

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

NOTE: The sections of the Five Year and Annual Plans template that are not applicable to the FAIRFIELD METROPOLITAN HOUSING AUTHORITY have been removed. This will enable the reader to more easily have a complete picture of the FMHA.

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

**PHA Plan
Agency Identification**

PHA Name: Fairfield Metropolitan Housing Authority

PHA Number: OH070

PHA Fiscal Year Beginning: (mm/yyyy) 1/2000

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

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

Main business office of the PHA

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

X The PHA's mission is:

The Fairfield Metropolitan Housing Authority is dedicated to serving low-income families and individuals in Fairfield County to help them obtain suitable and affordable housing. We strive to provide professional services and to promote self-sufficiency in a courteous and respectful atmosphere.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

X PHA Goal: Expand the supply of assisted housing

Objectives:

X Apply for additional rental vouchers:

X Reduce public housing vacancies:

X Other ***SEE Other PHA Goals and Objectives (page 3 below)***

X PHA Goal: Improve the quality of assisted housing

Objectives:

X Improve public housing management: (PHAS score)

X Improve voucher management: (SEMAP score)

X Increase customer satisfaction:

X Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

- X Renovate or modernize public housing units:
- X Other: *See page 3 below*

X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- X Increase voucher payment standards
- X Other: *See page 3 below*

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

X PHA Goal: Provide an improved living environment

Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Other: *See page 3 below*

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

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

Objectives:

- X Increase the number and percentage of employed persons in assisted families:
- X Other: *See page 3 below*

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other PHA Goals and Objectives: (list below)

- 1. Cooperate with non-profits, multi-family property owners and other agencies to develop, own and/or manage affordable housing as the opportunity arises.**
- 2. Work with local Habitat for Humanity group to advertise their program and assist them in selection and/or training potential partner families as requested.**
- 3. Explore the advisability of using Section 8 Vouchers for homeownership in our county.**
- 4. Annually evaluate the need for a formal, pro-active crime and drug elimination plan.**
- 5. Work with other social service groups to support programs that teach “asset building” and other self-esteem programs to populations at risk.**
- 6. Annually review the advisability of selling public housing units through our approved 5(h) plan and act accordingly.**
- 7. Continually evaluate and revise methods to monitor Quality Control of specific programmatic and interoffice operating procedures.**

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

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)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The year 2000 will be a year of adjusting to change for the staff and clients of the FMHA. The Section 8 changes resulting from QHWRRA: termination of the Certificate program leaving one Section 8 Tenant Based program - Voucher Choice; the staggered timing of the renewal of expiring Section 8 ACC's; and the capping of a family's share of gross rent at 40% of Adjusted Income (requiring higher Payment Standards) reduces the number of families we can assist through Section 8. Further, the probable demise of Family Self Sufficiency is causing concern among the social service providers with whom we work. Our successful Section 8 FSS program has been a "carrot/reward" to families who have worked with our FSS Coordinator and social service agencies to find and maintain adequate employment.

Our Section 8 department will use the year 2000 to inform local social service agencies of changes in our programs and to plan with them how we can continue to successfully serve our joint clients. We

also plan to use this year to revise in-house methods of monitoring the quality and timeliness of our services and to increase outreach to potential Section 8 landlords.

Capital Improvements and increased maintenance needs are an important part of the Public Housing staff's plans for 2000 since many of our public housing units are at the stage where they need more preventive maintenance as well as basic rehab. We will continue thorough screening of Public Housing applicants; closely monitor unit turn around time; plan for and perform needed maintenance and capital improvements; and continue efforts to develop more resident participation in insuring the high standards of each Public Housing neighborhood.

Recognizing that affordable housing is only one of the unmet needs of the extremely and very low-income members of our community the FMHA staff will continue their cooperation with other local social service agencies and the City and County government agencies that provide assistance to the same population.

NOTE: In preparing this plan the FMHA has worked closely with the Lancaster Community Development Department and has used statistics in the FY 1995 – FY 1999 Consolidated Housing and Community Development Plan and the Impediments to Fair Housing Study 1998 as input on identifying housing needs. In addition, the Lancaster Community Development Department has assisted the FMHA with obtaining statistics and other data needed to complete the plan.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X Admissions Policy for Deconcentration
- X FY 2000 Capital Fund Program Annual Statement

Optional Attachments: None are included.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy. (NOTE: FMHA has one area-wide flat rent.)	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate 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." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	670	5	5	3	NA	NA	NA
Income >30% but <=50% of AMI	450	5	4	3	NA	NA	NA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI	250	4	2	2	NA	NA	NA
Elderly	370	5	4	3	NA	NA	NA
Families with Disabilities	NA						
Race/Ethnicity	20	5	4	2	NA	NA	NA
Families with children	600	4	5	3			
Race/Ethnicity							
Race/Ethnicity							

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
Indicate year: FY 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- Other housing market study
Indicate year: 1998: Impediments to Fair Housing (Lancaster, Ohio)

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

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	
Waiting list type: (select one)	
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	338		
Extremely low income <=30% AMI	282	83.43	
Very low income (>30% but <=50% AMI)	50	14.79	
Low income (>50% but <80% AMI)	6	1.78	
Families with children	203	60.06	
Elderly families	23	6.8	
Families with Disabilities	113	33.43	
Race/ethnicity WHITE	332	98.22	
Race/ethnicity BLACK	4	1.18	
Race/ethnicity AMERICAN IND	2	.59	
Race/ethnicity			
Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	134		
2 BR	138		
3 BR	58		
4 BR	7		
5 BR	1		
Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Public Housing NOTE: Our PH units are all 3 bedrooms			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	402		
Extremely low income <=30% AMI	322	80.1	
Very low income (>30% but <=50% AMI)	74	18.41	
Low income (>50% but <80% AMI)	6	1.49	
Families with children	378	94.03	
Elderly families	2	.497	
Families with Disabilities	35	8.7	
Race/ethnicity WHITE	388	96.51	
Race/ethnicity BLACK	8	1.99	
Race/ethnicity AMERICAN IND	4	.995	
Race/ethnicity AS/PI	1	.248	
HISPANIC	1	.248	
Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	24	5.97	
2 BR	267	66.42	
3 BR	102	25.37	
4 BR	7	1.97	
5 BR	2	.497	
Housing Needs of Families on the Waiting List			
Is the waiting list closed (select one)? X No			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(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:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Maintain a good turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Adopt rent policies to support and encourage work

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

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

Select all that apply

- X Employ admissions preferences aimed at families who are working (Public Housing only.)
- X Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other: *Support efforts of others to develop low-income housing tax-credit and similar projects for the elderly.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities

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:

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- X Other: (list below)

Though disproportionate needs for minorities have not been identified as a problem in our county there is always the possibility that minority populations could not be aware of our programs. Any advertisements for FMHA housing programs will carry an “equal opportunity in housing” statement.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations

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:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For

other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	23,777 (PFS)	PH Operating Expenses
b) Public Housing Capital Fund	Unknown at this time	
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,043,458 Vouchers 308,206 Certificates	HAP payments Sec.8 operating expenses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	NA	
g) Resident Opportunity and Self- Sufficiency Grants	NA	
h) Community Development Block Grant	NA	
i) HOME	NA	
Other Federal Grants (list below)		
3. Prior Year Federal Grants (unobligated funds only) (list below) '99 CIAP	197,670 ('99 CIAP) 7,000 ('99 CIAP)	Capital Improvements on Public Housing units and offices. Operating Subsidy
3. Public Housing Dwelling Rental Income	255,088	PH Operating Expense
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Supportive Services and Operating grants through Handicapped Homeless program: "McKinney Homes"	6,104 6,607	Mental Health Services Operating costs
4. Non-federal sources (list below)		
Investment Income	20,755	Operating Expense
Total resources	2,868,665	As described above

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

X When families are within **Four Months** of being offered a unit:

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

X Criminal or Drug-related activity

X Rental history

X Housekeeping

X Other (describe)

Three personal references; References from two current neighbors;
References from landlords from prior five years.

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

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

PHA main administrative office

May request a pre-application card sent to them by mail or may pick one up from most social service agencies.

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? 0

(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)

Three or More

b. Yes: Is this policy consistent across all waiting list types?

(4) Admissions Preferences

a. Income targeting:

X 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)

- X Emergencies
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- X Resident choice: (state circumstances below)
- X Other: (list below)
Need to relocate to a home within walking distance of work, special schools, etc. Need for a unit with accessibility features.

c. Preferences

1. X Yes: 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:

X Homelessness

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans’ families

- X Residents who live and/or work in the jurisdiction
- X Households that contribute to meeting income goals (broad range of incomes)
- X Households that contribute to meeting income requirements (targeting)

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.

NOTE: The FMHA uses ranking numbers that can be used for one or more preferences and still insure that the person with the preference(s) of the highest total value receives assistance first. (SEE BELOW)

Date and Time *TIE BREAKER (In cases where all other preferences are equal the family with the earliest date and time will be chosen first.)*

NOTE: Only the preferences that the FMHA uses are listed. The other choices in the “template” have been erased to allow for easier reading of this material.

Former Federal preferences:

1.00 Homelessness

Other preferences (select all that apply)

.25 Working families and those unable to work because of age or disability (*Public Housing only.*)

.50 Veterans and veterans’ families

4.00 Residents who live and/or work in the jurisdiction

X Households that contribute to meeting income goals (broad range of incomes)
(This preference will be used above all others IF needed to meet HUD requirements.)

X Households that contribute to meeting income requirements (targeting)
(This preference will be used above all others IF needed to meet HUD requirements.)

X Other preference(s) (list below)

2.00 Terminally Ill

4. Relationship of preferences to income targeting requirements:

X The PHA applies preferences within income tiers

(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)

X The PHA-resident lease (and referenced attachments.)

X The PHA's Admissions and (Continued) Occupancy policy

X PHA briefing seminars and written materials

X Other source (list)

Pre-occupancy Classes : Required before housed!!! All rules regarding occupancy, as well as fire safety, housekeeping, etc., are reviewed (taught) in these classes.

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

X Any time family composition changes

(6) Deconcentration and Income Mixing

a. X 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. X 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? (*NOT APPLICABLE*)

d. X 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?

NOTE: The FMHA has 96 3bd units scattered in six neighborhoods (4 census tracts) in Lancaster. The 9/30/99 analysis shows some census tracts with higher percentage of EL families than others and some with higher percentage of VL and L than others. The analysis does not indicate a concentration of poverty in any area. However, the FMHA will target available units in neighborhoods needing a greater mix to families who will help meet that need. At no time will FMHA allow units to remain vacant for the sole purpose of filling the unit with a particular income tenant when a tenant at that income range is not readily available.

(SEE ATTACHMENT 1 to this document)

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)

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

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)

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

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)

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

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

- c. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. 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)
At the prospective landlord's written request we provide any verified information we have in the tenant's file about their current or prior history as a renter (evictions, drug-trafficking, destruction of property, unauthorized live-ins, complaints, debts to FMHA. Described in Admin. Plan)

(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
- 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)
May request a pre-application card sent to them by mail or may pick one up from most social service agencies.

(3) Search Time

- a. Yes : Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

We extend deadlines if: 1) We have quite a few families looking at the same time with a limited number of choices, 2) The family provides written documentation of the landlords they have contacted – showing an effort to find a unit, 3) reasonable accommodation for a family with a disabled member, 4) hard to house family.

(4) Admissions Preferences

a. Income targeting

X 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. X Yes : 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

X Homelessness

Other preferences (select all that apply)

X Veterans and veterans' families

X Residents who live and/or work in your jurisdiction

X Other preference(s) (list below)

Terminally Ill

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.

NOTE: The FMHA uses ranking numbers (values) that can be used for one or more preferences and still insure that the person with the preferences(s) of the highest total value receives assistance first. (SEE BELOW)

Date and Time TIE BREAKER *(In cases where all other preferences are equal the family with the earliest date and time will be chosen first.)*

Former Federal preferences

.25 Homelessness

Other preferences (select all that apply)

.20 Veterans and veterans’ families

2.00 Residents who live and/or work in your jurisdiction

X Other preference(s) (list below)

.04 Terminally Ill

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

X Date and time of application

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

X This preference has previously been reviewed and approved by HUD

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

X 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)

- X The Section 8 Administrative Plan
- X Briefing sessions and written materials

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

- X Other (list below)
Through the agencies that refer applicants for special-purpose Section 8 vouchers (currently have MAINSTREAM vouchers – all are being used)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

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 higher 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---

X 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)

X \$0

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

(NOTE: The resident may choose the flat rent or the percentage of adjusted income method. The flat rent could be less than 30% of adjusted income of some families.)

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

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

X For increases in earned income ***(NOTE: Counted at annual recert.)***

X Other (describe below)

All earned income that is unavailable to the family that is used to pay child support to a person outside the family.

Monthly stipend to certain residents for overseeing and maintaining neighborhood park areas.

Amounts (not to exceed \$200 per month) paid to residents contracted for turnover cleaning of vacant units.

Any changes in Federal law that require income exclusions will be implemented as required.

e. Ceiling rents

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

X Yes for all developments

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

X For all developments

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

X Market comparability study (*See comment below.*)

X 100 percent of operating costs for general occupancy (family) developments (*See Comment below.*)

X The "rental value" of the unit (*See comment below.*)

X Other (list below)

COMMENT: The ceiling & flat rents are the same. They were determined through a market study of street rents (without utilities) for comparable units. The "street rent" exceeds the monthly operating costs. The flat and ceiling rents are an average of street rents and operating costs.

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)

X Any time the family experiences an income increase or decrease or change in family composition.

- g. 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

NOTE: The flat rent is the same as the ceiling rent. See e.3. above.

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
- 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

X The PHA has chosen to serve additional families by lowering the payment standard

X Reflects market or submarket

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

NA

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

X Annually

X Other (list below)

If market rents rise and families in one or more bedroom sizes experience difficulty finding affordable units. Also, checked annually when FMR's revised.

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

X Success rates of assisted families

X Rent burdens of assisted families

X Other (list below)

Responsibility to keep assisted rents reasonable and to not cause an unnatural inflation of general market rents.

(2) Minimum Rent

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

X \$0

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

5. Operations and Management

(NOT APPLICABLE.)

[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)

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. 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

B. Section 8 Tenant-Based Assistance

1. 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

7. Capital Improvement Needs

[24 CFR Part 903.7.9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(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:

- X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 2: *Capital Fund Program Annual Statement, Part I: Summary; Part II: Supporting Table*

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

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.

- X 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)
- X 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:
- X 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:
- X 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.X 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)

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. X 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.)

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. X 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)

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. X Yes: 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.*)

B. Section 8 Tenant Based Assistance

1. X 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.*)

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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.

NOT APPLICABLE: SMALL PHA

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.

NOT APPLICABLE: SMALL PHA

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. (*The original signed Certification on file at FMHA Management Office.*)

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes: 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. X Yes: Was the most recent fiscal audit submitted to HUD?
3. X No: Were there any findings as the result of that audit?

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.

NOT APPLICABLE: SMALL PHA

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. X Yes: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? *note: Our attempts to start an “official” Resident Advisory Board have not been successful. We mailed flyers regarding the Board to all PH residents and potential Section 8 members and displayed the flyer in various offices of the FMHA asking for volunteers. We then scheduled a meeting on an evening that was acceptable to those who responded. On that night only one person and three FMHA staff members attended the meeting.*
2. *However, we often have meetings with small groups of residents for specific purposes (as Neighborhood Flower project, Halloween party, neighborhood*

picnics, etc). During these informal gatherings concerns are often expressed and ideas for improvements (physical and management) are given.

3. *In preparation for our annual CIAP (Capital Improvements) application, we mailed each Resident a Survey soliciting any comments they had regarding CIAP projects; Maintenance Items; Management Improvements; and/or Customer Service Improvements.*

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

X Provided below:

COMMENTS FROM SURVEY: (CIAP projects): *landscaping; add dirt in low (settled) areas; replace bedroom closet and pantry doors; paint interiors; replace shelves in washroom & pantry; replace floor tile or provide carpeting; paint exterior doors; “Children at Play” signs on the cul-de-sac streets; large sign identifying a neighborhood that is off a highway; playground area; garbage disposal; fenced in yards where no current fences; dishwasher; ceiling fans; street lights; sprayer on kitchen sink; tenants put porch carpeting on front porches; add light fixtures in all rooms. (Maintenance items): floor tiles keep popping up; replace rubber treads on stairs; air conditioning for all the homes (NOTE: The CIAP project to air condition all units was finished by August 99); faster service for requests; outside lights around the office building burn out quickly; maintenance men should do a better job cleaning up after they complete their work. (Management improvements): OK; “The people I have dealt with have been understanding and very helpful and I’m grateful for the help.” “Less approvals and rules – more like apartment renting.” “I’ve never had any problems with the management. Everyone has been very helpful and considerate. We’ve never been made to feel less for being in public housing.” (Customer Service): OK; “I’ve really never had much of a problem with customer service. I find it to be adequate.” “Easier way to receive your answer to questions.” “Great!”; “I enjoy living here!!”*

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

X Other: (list below) *The FMHA included all the CIAP requests in its five-year Capital Fund plans. They will be evaluated at the time funding is allocated for those areas.*

The suggestions for Management improvements and Customer Service have been taken under advisement. They will be considered as changes are made.

NOTE: In order to improve Customer Service the entire FMHA staff has attended specialized Customer Service Training specifically for HA staffs. An extra staff person has been hired to alleviate some of the delays in answering clients' questions.

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

1. X 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. X 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 *Appointment* Process

In Ohio the HA Board members are appointed by local elected officials. The Board member whose term expired after October 1, 1999, must have a replacement appointed by the Judge of the Probate Court.

A current PH resident who is a member of the advisory council has been proposed as a candidate for this position. She is able to attend the monthly Board meetings and is interested in filling this position. A letter was mailed to all other PH residents asking for any concerns or suggestions they may have about this particular public housing resident's ability to serve as a Board member. No responses were received from Residents regarding the letter. The Judge will make the final decision on this proposed candidate.

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: **(LANCASTER, OHIO)**

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)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

LISTING OF PRIORITY NEEDS TABLE: CONSOLIDATED PLAN (page 63)

High need for rental units for small families with cost burden >30%
High need for rental units for small families with cost burden >50%
High need for rental units for large families with cost burden >30%
High need for rental units for large families with cost burden >50%
High need for emergency shelters. Though the FMHA does not provide emergency housing we **DO** have a preference for homeless families/individuals. This enables us to move these persons higher on the waiting list and to help relieve the crowded shelters.

NOTE: Page 33 of the Consolidated Plan includes a table showing a need for affordable housing for 1,740 households (in Lancaster.)

LISTING OF PROPOSED PROJECTS: CONSOLIDATED PLAN (page 114)

Lighthouse Domestic Violence Emergency Shelter Project: The FMHA considers the Lighthouse an emergency shelter for homeless families/individuals. As such, their residents receive a priority listing on our waiting lists. This enables the Lighthouse to help their families find decent affordable housing as soon as possible thus providing room for another victim of domestic violence.

Champion/Fairfield Neighborhood Public Improvements: The FMHA built their Public Housing/HOPE 1 homeownership project in this area. We upgraded or

added streets and sewers, etc., for the HOPE 1 area. The new HOPE I homeowners helped promote neighborhood revitalization as a CDBG project to bring the surrounding area to the standards of their new streets and neighborhood. The City is in the process of completing this project.

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

(SEE 3. ABOVE):

NOTE: The Consolidated Plan ends on 8/21/2000 and meshes well with our 2000 Annual Plan – proving a continuing need for affordable housing in our City and County.

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.

ATTACHMENT # 1

FAIRFIELD METROPOLITAN HOUSING AUTHORITY PUBLIC HOUSING PROGRAM DECONCENTRATION POLICY

OBJECTIVE: To provide a mix of incomes in each Public Housing neighborhood so no neighborhood can be defined as a higher income or lower income area.

The Fairfield Metropolitan Housing Authority's goals are to provide safe, decent, sanitary, and desirable housing for the extremely low to low income populations of working, as well as non-working and disabled families. In accordance with the guidelines provided by the U.S. Department of Housing and Urban Development, FMHA will strive for a mix of incomes in each of its neighborhoods equaling 40% of the PH population in the extremely low income bracket, 50% in the very low income bracket and 10% in the low income bracket.

FMHA will gather community and census tract income data, tenant incomes and other tenant characteristics of its housing stock to assist in analyzing the Deconcentration efforts at least once a year. Further, annually, an assessment will be done on the characteristics of the applicants on the waiting list.

If the annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular neighborhood, the FMHA will evaluate the reason for the change and make a determination whether Deconcentration goals have been met: the census tract may have been redesignated as a higher or lower income area; applicant incomes on the waiting list may change; or the methodology of choice may need adjusted.

At no time will FMHA allow units to remain vacant for the sole purpose of filling the unit with a particular income tenant when a tenant at that income range is not readily available. FMHA will make every effort to have applicants of all three income ranges ready for occupancy.

ATTACHMENT # 2
FAIRFIELD METROPOLITAN HOUSING AUTHORITY
Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **OH16-P070-90699** FFY of Grant Approval: (1/1/1999)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	7,000
3	1408 Management Improvements	
4	1410 Administration	570
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	15,000
8	1440 Site Acquisition	
9	1450 Site Improvement	3,000
10	1460 Dwelling Structures	174,700
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	4,400
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	204,670
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	84,000
24	Amount of line 20 Related to Energy Conservation Measures	84,000

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
P001	Replace windows with tilt-in type and Vandal proof screens, ave. 10 p.u.	1460	\$84,000
	Extend tub liners, on-going work	1460	3,800
	Paint, replace porch posts as required	1460	2,500
	Add ceiling lights LR&BR, on-going	1460	1,700
	Install carpet in LR, BR's	1460	40,000
	P002	Add ceiling lights, LR&BR, on-going	1460
P002	Install Carpet in LR, BRs	1460	30,400
	Interior Painting as required, turnover	1460	3,000
	P001 & P002	Replace vinyl stair treads as req'd	1460
	Repair/Replace Concrete Porches	1460	4,000

PH WIDE	Operating Subsidy	1406	7,000
	Administration, Advertising	1410	570
	Consultant Services	1430	15,000
	Install Agency/Neighborhood Signs	1450	3,000
	Acquire FAX Machine	1475	400
	Upgrade Phone System	1475	4,000

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
P001	9/30/00	9/30/01
P002	9/30/00	9/30/01

Table Library