813                           | 1,928  | 536                       | 1,865                | 6,142         | 2,375                                     | 1,550            | 3,925        | 10,067           |
| 3. % with any housing problems                          | 65%                             | 85%  | 93%                       | 79%                  | 78%           | 54%                                       | 24%              | 64%          | 72%              |
| 4. % Cost Burden > 30%                                  | 64%                             | 83%  | 91%                       | 78%                  | 77%           | 52%                                       | 9%               | 61%          | 70%              |
| 5. % Cost Burden > 50%                                  | 37%                             | 62%  | 70%                       | 60%                  | 55%           | 27%                                       | 11%              | 38%          | 48%              |
| 6. 31 to 50% MFI  | 1,597                           | 1,840  | 496                       | 1,824                | 5,757         | 3,433                                     | 2,739            | 6,172        | 11,929           |
| 7. % with any housing problems                          | 67%                             | 58%  | 77%                       | 68%                  | 66%           | 17%                                       | 12%              | 34%          | 49%              |
| 8. % Cost Burden > 30%                                  | 67%                             | 55%  | 58%                       | 68%                  | 62%           | 16%                                       | 16%              | 32%          | 47%              |
| 9. % Cost Burden > 50%                                  | 26%                             | 12%  | 3%                        | 14%                  | 16%           | 5%  | 7%               | 12%          | 14%              |
| 10. Other Low-Income (51 to 80% MFI)                    | 1,370                           | 2,913  | 674                       | 3,079                | 8,036         | 4,694                                     | 8,209            | 12,903       | 20,939           |
| 11. % with any housing problems                         | 37%                             | 19%  | 35%                       | 23%                  | 25%           | 6%  | 7%               | 17%          | 20%              |
| 12. % Cost Burden > 30%                                 | 37%                             | 18%  | 18%                       | 21%                  | 22%           | 5%  | 9%               | 14%          | 17%              |

|                                     |       |        |       |        |        |        |        |        |         |
|-------------------------------------|-------|--------|-------|--------|--------|--------|--------|--------|---------|
| 13. % Cost Burden > 50%             | 5%    | 0%     | 1%    | 0%     | 1%     | 0%     | 1%     | 1%     | 1%      |
| 14. Moderate Income (81 to 95% MFI) | 348   | 1,130  | 233   | 1,277  | 2,988  | 1,836  | 5,841  | 7,677  | 10,665  |
| 15. % with any housing problems     | 7%    | 5%     | 9%    | 6%     | 6%     | 3%     | 4%     | 12%    | 10%     |
| 16. % Cost Burden > 30%             | 7%    | 3%     | 3%    | 5%     | 4%     | 3%     | 6%     | 9%     | 8%      |
| 17. % Cost Burden > 50%             | 0%    | 0%     | 0%    | 0%     | 0%     | 0%     | 0%     | 0%     | 0%      |
| 18. Total Households**              | 6,082 | 11,690 | 2,436 | 12,245 | 32,453 | 18,547 | 62,056 | 80,603 | 113,056 |
| 19. % with any housing problems     | 47%   | 29%    | 52%   | 29%    | 34%    | 12%    | 19%    | 11%    | 18%     |

\*\* Includes all income groups -- including those above 95% MFI

| Housing Needs of Families in the Allen County<br>by Family Type |         |                |        |         |                |      |           |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type   | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI  | 6,142   | 5              | N/A    | N/A     | N/A            | N/A  | N/A       |
| Income >30% but <=50% of AMI                                    | 5,757   | 4              | N/A    | N/A     | N/A            | N/A  | N/A       |
| Income >50% but <80% of AMI                                     | 8,036   | 3              | N/A    | N/A     | N/A            | N/A  | N/A       |
| Elderly   | 6.082   | 5              | N/A    | N/A     | N/A            | N/A  | N/A       |
| Families with Disabilities                                      | N/A     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Race/Ethnicity  | N/A     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Race/Ethnicity  | N/A     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Race/Ethnicity  | N/A     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Race/Ethnicity  | N/A     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |

**What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)**

**Consolidated Plan of the Jurisdiction/s: Allen County**  
Indicate year: 1990



- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

At the time of the drafting of this plan, FWHA is converting all program information into a new software program. The information will be included in the plan within the next 30-45 days.

**State the housing needs of the families on the PHA’s waiting list/s.**

Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the Waiting List                |  |                            |                        |
|--|--|----------------------------|------------------------|
| <b>Waiting list type: (select one)</b>                       |  |                            |                        |
| <input type="checkbox"/>                                     | <b>Section 8 tenant-based assistance</b>                                       |                            |                        |
| <input type="checkbox"/>                                     | <b>Public Housing</b>  |                            |                        |
| <input checked="" type="checkbox"/>                          | <b>Combined Section 8 and Public Housing</b>                                   |                            |                        |
| <input type="checkbox"/>                                     | <b>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</b> |                            |                        |
| <b>If used, identify which development/sub jurisdiction:</b> |  |                            |                        |
|  | <b># of families</b>   | <b>% of total families</b> | <b>Annual Turnover</b> |
| <b>Waiting list total</b>                                    | <b>880</b>   |                            |                        |
| <b>Extremely low income &lt;=30% AMI</b>                     | <b>880</b>   | <b>100</b>                 |                        |
| <b>Very low income (&gt;30% but &lt;=50% AMI)</b>            | <b>0</b>   |                            |                        |
| <b>Low income (&gt;50% but &lt;80% AMI)</b>                  | <b>0</b>   |                            |                        |
| <b>Families with</b>   | <b>734</b>   | <b>83.4</b>                |                        |

| Housing Needs of Families on the Waiting List  |            |             |  |
|--|------------|-------------|--|
| <b>children</b>  |            |             |  |
| <b>Elderly families</b>  | <b>36</b>  | <b>4.1</b>  |  |
| <b>Families with Disabilities</b>  | <b>110</b> | <b>12.5</b> |  |
| <b>Race/ethnicity</b>  | <b>321</b> | <b>36.5</b> |  |
| <b>Race/ethnicity</b>  | <b>527</b> | <b>59.9</b> |  |
| <b>Race/ethnicity</b>  | <b>11</b>  | <b>1.3</b>  |  |
| <b>Race/ethnicity</b>  | <b>17</b>  | <b>1.9</b>  |  |
| <b>Characteristics by Bedroom Size (Public Housing Only)</b>   |            |             |  |
| <b>1BR</b>   | <b>268</b> | <b>30.5</b> |  |
| <b>2 BR</b>  | <b>143</b> | <b>16.3</b> |  |
| <b>3 BR</b>  | <b>74</b>  | <b>8.4</b>  |  |
| <b>4 BR</b>  | <b>16</b>  | <b>1.8</b>  |  |
| <b>5 BR</b>  |            |             |  |
| <b>5+ BR</b>   |            |             |  |
| <b>Is the waiting list closed (select one)?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes<br><b>If yes: Section 8 Existing excluding special funding allocations</b><br><b>How long has it been closed (# of months)?</b> 2-1-00<br><b>Does the PHA expect to reopen the list in the PHA Plan year?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes<br><b>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Mainstream, FUP) |            |             |  |

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**

- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**
- Other: (list below)**
  - 1. Rehabilitate and acquire existing housing**
  - 2. Replace 75 units and create additional non-subsidized units of housing by pursuing HOPE VI revitalization**

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing**

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance**
- Employ admissions preferences aimed at families with economic hardships**
- Adopt rent policies to support and encourage work**
- Other: (list below)**

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working**
- Adopt rent policies to support and encourage work**
- Other: (list below)**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly**
- Apply for special-purpose vouchers targeted to the elderly, should they become available**
- Other: (list below)**
  1. **Maintain frail elderly in independent living with additional supportive services to avoid premature nursing home placement.**
  2. **If marketing study supports, develop elderly mixed income housing with supportive services on site on the site of Miami Village.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities**
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing**
  1. **Currently, FWHA received 75 vouchers for mainstreaming persons with disabilities**
    - Apply for special-purpose vouchers targeted to families with disabilities, should they become available**
    - Affirmatively market and partner development activities with local non-profit agencies that assist families with disabilities**

**Other: (list below)**

2. **Partner with non-profit agencies to produce homeownership opportunities for families with disabilities.**
3. **Create in the HOPE VI revitalization application, homes which have high visitability and marketable resale accessibility features.**

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Market to races/ethnicities shown to have disproportionate housing needs as documented in the local Impediments to Fair Housing Plan**
- Other: (list below)**

Strategy 2: Conduct activities to further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty /minority concentrations**
- Other: (list below)**

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

**Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:**

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing**
- Extent to which particular housing needs are met by other organizations in the community**
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA**

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**  
**[24 CFR Part 903.7 9 (b)]**

| Financial Resources:<br>Planned Sources and Uses |                   |  |
|--|-------------------|--|
| Sources  | Planned \$        | Planned Uses   |
| <b>1. Federal Grants (FY 2000 grants)</b>        |                   |  |
| <b>a) Public Housing Operating Fund</b>          | <b>1,298,667.</b> | <b>Manage and Operate 703 units of public housing</b>                      |
| <b>b) Public Housing Capital Fund</b>            | <b>1,101,456.</b> | <b>For list of proposed improvements, see plan</b>                         |
| <b>c) HOPE VI Revitalization</b>                 |                   | <b>Will apply in 2000</b>  |
| <b>d) HOPE VI Demolition</b>                     | <b>834,200.</b>   | <b>Demolish 75 units of obsolete public housing known as Miami Village</b> |

| Financial Resources:<br>Planned Sources and Uses   |   |   |
|--|---|---|
| Sources  | Planned \$  | Planned Uses  |
| <b>e) Annual Contributions for Section 8 Tenant-Based Assistance</b><br><b>Special Allocations:</b><br><b>Mainstream</b><br><b>FUP</b> | <b>7,848,385.</b><br><br><b>\$201,996</b><br><b>139,074</b> | <b>Provide tenant-based rent subsidy for 1650 families.</b><br><br><b>Provide tenant-based subsidy for 75 disabled families to mainstream housing in community.</b><br><br><b>FUP – provides tenant-based subsidy for 25 families for whom the primary reason that keeps the family from obtaining children is shelter.</b> |
| <b>f) Public Housing Drug Elimination Program (including any Technical Assistance funds)</b>   | <b>233,400</b>  | <b>Provide youth prevention activities, supportive services, and security for public housing sites.</b>   |
| <b>g) Resident Opportunity and Self-Sufficiency Grants</b><br><b>Elderly Service Coordinator</b>                                       | <b>35,406</b><br><br><b>38,290</b>                          | <b>Provide case management for 150 FSS families</b><br><br><b>Provide case management for 390 elderly/disabled families.</b>  |

| Financial Resources:<br>Planned Sources and Uses                   |                             |  |
|--|-----------------------------|--|
| Sources  | Planned \$                  | Planned Uses   |
| <b>h) Community Development Block Grant</b>                        | <b>20,000</b>               | <b>Provide housing counseling and financial counseling.</b>                                      |
| <b>i) HOME</b>   |                             |  |
| <b>Other Federal Grants (list below) Housing Counseling</b>        | <b>\$23,492</b>             | <b>HUD Counseling Program.</b>   |
|  |                             |  |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | <b>No funds unobligated</b> |  |
|  |                             |  |
|  |                             |  |
| 3. Public Housing Dwelling Rental Income                           | <b>1,035,176</b>            | <b>Provide maintenance, management, and materials for efficient operation of public housing.</b> |
|  |                             |  |
|  |                             |  |
| 4. Other income (list below)                                       | <b>141,936.</b>             |  |
|  |                             |  |
|  |                             |  |
| 4. Non-federal sources (list below)                                |                             |  |
| Anthony Apartments   | <b>147,500.</b>             | <b>Income from non-federal subsidized units.</b>   |
|  |                             |  |
|  |                             |  |
| <b>Total resources</b>   | <b>\$13,098,978.</b>        |  |
|  |                             |  |
|  |                             |  |



**3. PHA Policies Governing Eligibility, Selection, and Admissions**  
**[24 CFR Part 903.7 9 (c)]**

**A. Public Housing**

(1) Eligibility

**a. When does the PHA verify eligibility for admission to public housing?**  
**(select all that apply)**

- When families are within a certain number of being offered a unit:  
(state number)
- When families are within a certain time of being offered a unit:  
(state time) Three months.
- Other: (describe)

**b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?**

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

History of disturbing neighbors or destruction of property

Having committed fraud in connection with any federal housing assistance program

History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others

Check of state's lifetime sex offender registration program for each adult member.

**1. Prior PHA program violations are described in administrative policies.**

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

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

3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists? 2

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices

- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

**2. Need for accessible unit**

**c. Preferences**

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences:**

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

**Other preferences: (select below)**

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

**1. Graduates of transitional housing programs**

2. Singles Preference – applicants who are elderly, disabled, or displaced households of no more than two persons will be given a selection priority over all other single applicants regardless of preference status.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

*In all the following preference areas noted above, all families will receive one point for each preference. (The form does not allow numerical values to be inserted in the boxes)*

#### Date and Time

#### Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing  
Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

#### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Applicants with an adult family member enrolled in an employment training program

- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Working preference (24 CFR 5415)  
Graduates of transitional housing programs  
Singles Preference  
Involuntary Displacement Preference

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below) local preferences based on identified areas of need.

d.  Yes  No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d were yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

**Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.**

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)The FWHA will take into consideration any of the criteria for admission in Chapter 15, but may not otherwise screen for factors that relate to the suitability of the applicant family as tenants. It is the responsibility of the owner to screen the applicants as to their suitability for tenancy.

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies to determine whether any member of the family has violated any of the



prohibited behaviors as referenced in Chapter 15, Section B, "One Strike".

c.  Yes  No: Does the PHA request computer matching check with the State Work Force Development to obtain a detailed summary of the applicants work/benefit history.

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

FWHA will inform the owners that it is their responsibility to determine suitability of prospective tenants. Owners will be encouraged to screen applicants for rent payment history, eviction history, damage to units, and other factors relating to the family's suitability as a tenant.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If at least one Request for Tenancy has been submitted.

(4) Admissions Preferences

a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

**Section 8 Administrative Plan, Establishing Preferences and Maintaining Waiting Lists, page 3 of 8.**

**Families who are graduates of or participants in FWHA approved educational and training programs designed to prepare the individual for the job market.**

**Involuntarily Displaced**

**Rent Burden – families paying more than 50% of their income for rent and utilities for at least 90 days commencing before they are selected from the waiting list.**

**Applicant living in transitional housing/non-permanent housing, is participating in or recently completed a self-sufficiency program and has met the goals that have been established by the service provider...**

**Applicant not currently receiving project or tenant based assistance through any program authorized by the 1937 Housing Act as amended.**

**Participants or graduates of homeownership programs with FWHA or other entities where a MOA exists to provide necessary counseling and supportive services required to achieve goal of homeownership.**

**3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.**

**All preferences noted above will be assigned 10 points each. All applicants will be maintained by order of preference. Applications equal in preference will be maintained by date/time order. In rare cases where applicants are received with the identical preferences and the same date and time, applicants will be placed on the waiting list in alphabetical order by last name of the head of household.**

**Date and Time**

**Former Federal preferences**

**Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**

**Victims of domestic violence**

**Substandard housing**

**Homelessness**

**High rent burden**

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability**
- Veterans and veterans' families**
- Residents who live and/or work in your jurisdiction**
- Those enrolled currently in educational, training, or upward mobility programs**
- Households that contribute to meeting income goals (broad range of incomes)**
- Households that contribute to meeting income requirements (targeting)**
- Those previously enrolled in educational, training, or upward mobility programs**
- Victims of reprisals or hate crimes**
- Other preference(s) (list below)**

**4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)**

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Through partnership in advertising efforts of partner agencies specializing in service to particular target group.

**4. PHA Rent Determination Policies**  
**[24 CFR Part 903.7 9 (d)]**

**A. Public Housing**

**(1) Income Based Rent Policies**

**a. Use of discretionary policies: (select one)**

**The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))**

**---or---**

**The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)**

**b. Minimum Rent**

**1. What amount best reflects the PHA's minimum rent? (select one)**

- \$0**  
 **\$1-\$25**  
 **\$26-\$50**

**2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?**

**3. If yes to question 2, list these policies below:**

**c. Rents set at less than 30% than adjusted income**

**1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

See ceiling rent and flat rent policies

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

**3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)**

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

**f. Rent re-determinations:**

**1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)**

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

**See Section 15.6 of Admissions and Occupancy Policy**

**During interim reexaminations, families will not be required to report any increase in income or decreases in allowable expenses.**

**Families are required to report the following changes:**



A member has been added to the family through birth, or adoption or court awarded custody.

A household member is leaving or has left the family unit.

The family is not required to report a decrease in income but may at any time request an interim for a decrease in income.

- g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) as noted in Admissions and Occupancy Policy, page 52. FWHA set a flat rent for each public housing unit considering the size, type, condition, amenities, services, and neighborhood of unit.

B. Section 8 Tenant-Based Assistance

**Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B.** Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

**Describe the voucher payment standards and policies.**

**a. What is the PHA's payment standard? (select the category that best describes your standard)**

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

**b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)**

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

**c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)**

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

**d. How often are payment standards reevaluated for adequacy? (select one)**

- Annually
- Other (list below) On completion of reference housing study completion or marketing surveys.

**e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)**

- Success rates of assisted families

- Rent burdens of assisted families
- Other (list below) Comparability to area, market rents, and provision of wide choices in housing for family.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Areas shaded not applicable to FWHA because of high performer status

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

**Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)**

A. PHA Management Structure

**Describe the PHA's management structure and organization. (select one)**

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

**List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)**

| <b>Program Name</b>  | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|--|---|--------------------------|
| <b>Public Housing</b>  |   |                          |
| <b>Section 8 Vouchers</b>  |   |                          |
| <b>Section 8 Certificates</b>  |   |                          |
| <b>Section 8 Mod Rehab</b>   |   |                          |
| <b>Special Purpose Section 8 Certificates/Vouchers (list individually)</b> |   |                          |
| <b>Public Housing Drug Elimination Program (PHDEP)</b>                     |   |                          |
|  |   |                          |
| <b>Other Federal Programs(list individually)</b>                           |   |                          |
|  |   |                          |
|  |   |                          |

**C. Management and Maintenance Policies**

- (1) Public Housing Maintenance and Management: (list below)**
  - Admissions and Occupancy Policies**
  - Maintenance Policy**
  - 1. Section 8 Management: (list below)**
  - Section 8 Administrative Plan**

## 6. PHA Grievance Procedures

### [24 CFR Part 903.7 9 (f)]

**Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.**

#### A. Public Housing

1.  **Yes**  **No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?**

If yes, list additions to federal requirements below:

2. **Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)**

- PHA main administrative office**  
 **PHA development management offices**  
 **Other (list below)**

#### B. Section 8 Tenant-Based Assistance

1.  **Yes**  **No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?**

If yes, list additions to federal requirements below:

2. **Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)**

- PHA main administrative office  
 Other (list below)

## 7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)]

### A. Capital Fund Activities

#### (1) Capital Fund Program Annual Statement

**Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA's option, by completing and attaching a properly updated HUD-52837.**

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### (2) Optional 5-Year Action Plan

**Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in**

**the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.**

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

**Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.**

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:  
Miami Village Apartments

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

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

## 8. Demolition and Disposition

**[24 CFR Part 903.7 9 (h)]**

**Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)



| Demolition/Disposition Activity Description  |
|--|
| 1a. Development name: <b>Miami Village Apartments</b><br>1b. Development (project) number: <b>IN36P003003</b>  |
| 2. Activity type: Demolition <input checked="" type="checkbox"/><br>Disposition <input type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission:<br><b>(7/23/99)</b>  |
| 5. Number of units affected: <b>75</b>   |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development All dwelling units - 75                    |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <b>March 30, 2000</b><br>b. Projected end date of activity: <b>February 1, 2001</b>                            |

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

**[24 CFR Part 903.7 9 (i)]**

**Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.**

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is

eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If

“No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description   |
|--|
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. Designation type:<br>Occupancy by only the elderly <input type="checkbox"/><br>Occupancy by families with disabilities <input type="checkbox"/><br>Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one)<br>Approved; included in the PHA’s Designation Plan <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/>                          |
| 4. Date this designation approved, submitted, or planned for submission:<br><u>(DD/MM/YY)</u>  |
| 5. If approved, will this designation constitute a (select one)<br><input type="checkbox"/> New Designation Plan<br><input type="checkbox"/> Revision of a previously approved Designation Plan?   |
| 6. Number of units affected:<br>7. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development   |

**10. Conversion of Public Housing to Tenant-Based Assistance**

**[24 CFR Part 903.7 9 (j)]**

**Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.**

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

| Conversion of Public Housing Activity Description  |
|--|
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. What is the status of the required assessment?<br><input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><input type="checkbox"/> Other (explain below)   |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)   |
| 4. Status of Conversion Plan (select the statement that best describes the current status)<br><input type="checkbox"/> Conversion Plan in development<br><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan |

underway

**5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)**

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

**11. Homeownership Programs Administered by the PHA**  
**[24 CFR Part 903.7 9 (k)]**

A. Public Housing

**Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.**

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs

under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

|  |
|--|
| Public Housing Homeownership Activity Description<br>(Complete one for each development affected)  |
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. Federal Program authority:<br><input type="checkbox"/> HOPE I<br><input type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)           |
| 3. Application status: (select one)<br><input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program<br><input type="checkbox"/> Submitted, pending approval<br><input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)  |
| 5. Number of units affected:<br>6. Coverage of action: (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: **Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)**

**2. Program Description: FWHA will implement a pilot program using the Section 8 vouchers for homeownership.**

**a. Size of Program**

Yes  No: **Will the PHA limit the number of families participating in the section 8 homeownership option?**

**Will be limited to resources available.**

**If the answer to the question above was yes, which statement best describes the number of participants? (select one)**

- 25 or fewer participants**
- 26 - 50 participants**
- 51 to 100 participants**
- more than 100 participants**

**b. PHA-established eligibility criteria**

Yes  No: **Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?**  
**If yes, list criteria below: The program will require financial counseling, FSS contract participation, and suitability criteria based on financial institution requirements. Pilot program will be based on the preliminary rule and other model pilot programs using Section 8 vouchers for homeownership. Program will be developed and implemented within the next 12 months. We will seek HUD’s approval of model.**

**12. PHA Community Service and Self-sufficiency Programs**  
**[24 CFR Part 903.7 9 (I)]**

**Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.**

**A. PHA Coordination with the Welfare (TANF) Agency**

**1. Cooperative agreements:**

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?  
DD/MM/YY

**2. Other coordination efforts between the PHA and TANF agency (select all that apply)**

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

(1) General

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

**b. Economic and Social self-sufficiency programs**

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

| Services and Programs   |                |   |   |  |
|---|----------------|---|---|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/ot | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
|   |                |   |   |  |



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(2) Family Self Sufficiency program/s

**a. Participation Description**

| Family Self Sufficiency (FSS) Participation |   |   |
|---|---|---|
| Program                                     | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing                              |   |   |
| Section 8                                   |   |   |

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
 If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

### 13. PHA Safety and Crime Prevention Measures

#### **[24 CFR Part 903.7 9 (m)]**

**Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.**

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

**2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).**

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

**Internal Incident Reporting System – review by management, security guards, and PHDEP.**

**3. Which developments are most affected? (list below)**

**Brookmill  
McCormick**

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

**1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)**

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

**2. Which developments are most affected? (list below)**

McCormick  
Brookmill

**C. Coordination between PHA and the police**

**1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)**

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

**2. Which developments are most affected? (list below)**

**Family sites**

**D. Additional information as required by PHDEP/PHDEP Plan**

**PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.**

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: IN003\_phdep\_plan2000\_\_)

**14. RESERVED FOR PET POLICY**

**[24 CFR Part 903.7 9 (n)]**

**15. Civil Rights Certifications**

**[24 CFR Part 903.7 9 (o)]**

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

**[24 CFR Part 903.7 9 (p)]**

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management**

**[24 CFR Part 903.7 9 (q)]**

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake?  
(select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

**[24 CFR Part 903.7 9 (r)]**

A. Resident Advisory Board Recommendations

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA MUST select one)

Attached at Attachment (File name)

IN003resident\_comments\_plan2000

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

#### a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Any adult recipient of PHA assistance could nominate candidates
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

#### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. 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: (provide name here)

**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 the initiatives contained in the Consolidated Plan. (list below)**

**The following needs are identified in Part 6, Housing Needs of the Consolidated Plan, 1998-2000 for the City of Fort Wayne, Indiana.**

1. **Housing Affordability:** The private and public sectors must work together to insure that fair, safe, and sanitary housing, whether old or new, is affordable for all residents.
2. **Rental Conversions:** The public and private sectors must work together to decrease the number of livable single-family units that are converted to multi family units throughout Fort Wayne.
3. **Condition of Rental Properties:** The public and private sectors must work together to insure that existing rental properties are safe, decent, and affordable to all.
4. **Housing Creation:** The public and private sectors must work together to create decent and affordable housing, whether old or new, in all areas of Fort Wayne.
5. **Resident Integration:** The public and private sectors must work together to discourage segregation and to insure equal housing opportunities throughout town for all populations.
6. **Code Enforcement:** When necessary, the public and private sector must work together to address unsafe and unsanitary conditions in a fair, timely, and efficient manner.

**The Housing Needs demonstrates a general need for additional affordable housing resources in our community. We are currently conducting an extensive housing study in partnership with the City of Fort Wayne to quantify the need and identify opportunities for service. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.**



We anticipate the housing study will be complete in September, 2000. We will review our five-year plan to assure consistency with the study and amend five-year goals and objectives where applicable..

agency is pursuing city and community partnerships to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this Plan, we will try to address some of the identified needs by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We intend to work with our local partners (identify local government, non-profits, if you wish) to try to meet these identified needs.

Other: (list below)

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

**Demolition of Miami Village**

**Partnership to revitalize central areas of the City with rehabilitation of existing housing, development of new affordable housing and opportunities for homeownership.**

D. Other Information Required by HUD

**Use this section to provide any additional information requested by HUD.**

Attachments

**Use this section to provide any additional attachments referenced in the Plans.**

## PHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement  
Capital Fund Program (CFP) Part I: Summary

**Capital Fund Grant Number IN36P00370899 FFY of Grant Approval:  
(09/1999)**

Original Annual Statement

| Line No. | Summary by Development Account                             | Total Estimated Cost |
|----------|--|----------------------|
| 1        | <b>Total Non-CGP Funds</b>                                 |                      |
| 2        | <b>1406 Operations</b>                                     | <b>200,000.</b>      |
| 3        | <b>1408 Management Improvements</b>                        | <b>100,291.</b>      |
| 4        | <b>1410 Administration</b>                                 | <b>110,146.</b>      |
| 5        | <b>1411 Audit</b>  |                      |
| 6        | <b>1415 Liquidated Damages</b>                             |                      |
| 7        | <b>1430 Fees and Costs</b>                                 | <b>70,000.</b>       |
| 8        | <b>1440 Site Acquisition</b>                               |                      |
| 9        | <b>1450 Site Improvement</b>                               | <b>59,269.</b>       |
| 10       | <b>1460 Dwelling Structures</b>                            | <b>561,750</b>       |
| 11       | <b>1465.1 Dwelling Equipment-Nonexpendable</b>             |                      |
| 12       | <b>1470 Nondwelling Structures</b>                         |                      |
| 13       | <b>1475 Nondwelling Equipment</b>                          |                      |
| 14       | <b>1485 Demolition</b>                                     |                      |
| 15       | <b>1490 Replacement Reserve</b>                            |                      |
| 16       | <b>1492 Moving to Work Demonstration</b>                   |                      |
| 17       | <b>1495.1 Relocation Costs</b>                             |                      |
| 18       | <b>1498 Mod Used for Development</b>                       |                      |
| 19       | <b>1502 Contingency</b>                                    |                      |
| 20       | Amount of Annual Grant (Sum of lines 2-19)                 | <b>1,101,456</b>     |
| 21       | <b>Amount of line 20 Related to LBP Activities</b>         |                      |
| 22       | <b>Amount of line 20 Related to Section 504 Compliance</b> |                      |

|           |  |                |
|-----------|--|----------------|
| <b>23</b> | <b>Amount of line 20 Related to Security</b>                     | <b>30,000.</b> |
| <b>24</b> | <b>Amount of line 20 Related to Energy Conservation Measures</b> |                |

Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table

| <b>Development Number/Name<br/>HA-Wide Activities</b> | <b>General Description of Major Work Categories</b> | <b>Development Account Number</b> | <b>Total Estimated Cost</b> |
|---|---|-----------------------------------|-----------------------------|
|   |   |                                   |                             |

Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule

| <b>Development<br/>Number/Name<br/>HA-Wide<br/>Activities</b> | <b>All Funds Obligated<br/>(Quarter Ending Date)</b> | <b>All Funds Expended<br/>(Quarter Ending Date)</b> |
|---|--|---|
|   |  |   |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

**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.**

| Optional 5-Year Action Plan Tables                                     |   |                     |                            |                                     |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number   | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |                                     |
|  |   |                     |                            |                                     |
| Description of Needed Physical Improvements or Management Improvements |   |                     | Estimated Cost             | Planned Start Date (HA Fiscal Year) |
|  |   |                     |                            |                                     |

|  |  |  |
|--|--|--|
|  |  |  |
| Total estimated cost over next 5 years |  |  |

Optional Public Housing Asset Management Table

**See Technical Guidance for instructions on the use of this table, including information to be provided.**

| Public Housing Asset Management |                          |  |   |  |  |                                   |  |   |
|---------------------------------|--------------------------|--|---|--|--|-----------------------------------|--|---|
| Development Identification      |                          | Activity Description   |   |  |  |                                   |  |   |
| Name, Number, and Location      | Number and Type of units | Capital Fund Program Parts II and III<br><i>Component 7a</i> | Development Activities<br><i>Component 7b</i> | Demolition / disposition<br><i>Component 8</i> | Designated housing<br><i>Component 9</i> | Conversion<br><i>Component 10</i> | Home-ownership<br><i>Component 11a</i> | Other (describe)<br><i>Component 17</i> |
|                                 |                          |  |   |  |  |                                   |  |   |
|                                 |                          |  |   |  |  |                                   |  |   |
|                                 |                          |  |   |  |  |                                   |  |   |
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|                                 |                          |  |   |  |  |                                   |  |   |
|                                 |                          |  |   |  |  |                                   |  |   |

Table Library