

**PHA 5-Year and Annual Plan**

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

**OMB No. 2577-0226  
Expires 04/30/2012**

**1.0 PHA Information**  
 PHA Name: Housing Authority of the City of Fort Wayne, Indiana PHA Code: IN003  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2012/07/01/2012

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 723-747 Number of HCV units: -287029652895

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  
 The mission of the Fort Wayne Housing Authority is to provide good quality, affordable housing and superior services to eligible members of the Fort Wayne Community and to maintain an atmosphere that encourages self-sufficiency.

**5.2 Goals and Objectives.**  
**FWHA Goal: Expand the supply of assisted housing**  
**Objectives:**

- Apply for additional rental vouchers.
- Reduce public housing vacancies: **Maintain public housing vacancies below 3%**
- Leverage private or other public funds to create additional housing opportunities.
- Acquire, renovate or build units or developments
- Promote Homeownership opportunities including the Self-Sufficiency and Housing Choice Voucher Program.
- Submit at least one tax credit application every 3-years with a goal to increase the number of affordable housing units by at least 250 under FWHA management.

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Became a High Performing Agency with progressively by improving scores for during the last 6-years.
2. Opened "Village at Brooklyn Pointe" 20-unit Senior-only development in late 2009. This project was funded in part by RHF First Increment-Opened "Whispering Oaks" 24 unit senior only development in 2011. This project was funded in by American Recovery and Reinvestment Act grant (ARRA) and Capital Funds.
3. ~~Secured HUD approval for "Whispering Oaks" a 24 unit senior only development to be located next to FWHA's Tall Oaks. Whispering Oaks will be funded by ARRA and Capital Fund money.~~ Secured AHP award for "Southside Senior Villa's" a 16 unit senior only development adjacent to FWHA's administration building. This project will be funded by Federal Loan Bank (AHP), Replacement Housing Factor (RHF) and HOME grants, along with and a loan from Star Financial Bank.
4. Received an additional 35-25 VASH vouchers and applied for/received additional voucher for non-elderly disabled persons.

**FWHA Goal: Improve the quality of assisted housing**

**Objectives:**

- Improve public housing management, maintain high performer status
- Improve voucher management, maintain high performer status.
- Increase customer satisfaction: Continue to provide a high-level of customer service, measure customer satisfaction for the primary and secondary customers, and implement improvement plans, as required.
- Concentrate on efforts to improve specific management functions: (list: e.g., public housing finance; voucher unit inspections) Implement Pre/Post Occupancy Training program to help reduce Public Housing turnover by 5% for each of the next 5 years.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: Working with the City of Fort Wayne to apply for HOME grant based on the City's Housing Strategy Report.
- Provide replacement vouchers: Increase ability to fund HCVP vouchers.
- Implement a skills assessment testing program to evaluate staff training needs. (Ongoing)
- Maintain a commitment to a high level of usage of HTVN staff training opportunities. (Ongoing)
- Maintain a commitment to a high level of usage of Professional trainer, seminars, conferences, in-house seminars, etc. for staff training. (Ongoing)

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Utilized CFP funds to reduce the incident of crime and crime related activities on all properties to levels below city-wide averages by employing private security guards as well as off duty FWPd police officers. Also in 2008, we installed security cameras at all Public Housing developments. As a result, according to FWPd statistics PHA crime rates remain lower than surrounding neighborhood ~~rates~~, rates. Consolidated security guard and off duty police officers contract to improve service coordination and quality.
2. Provided HCVP landlords information regarding program usage HQS and compliance.
3. Provided HCVP, Public Housing Management and Rental Management training to appropriate staff to improve program integrity, enhance overall staff performance relative Asset Management.
4. Participated in AI for Fair Housing.
5. Established standard procedures for Public Housing file organization.
- 5-6. With CFP Funds, replaced aging appliances in AMPs 3 and 4
- 6-7. Identified preliminary Energy Savings Performance Contract (ESCO) opportunities to modernize public housing.
- 7-8. Explored Rental Assistance Demonstration (RAD) opportunities.
- 8-9. Reviewed HUD's new Physical needs Assessment (PNA) Tool. Implementation of PNA tool targeted for 2012.

**FWHA Goal: Increase assisted housing choices**

**Objectives:**

- Provide voucher mobility counseling tools; Add mobility module to HCVP orientation procedure.
- Conduct outreach efforts to potential voucher landlords
- Continued with voucher homeownership program: Program is on-going
- Continued with Public Housing Homeownership Program - PH Ross Grant
- Implement public housing or other homeownership programs: Working with the City of Fort Wayne and an outside developer to create LIHTC homeownership-homeownership rental product.
- Following market analysis, explore converting public housing stock to vouchers.
- Explore establishing a Project-based HCVP Program as a tool to deconcentrate the incidence of poverty especially in the 30-40% AMI elderly, handicapped and disabled population HCVP usage.
- Explore applying for HCVP 811, HUD-VASH Voucher funding, possibly with League of Blind and Disabled, YWCA or other advocacy group.
- Explore creating housing opportunities for youth aging out of the foster care program
- Update HCVP data at FortWayneHousingNow.org.
- Encourage and participate in electronic data sharing with local social service providers.

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Conducted study of location of vouchers in jurisdiction by City quadrants and census tracts to assist in deconcentration efforts.
2. Participated in Senior Housing Fair, joined City Housing "Cabinet" to expand housing choices under the City Housing Strategy.
3. Under Homeownership program, developed Scattered Homeownership Program in PH.
4. Under Homeownership Program, implemented the PH Homeownership Program- completing 2-3 year - PH Ross Grant.
5. Working with local disability advocacy groups to determine the need and develop an application for HCVP 811 vouchers.
6. ~~Submitted~~ Completed or comparable program assistance. Whispering Oaks development plan to HUD for new 24 unit senior-only Public Housing development contiguous to Tall Oaks (IN-003-10).
7. Market Programs at community outreach fairs, public forums, lobby, websites and community network groups.
8. Conducted open house at Brooklyn-Pointe Whispering Oaks - elderly only property.

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

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

**Objectives:**

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Perform necessary modifications to units and public housing sites to successfully compete with comparable market housing.
- Complete and implement a curb appeal improvement plan.(Ongoing)
- Apply sound asset management principles on an individual site basis to maintain and build the value of all properties.
- Explore the possibilities of designating developments or buildings for particular resident groups (elderly, persons with disabilities).

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Using CFP funded Community Policing and CPTED principles, reduce FWHA property crime levels below community-wide rate; PH units equipped with AC and carpeting, energy efficient refrigerators, windows and furnaces. Installed security cameras at all Public Housing properties.
2. Reorganized management staff and provided asset management training. Bookkeeping systems reprogrammed to support asset management. Operational performance analysis to be performed to support future decision making.
3. FWHA plans to submit a designated development plan based on resident, consultant and BOC recommendations.
4. ~~Disposed-Assisted with the demolition~~ of McMillen Park Apartments.

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

**FWHA 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.
- Develop Pre/Post Occupancy orientation and training program to assess the self-sufficiency levels and needs of assisted households.

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Reactivated FWHA PCC board. Implemented the PH-FSS Program and providing support services
2. Comprehensive Housing Counseling Program provided to at-risk Public Housing residents.
3. PH residents provided FSS workshops on various topics and Homeownership sessions; expand housing choices.
4. Implemented a FSS - Quarterly newsletter.
- 4-5. Implemented Pre-/Post Occupancy Program to better prepare potential public housing applicants for successful tenancy and to reduce operating and turn over costs.

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

**FWHA Goal: Ensure equal opportunity and affirmatively further fair housing**

**Objectives:**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- FWHA provides training opportunities for staff and community on an annual basis to promote equal opportunity in housing.

**PROGRESS STATEMENT:**

FWHA made progress toward the above stated goal by:

1. Participation by all departments in staff training on Fair Housing principles. (Ongoing, done on an annual basis, required for all employees).
2. Reviewed and updated the use of the Fair Housing logo on FWHA printed materials.
3. Outreach marketing to families less likely to apply to FWHA programs: Immigrant Community and Disabled Community.
4. Providing Fair Housing classes to Homeownership participants.
5. PH Management staff achieved Asset Management designation via HAIG.
6. FSS Staff certified in S8 case management procedures and skills development.
7. Housing Counseling staff received Fannie Mae online training for HUD reporting; achieve Home Ed Designation from IHCD.
8. Adopted National Housing Industry Standards for Housing Counseling.
9. Counseling staff: National and State Certification in Homebuyer Education.
10. Finance Department trained in Asset Management and Accounting procedures
11. Participate in Marketing Programs at Community and Housing Fairs.
- 11-12. [Explore HUD HMIS data sharing project.](#)

**Other PHA Goals and Objectives: (list below)**

The goals of FWHA as stated in the 5-Year Plan for Fiscal Years 2010-2014 and revisited in this annual update are consistent with HUD strategic goals and the Consolidated Plan of the City of Fort Wayne to increase the availability of decent, safe, affordable housing. FWHA's Annual Plan is available for review at the City of Fort Wayne, Division of Community and Economic Development as well as the FWHA main office.

We have adopted the following goals and objectives to guide the agency in ~~FY2010~~ FY2011:

1. Develop an affirmative fair housing marketing strategy based on the recently completed market study and other research.
2. Seek ways and resources to add amenities to public housing and other FWHA managed properties necessary for developments to compete with the surrounding apartment market. ~~2009~~ Completed Security Analysis: Overall assessment according to FWPD statistics indicates generally FWHA properties experience more favorable crime rates than the surrounding neighborhood and communities.
3. Expand the non-profit entity's (Housing Opportunities Program) capacity to develop tax credit and or mixed financed housing.
4. Using our non-profit entity, acquire and rehabilitate 1-2 HUD-owned or tax sale properties to meet home ownership goals. ~~2010-2011~~ Update: Due to market conditions, this goal has been deferred 1-3 years.
5. Maintain PH FSS Program. ~~2010-2011~~ Update: ~~Complete~~ Completed reorganization of FSS to better align with S8 and PH and Homeownership. New staff and training completed. Computerized assessment tools ~~implemented~~ implemented. [Yardi and PIC data consistency completed.](#)
6. Continue to provide financial counseling to at least 100 families interested in homeownership, default and debt management improvement and rental pre and post occupancy counseling through the HUD and CDBG supported Housing Counseling Program. ~~2010-2011~~ Update: Very successful program performance resulting in 93% goals attainment and refunding.
7. Measure and provide high-level customer service to primary and secondary customer base. ~~2010-2011~~ Update: Ongoing and continuous.
8. Maintain commitment to Staff training: HTVN; PH managers; Housing Counseling training completed for HomeEd Certification with State of Indiana, focus group on continuous improvement resulted in Leadership Training with local University .
9. Ensure Equal Housing Opportunity for all applicants and residents. ~~2010-2011~~ Update: Continuous and Ongoing.
10. Develop an Operating Procedures Manual and convert to electronic policy and procedures using general overview format. ~~2010-2011~~ Update: It is expected to be completed by the June 30, ~~2011-2012~~ offering operational consistency and efficiency. This will be a major complement to the asset management strategy.
11. Publish a quarterly Agency-wide newsletter. ~~2010-2011~~ Update: Unable to achieve this goal but it remains our intention in ~~2010-2012~~
12. Expand Resident Advisory Board Activity year round with quarterly meetings. ~~2010-2011~~ Update: Unfortunately, due to lack of resident leadership, the RAB did not completely met this goal. With a reconstituted RAB this will remain a ~~2010-2012~~ goal.
13. Expand Section 8 Home Ownership Program. ~~2010-2011~~ Update: The number of homeownership cases has grown to 24 with several no longer needing any assistance from HCV Program. The Scattered Sites Home Ownership Program will offer the PH residents living in those units right of first refusal followed by other PH residents during ~~2010-2012~~. ~~Poor economy will delay progress indefinitely.~~
14. Continue to explore how the HOP program can participate in homeownership training. ~~2010~~ Update: HOP is now a qualified HomeEd training agency by the State of Indiana.
15. Develop contingency plans for proposed Federal funding cuts. Such items to include but not be limited to: fee management, small PH support services, maintenance services to outside agencies, grant writing, banking and mortgage companies. ~~2010-2011~~ Update: Major achievement in this area was the development of fee management of Brooklyn ~~Manor-Pointe~~ Apartments and developer's fee.

	<ol style="list-style-type: none"> <li>16. Implement plan for replacement public housing program. Anticipate approval <del>on</del> of revised RHF II plan in <u>2010-2012</u>.</li> <li>17. Continue to work with the City of Fort Wayne to benefit from joint housing study and Housing Strategy with the City of Fort Wayne.</li> <li>18. Use CHDO to further the FWHA mission.</li> <li>19. Web Site Improvement Plan. <u>2010-2011</u> Update: Site is fully functional with continued update of <del>content</del> <u>required</u>.</li> <li>20. Provide increased staff training and resources to position agency for HUD Asset Management requirements. <u>2010-2011</u> Update: Completed.</li> <li>21. Explore and develop possibility of providing Project Based Voucher assistance in deconcentration areas such as at Brooklyn Manor. In an effort to coordinate with the City of Fort Wayne's Consolidated Plan and Housing Strategy, FWHA will investigate the possibility of creating a Housing Choice Voucher set-aside for relocation of current qualified low to moderate income tenants in the City's Renaissance Point revitalization area. <u>2010-2011</u> Update: FWHA BOC approval received; <del>awaiting HUD final approval- PBV not required due to community opposition to project</del>.</li> <li>22. Explore the feasibility and make application to dispose of all Public Housing Scattered sites if it is determined to be the best alternative under the asset management model.</li> <li>23. With assistance from the City of Fort Wayne (HOME grant), implement plan to build 16 unit <del>RHF2</del> senior development <u>and mixed finance development</u> on land located on John Street.</li> <li>24. Update Section 3 Implementation plan. Implement Section 3 resident and vendor training program.</li> <li>25. Upon completion of the reviews of the ESCO and RAD concepts and board approval; we will implement either or both plans to extend our modernization capacity.</li> </ol>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Highlighted updates were made to the PHA plan since the last Annual Plan submission.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The PHA Plans (including attachments and supporting documents) are available for public inspection at:  Main Administrative Offices of the Fort Wayne Housing Authority located at 7315 Hanna Street, Fort Wayne, IN 46816, and the Public Housing Administrative Office located at 2025 S. Anthony Blvd., Fort Wayne, IN 46803.  Beacon Heights Apartments, 2210 Beacon Street, Fort Wayne, IN 46805 (AMP 1)  Brookmill Court Apartments, 2751 Millbrook, Fort Wayne, IN 46802 (AMP II)  Tall Oaks Apartments, 7300 Decatur Rd., Fort Wayne, IN 46816 (AMP III)  River Cove Apartments, 2430 River Cove Lane, Fort Wayne, IN 46825 (AMP IV)</p> <p><b>PHA Plan Elements.</b> (24 CFR 903.7)</p> <p><b>I. Eligibility Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</b></p> <p><b>A. Public Housing</b></p> <p><b>(1) Eligibility</b></p> <p>When a family appears to be within three (3) months of being offered a unit, the family will be invited to an interview and the verification process will begin.</p> <p>FWHA will use the following non-income (screening) factors to establish eligibility for admission to public housing:</p> <ul style="list-style-type: none"> <li>Criminal or Drug-related activity</li> <li>Rental History</li> <li>Housekeeping</li> <li>History of disturbing neighbors or destruction of property.</li> <li>Having committed fraud in connection with any federal housing assistance program.</li> <li>History of abusing alcohol and illegal drugs in any way that may interfere with the health, safety, or right to peaceful enjoyment by others.</li> <li>Check of State's lifetime sex offender registration program for each adult member.</li> <li>Ability to successfully care for and maintain dwelling units to FWHA housekeeping standards.</li> </ul> <p>FWHA will request criminal records from local law enforcement agencies for screening purposes.</p> <p>FWHA may request criminal records from State law enforcement agencies for screening purposes, if applicant is from out of town or out of FWHA jurisdiction.</p> <p><b>(2) Waiting list Organization</b></p> <p>FWHA will use a community wide waiting list to organize its public housing waiting list.</p> <p>FWHA has established Pre- and Post-Occupancy training program for PH residents to reduce unit turnover which leads to reduction on overall operating costs. Successful graduates would qualify for advance placement by earning preference points (100).</p>

Those wishing to apply for Public Housing may obtain an application at FWHA public housing administrative office, all FWHA site offices, FWHA website, by mail and at other community resources offices; however, all applications for public housing must be submitted to the FWHA Public Housing office located at 2025 W. Anthony Blvd., Fort Wayne, IN 46803.

**(3) Assignment**

Applicants are ordinarily given three vacant unit offers before they forfeit their application date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the last unit was rejected. This policy is for ~~all~~ all BR-size waiting list types.

**(4) Admissions Preferences**

The FWHA plans 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.

Transfers will take precedence over new admissions in the following circumstances:

Emergencies, Immediate Administrative Transfers

Regular Administrative Transfers -Transfers in this category will be housed along with applicants for admission at a ratio of one transfer for every seven admissions.

Other – see Admissions and Continued Occupancy – Tenant Selection Assignment Plan

The FWHA plans to employ the following admission preferences for the coming year:

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

Single Preference – a preference for a family whose sole family member is elderly, displaced or a person with disabilities.

A preference for a family that includes a family member who is a person with disabilities. However, there cannot be a preference for a specific disability.

A preference for a family that includes a family member who is a victim of domestic violence.

Chelation Therapy- Households with children undergoing Chelation therapy that are referred by the Allen County Health Dept.

Graduates of Pre- and Post- Occupancy Training and FWHA approved Transitional Housing Programs (2 Points), and Qualified graduates of Foster Care (Age 18 – 22) (1 Point) Program.

~~\*Qualified means meets all other suitability standards.~~

▲ Date and Time

**(5) Occupancy**

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing:

The FWHA resident lease

The FWHA Admissions and Continued Occupancy Policy

The FWHA briefing seminars or written materials

The FWHA website

Residents must notify the FWHA in writing of all changes in family composition within 10 days of any family composition changes.

**(6) Deconcentration and Income Mixing**

**B. Section 8**

**(1) Eligibility**

FWHA will use the following non-income (screening) factors to establish eligibility for admission to the Housing Choice Voucher Program:

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

The FWHA will take into consideration any of the criteria for admission in the Housing Choice Voucher Administrative Plan, 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 applicant as to their suitability for tenancy.

The FWHA will request criminal records from local law enforcement agencies for screening purposes

The FWHA may request criminal records from State law enforcement agencies for screening purposes

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

**(2) Waiting List Organization**

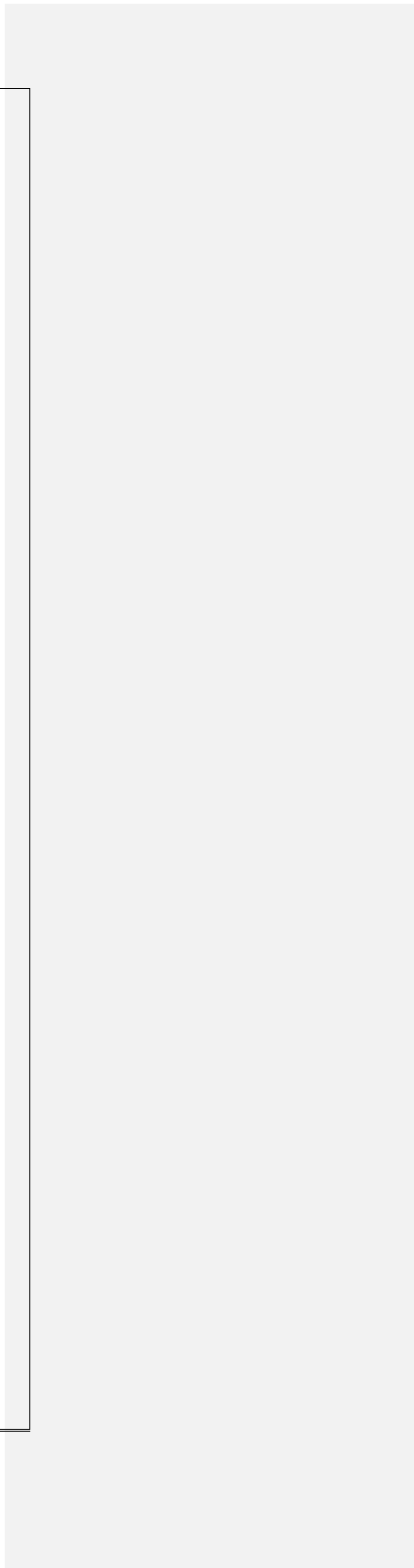
Currently the Project Based Waiting List is inactive, ~~due to the disposition of McMillen Apartments.~~

Interested persons may apply for admission to the Section 8 tenant-based assistance program when the waiting list is open. ~~They may apply at the FWHA main administrative office. Applications will be available at the main administrative office, from the FWHA website, and by mail; however, all applications must be submitted by the appropriate venue as announced when the waiting list is opened.~~

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**(3) Search Time**

The FWHA may give extensions on the standard 60-day period to search for a unit. The family must request the extension in writing and meet the criteria as defined in the attached Housing Choice Voucher Administrative Plan.

**(4) Admissions Preferences**

The FWHA uses a lottery based selection process for the HCVP waiting list. Additional preferences will be given to: 1) SAFY certified graduates from foster care program.

**(5) Special Purpose Section 8 Assistance Programs**

Applicants and residents may use the following reference materials to obtain information about eligibility, selection, and admissions to any special-purpose section 8 program administered by the FWHA:

The Housing Choice Voucher Program Administrative Plan

Briefing sessions and written materials

Through published notices

In partnership with service providers who specializes in working with special purpose populations.

**II. Financial Resources**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2009 grants)</b>		
Public Housing Operating Fund	<del>\$2,161,500</del> <del>\$2,320,346</del>	Operations
Public Housing Capital Fund	<del>\$1,103,654</del> <del>\$967,884</del> <del>\$69,038 (RHF)</del>	Capital & Management Improvements
HOPE VI Revitalization	0	
HOPE VI Demolition	0	
Annual Contributions for Section 8 Tenant-Based Assistance	<del>\$14,714,516</del> <del>\$14,000</del> <del>\$ 1,440,000</del>	Vouchers (HAP) Administrative Fee
Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
Resident Opportunity and Self-Sufficiency Grants - 3yr. Grant - (Entering the 2 <sup>nd</sup> yr.)	<del>\$92,862</del>	PH - Homeownership Coordinator Position
Community Development Block Grant -- <del>2008</del> <del>2012</del>	<del>0</del> <del>\$ 300,000</del>	Supports the Housing Counseling Program Elderly Housing Development
HOME	0	
Other Federal Grants (list below)	\$49,716	PH FSS
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Housing Counseling ( HUD Grant)</b>	<del>\$ 49,716</del> <del>0</del>	Support Housing Counseling Staff
<b>Family Self Sufficiency S8</b>	\$80,000	FSS Staff/Homeownership
<b>Family Self Sufficiency PH</b>	\$ 42,600	PH-FSS Position
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		See Budget
<b>3. Public Housing Dwelling Rental Income</b>	<del>\$1,020,580</del> <del>\$1,128,819</del>	Operations
<b>4. Other income (list below)</b>		
Interest	<del>\$15,000</del> <del>\$10,000</del>	Operations
Other tenant charges	<del>\$90,000</del> <del>\$30,000</del>	Operations
<b>4. Non-federal sources (list below)</b>		
<b>Vincent House (est.)</b>	\$2,000	Housing Counseling Program
<b>Total resources</b>	<del>\$19,329,282</del> 6,533,265	



**Financial Resources:  
Planned Sources and Uses**

**III. Rent Determination.**

**A. Public Housing**

**(1) Income Based Policies**

The FWHA employs discretionary policies for determining income based rent

The FWHA employs a minimum rent of \$50 per month.

The FWHA has adopted discretionary minimum rent hardship exemptions (see the Public Housing Admissions and Continued Occupancy Policy)

The FWHA plans to employ the earned income of a previously unemployed household member as a discretionary deduction.

The FWHA has ceiling rents for all developments. The FWHA uses market comparability study to set ceiling rents.

Between income reexaminations, tenants must report changes in income or family composition to the FWHA such that the changes result in an adjustment to rent under the following conditions:

See Admission and Continued Occupancy Policy (ACOP) Attachment A

**(2) Flat Rents**

In setting the market-based flat rents, the following sources of information were used by the FWHA to establish comparability:

The Section 8 rent reasonableness study of comparable housing.

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Occupancy Policy, FWHA set a flat rent for each public housing unit considering the size, type, condition, amenities, services and neighborhood of the unit.

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

**(1) Payment Standards**

The FWHA Payment Standard is between 90% and 110% of FMR.

The FWHA chose the payment standards higher than FMR to reflect market or submarket and to increase housing options for families.

Annually the payment standards are reevaluated for adequacy.

The FHWA considers the following in its assessment of the adequacy of its payment standard:

Success rates of assisted families

Rent burdens of assisted families

Affects of deconcentration

Rent Reasonableness / Comparability study.

Funding Levels

**(2) Minimum Rent**

The FWHA minimum rent is \$50.

The FWHA has adopted discretionary minimum rent hardship exemption policies (See Housing Choice Voucher Program Administrative Plan)

**IV Operations and Management**

The rules, standards, and policies of the Fort Wayne Housing Authority (FWHA) governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including [bed bugs, and cockroaches](#)), and management of the FWHA and programs of the FWHA are in Attachments to the Admission and Continuous Occupancy Policy.

**V Grievance Procedures**

**A. Public Housing**

The FWHA has established a written grievance procedure in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. These procedures can be found in the ACOP Manual with attachments. Residents or applicants to public housing should contact the FWHA site management offices or the Public Housing Office, 2025 S. Anthony Blvd., Fort Wayne, IN to initiate the FWHA grievance process.

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

The FWHA has established informal review procedures for applicants to the Housing Choice Voucher Program tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher Program tenant-based assistance program in addition to federal requirements found at 24 CFR 982. These requirements are outlined in Chapter 18 of the Administrative Plan and the FWHA Policy and Procedures Manual. Applicants or assisted families should contact the FWHA main administrative office, 7315 Hanna Street, Fort Wayne, IN to initiate the informal review and informal hearing processes.

**VI Designated Housing for Elderly and Disabled Families.**

The FWHA has designated the Village at Brooklyn ~~Pointe-Pointe and Whispering Oaks with-out~~ as an Elderly Only projects. The Village at Brooklyn Pointe is a new project with 20 ~~units~~ ~~units, -which~~ opened in the fall of 2009. The project number is IN00300007. The application for the Elderly Only designation was applied for on 05/27/2007 and approved by HUD on 06/25/2007.

~~FWHA plans to build an additional designated Elderly property (Whispering Oaks) in 2010. The project number is IN00300006. Lease up is scheduled for March 2011.~~

The FWHA has also designated an Alternate Development as a Senior Only project. This development, South Side Villas, (formerly known as River Cove Villas) will be located on John Street. Development progress will continue into 2012.

**VII Community Service and Self-Sufficiency.**

"A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing)."

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

The FWHA 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.

Other coordination efforts between the FWHA and TANF agency include:

- Client referrals
- Information sharing regarding mutual clients
- Coordinate the provision of specific social and self-sufficiency services and program to eligible families.
- HUD HMIS

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

The FWHA has employed the following policies to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination polices
- Public housing admissions policies
- Housing Choice Voucher Program admission policies
- Preference in admission to Housing Choice Voucher Program for certain public housing families, specifically those who graduate from the Public Housing Homeownership Program may receive Section 8 vouchers to support homeownership.
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the FWHA
- Preference/eligibility for public housing homeownership option participation after FSS and Homeownership graduation.
- Preference/eligibility for Housing Choice Voucher Program homeownership option participation
- Public Housing Resident Initiative Employment Readiness Program.

The FWHA coordinates, promotes, or provides programs to enhance the economic and social self-sufficiency of our residents.

Services and Programs				
Program Name and Description (including location, if appropriate)	Estimated Size	Allocation method (waiting list / random selection / specific criteria / other)	Access (development office / PHA Main office / other provider name)	Eligibility (public Housing or Section 8 participants or both)
All God's Children Daycare	20-50	Open to all	McCormick Daycare	Public Housing
Boys & Girls Club at McCormick Apartments	30-60	Open to all	McCormick Club	Public Housing
Boys & Girls Club at Brookmill Apartments	30-60	Open to all	Brookmill Club	Public Housing
Backpack Roundup and Cookout	<del>400-150</del> <u>150-200</u>	School Aged Children	Brookmill Court Apartments	Public Housing
Lifeline -- Building Blocks Preschool	<del>40-20</del> <u>20-50</u>	Open to all	Brookmill Pre-school	Public Housing
Monthly Women's Fellowship / Empowering Women Now	15-20	Adult Women	Brookmill Court Apartments	Public Housing
Annual Christmas Party / Project Wish List	150-275	Children 0-18	Brookmill Court Apartments, McCormick Place and River Cove	Public Housing

			Apartmentns	
Free Store	15-20	Open to all	Brookmill Court Apartments	Public Housing
Home-Based Service	2-7	Referred Families	Brookmill Court Apartments	Public Housing
DIVA	15-20	Adult Women	Brookmill Court Apartments	Public Housing
Men's Bible Study	10-15	Adult Men	Brookmill Court Apartments	Public Housing
Read and Rise	24	0-4 Year Olds	McCormick Place Apartments	Public Housing
Homework Help / Games	0-20	Teens	Brookmill Court Apartments	Public Housing
Youth Night Out -Arts and Crafts	25	School Aged Children	Brookmill Court Apartments	Public Housing
Public Housing Intern Program	0-10	Open to all PH Adults	Public Housing Office	Public Housing
Family Self Sufficiency PH	25	Open to Adults	All Developments	PH
Family Self Sufficiency S8	271	Open to Adults	FSS Hanna Street	S8
Job Intern Program	2-3	Job Works Clients	Job Work Office	Public Housing
Aging and In Home Services – meals served daily	15-20	Open to all	Tall Oaks	Public Housing
Bingo	12-20	Open to all	Tall Oaks	Public Housing
Exercise with Curves	10-14	Open to all	Tall Oaks	Public Housing
Tall Oaks Tenant Council	10-20	Open to all	Tall Oaks	Public Housing
Various Educational Programs	5-30	Open to all	Tall Oaks	Public Housing
Food Pantry	2-10	Open to all	River Cove Apartments	Public Housing
Weekly Dinner		Open to all	River Cove Apartments	Public Housing
Comprehensive Housing Counseling Program	100	Open to all	Hanna Street	Both and Public
Aids Task Force	0-20	Open to all	All Public Housing Sites	Public Housing
Net Literacy	15-25	Open to all	Brookmill Court Apartments	Public Housing
Summer Nutrition Program (USEA)	25-100	Children 0-18	Brookmill Court, McCormick Place, and River Cove	Public Housing
Public library Book Mobile at Beacon	20-40	Open to all	Beacon Heights	Public Housing
Bible Study	15-20	Open to all	Beacon Heights	Public Housing
Bingo	15-20	Open to all	Beacon Heights	Public Housing
North Highlands Resident Council	20-25	Open to all	North Highlands	Public Housing
Aging and In Home Services – meals served daily	15-20	Open to all	North Highlands	Public Housing

**Family Self Sufficiency Programs**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of <del>12/31/2010</del> 11/01/2011)
Public Housing	25	<del>24</del> 24
Section 8	271	<del>171</del> 204

**C. Welfare Benefit Reductions**

The FWHA is complying with the statutory requirement 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:

- Adopting appropriate changes to the FWHA'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 resident 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.

**VIII Safety and Crime Prevention.**

"For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. "

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

1. The following describe the need for measures to ensure the safety of public housing residents.
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the FWHA's developments.
  - Residents fearful for their safety and/or safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one of more developments due to perceived and/or actual levels of violent and/or drug related crime
  - Need to maintain security to keep FWHA crime statistics at levels that will allow our properties to compete in the Southeast Quadrant of Fort Wayne.
  - Need to continue screening the criminal history on housing applicants.
2. The FWHA use the following information or data to determine the need for FWHA actions to improve safety of residents:
  - 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
  - FWHA employee reports
  - Police Reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
  - Internal Incident Reporting System – Reviewed, tracked, maintained by Public Housing Administrator; shared with management, police and security.
  - Refund criteria for eviction process.
  - NO TRESPASS ORDER database – Reported by security, police, and managers; maintain by Public Housing Administrator; distributed to policy security, staff and residents.
  - Proactive attempts and report to prevent/arrest criminal activity; especially drug abuse in targeted units.
3. The developments most affected are McCormick Place Apartments and Brookmill Court Apartments.

**B. Crime prevention activities conducted or to be conducted by the PHA**

1. Crime prevention activities conducted or the PHA plans to conduct.
  - Contracting with outside and/or resident organization 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
  - Crime mapping
  - Regular meetings with service providers to improve drug prevention programs
  - Regular meetings with residents to address safety/crime/drug concerns.
  - Regular meetings with security guards to improve security measures.
  - Family site pot luck dinners to build a sense of community, trust, and commitment toward crime and drug prevention.
  - Summer Sports Program as a team building, drug prevention activity.
  - Safety surveys distributed to residents to monitor and improve program effectiveness.
  - Domestic Violence Packets given to resident experiencing battery or other domestic violence
  - Drug prevention resources purchased/maintained/shared with service providers.
2. The developments most affected are McCormick Place Apartments and Brookmill Court Apartments.

**IX Pets.**

The purpose of the Pet Policy is to establish the FWHA's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. See Attachment A for complete details.

**X Civil Rights Certification.**

We have a partnership with the city to implement the city's impediments to fair housing. See Attachment B.

**XI Fiscal Year Audit**

See Attachment C.

## XII Asset Management

### Fort Wayne Housing Authority

#### Public Housing Asset Management Statement

In 2008, FWHA contracted with Casterline Associates to conduct an Asset Management Review focusing on financial management and accounting. That report was the basis for our long-range portfolio plan.

In ~~2011~~ 2012 FWHA plans to conduct a ~~physical~~ physical needs assessment of all of its housing projects. The final PNA report and management recommendations for Long-Range Portfolio Planning – Five, Ten and Twenty Year Plan will be submitted to the Board of Commissioners for their final review and to guide our current and future five year PHA plans.

The FWHA has also completed steps to move to project-based budgeting and accounting by developing an implementation plan to meet HUD guidelines and schedules for execution. Additionally, all maintenance operations ~~will be~~ decentralized as of first quarter 2011.

In addition, all properties have been moved to four (4) Asset Management Projects (AMPS), job descriptions revised, management assignments finalized, and computer accounting software modified to accomplish asset management goals. Although we have separated the Public Housing properties into four AMPs, the FWHA has chosen to use the Central Office Cost Center option as it relates to Centralized Maintenance Dispatch, Wait List Management and Bulk Purchase/Contracts and warehousing of materials.

FWHA has adopted the Central Office Cost Center (COCC) as an additional step toward Asset Management. The COCC includes the Central Office Administrative staff, Finance staff, CFP staff, and IT Coordinator.

## XIII Violence Against Women Act (VAWA)

### Fort Wayne Housing Authority

#### VAWA Support and Assistance Statement

The Fort Wayne Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, sexual assault, or stalking.

All assisted Public Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program were provided with a VAWA informational brochure. The VAWA informational brochure was included in the briefing materials for waitlist applicants, at the annual re-examination for current participants in PH and HCV housing programs, and for incoming portable HCV participants.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the goal to support and assist victims of domestic violence, dating violence, sexual assault, or stalking, the housing authority offers referrals to the following service providers: Child Protective Services, YWCA Shelter, Local police departments, SCAN Hotline, Women's Bureau Hotline, National Child Abuse Hotline. Referrals are offered to the service providers above to:

- (1) child or adult victims of domestic violence, dating violence, sexual assault, or stalking
- (2) child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing
- (3) prevent domestic violence, dating violence, sexual assault, or stalking
- (4) enhance victim safety in assisted families.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

FWHA shall train its staff on the required confidentiality issues imposed by VAWA.

	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>A. Hope VI and Mixed Finance Modernization or Development.</b></p> <p>(1) Development - Whispering Oaks</p> <p>The Whispering Oaks development <del>will be</del> a <del>20-24</del> <u>20-24</u> (20-24 one-bedroom) public housing facility located next to the current Tall Oaks public housing development. The Whispering Oaks project <del>will be</del> a senior only development and <del>will be</del> <u>as</u> financed through The American Recovery Reinvestment Act (ARRA) and Capital Funds. Lease up <del>is scheduled for</del> <u>was completed in</u> the first quarter 2011.</p> <p><del>(2) A timetable for submission</del></p> <p><del>The Design and submission for Whispering Oaks will be completed in 2009. Ground breaking is anticipated for 2010.</del></p> <p><del>(2) Development – South Side Villas (SSV).</del></p> <p>As part of Replacement Housing Plan, FWHA will develop a mixed financed 16 unit for elderly residents. The newest development will be a 16 unit (one-bedroom) public housing facility located on John Street. The new development will be a senior only development and will be a RHF2 and mixed finance project.</p> <p><del>(3) A timetable for submission</del></p> <p>The Design and Submission of SSV will be completed in <u>2010-2012</u>. Ground breaking is anticipated for <u>2010-2012</u> with completion in <del>the first quarter of 2011</del> <u>2013</u>.</p> <p><b>7.0 B. Demolition/Disposition:</b></p> <p>(1) A description of any housing (including project number and unit numbers [or addresses]) and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition.</p> <p>I. Also, under the FWHA Scattered Sites Homeownership Plan, we plan to offer up to 5 scattered sites, single family units for sale, first to PH residents, then to any other qualified low income family.</p> <p>II. <u>McCormick Place Apartments, 003-06, 2811 McCormick Place.</u></p> <p>III. <u>Beacon Heights Apartments. AMP – I seek RAD or other financing; disposal to NP affiliate program.</u></p> <p>(2) Timetable for demolition or disposition.</p> <p>I. Market Driven</p> <p>II. Disposition of the scattered sites, 003-12 will be over a 10-year period ending 2018 or sooner.</p> <p>III. Disposition of McCormick Place Apartments, 0003-06, pending application and approval.</p> <p><b>C. Conversion of Public Housing</b></p> <p>The FWHA does <del>not</del> <u>plan</u> to convert public housing owned by the FWHA to tenant-based assistance, if McCormick <u>and Beacon</u> approval is granted.</p> <p><b>D. Section 8 Homeownership</b> Our <u>2010-2012</u> goal is to increase our homeownership program <del>by</del> <u>to</u> 5 homes sold <del>YTD</del>. FWHA has established a maximum program size of 50. <u>2010-2011</u> Update: at the end of <u>2010-2011</u> we have closed 25 homes sold. Market conditions were unfavorable in <u>2010-2012</u> allowing for only one closing <u>in 2012</u>.</p> <p><b>E. Project –Based Assistance (PBA)</b></p> <p>The Fort Wayne Housing Authority Section 8 administrative plan was amended to provide for the operation of a project-based assistance (PBA)/<del>(PBV)</del>-program. The plan provides information to eligible families, owners, and other interested members of the public. Consistent with federal and local goals such as deconcentration, increasing affordable housing in targeted census tracts, elderly only and disability housing needs, project-based choice voucher in the City. In <u>2011-2012</u> the housing authority may put out an RFP for additional Project-Based vouchers, <del>for senior and disabled apartments</del>.</p>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

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Form 50075-101 (Rev. 12/2007)

Development Name (Must be the same as on HUD-50075-101)	Development Location		Development Type		Comments (See page 10)
	City/County/State	Zip	Single-Family	Multi-Family	

Section 50075-101 (Rev. 12/2007) is a U.S. Government work. It is in the public domain in the United States of America.



Part I - General Information		Part II - Financial Information				
Section	Subsection	Line Item	Amount	Percentage	Change from Prior Year	Notes
A. Operating Expenses	1. Operating Expenses	1.01				
		1.02				
		1.03				
		1.04				
		1.05				
		1.06				
		1.07				
		1.08				
		1.09				
		1.10				
B. Total Operating Expenses						
C. Total Operating Expenses as a Percentage of Total Revenue						

For each item, provide a brief description of the item and the amount of the item.

Prepared By: \_\_\_\_\_

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HUD-50075 (4/2008)

Development/Project Name	Fiscal Year (FY) Budget		Total Project Budget	Fiscal Year (FY) Progress
	Approved	Actual		

This table is to be completed for each project on the HUD-50075-08 form. It should be completed for each of the 12 months of the fiscal year.

Section 8(a) - 11/15/2008  
 HUD Form 50075 (4/2008)  
 Section 8(a) - 11/15/2008

Project: [Redacted]      Date: 11/15/2008

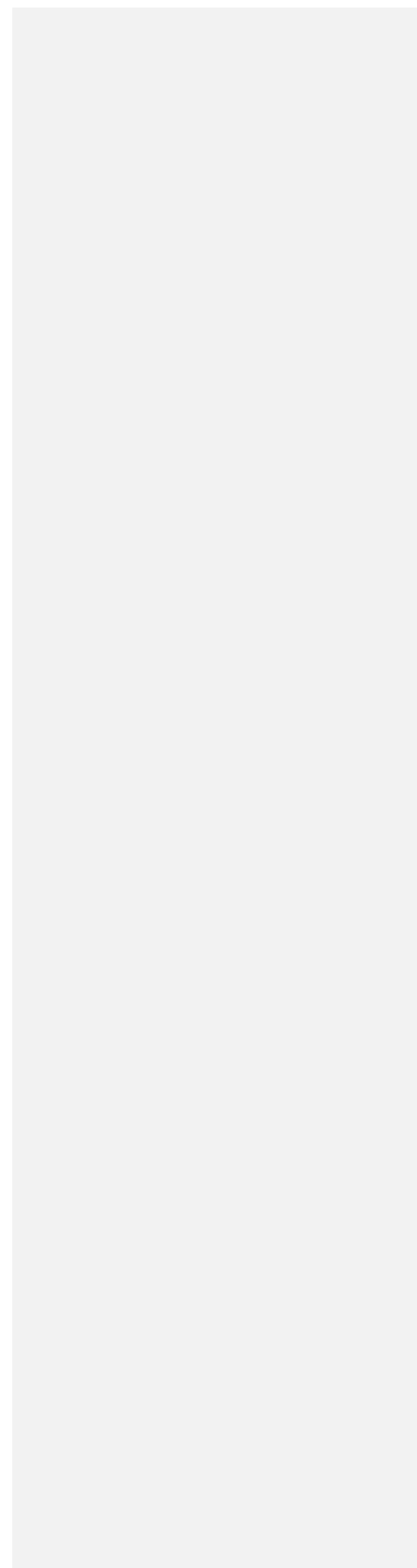
Job: [Redacted]      Date: 11/15/2008

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Project Information		Tenant and Family Information		Income Information		Assets Information		Notes	
Project Name	Project Address	Tenant Name	Family Size	Annual Income	Assets	Assets	Assets	Comments	Remarks
1234 Main St	1234 Main St	John Doe	4	\$15,000	None	None	None		
5678 Elm St	5678 Elm St	Jane Smith	3	\$12,000	None	None	None		
9010 Oak St	9010 Oak St	Mike Johnson	2	\$10,000	None	None	None		
1111 Pine St	1111 Pine St	Sarah Brown	5	\$18,000	None	None	None		
2222 Birch St	2222 Birch St	David White	3	\$14,000	None	None	None		
3333 Cedar St	3333 Cedar St	Lisa Black	4	\$16,000	None	None	None		
4444 Maple St	4444 Maple St	Robert Green	3	\$13,000	None	None	None		
5555 Walnut St	5555 Walnut St	Emily King	2	\$11,000	None	None	None		
6666 Cherry St	6666 Cherry St	James Lee	4	\$17,000	None	None	None		
7777 Peach St	7777 Peach St	Amanda Hall	3	\$14,500	None	None	None		
8888 Plum St	8888 Plum St	Christopher Young	2	\$10,500	None	None	None		
9999 Apple St	9999 Apple St	Michelle Taylor	4	\$16,500	None	None	None		
0000 Orange St	0000 Orange St	Kevin Anderson	3	\$13,500	None	None	None		
1111 Grape St	1111 Grape St	Nicole Garcia	2	\$11,500	None	None	None		
2222 Lemon St	2222 Lemon St	Brandon Wilson	4	\$17,500	None	None	None		
3333 Lime St	3333 Lime St	Stephanie Moore	3	\$14,500	None	None	None		
4444 Orange St	4444 Orange St	Matthew Hill	2	\$10,500	None	None	None		
5555 Apple St	5555 Apple St	Olivia Scott	4	\$16,500	None	None	None		
6666 Peach St	6666 Peach St	Lucas Adams	3	\$14,500	None	None	None		
7777 Plum St	7777 Plum St	Sophia Baker	2	\$11,500	None	None	None		
8888 Cherry St	8888 Cherry St	Isaac Evans	4	\$17,500	None	None	None		
9999 Walnut St	9999 Walnut St	Madeline Foster	3	\$14,500	None	None	None		
0000 Maple St	0000 Maple St	Ethan Green	2	\$10,500	None	None	None		

1. Income is based on the most recent 12 months of Federal Income Tax returns.  
2. Assets are based on the most recent 12 months of data.



HUD-50075 (4/2008)			
The Following Information			Estimated
Community Development Project Name	Subproject		Number of Units
	Project Number	Project Name	

This page is for use by the community development assistant secretary only. It is not to be used for other purposes.

Form HUD-50075 (4/2008)

Project Information		Funding Information																																																																																																																																																																																																																																																																																																																																																																																																																					
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Total: ...



Line Item	Description	Quantity	Unit	Total Back Log		Total Available		Total
				YTD	Est.	YTD	Est.	
1	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...	...
18	...	...	...	...	...	...	...	...
19	...	...	...	...	...	...	...	...
20	...	...	...	...	...	...	...	...
21	...	...	...	...	...	...	...	...
22	...	...	...	...	...	...	...	...
23	...	...	...	...	...	...	...	...
24	...	...	...	...	...	...	...	...
25	...	...	...	...	...	...	...	...
26	...	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...	...
32	...	...	...	...	...	...	...	...
33	...	...	...	...	...	...	...	...
34	...	...	...	...	...	...	...	...
35	...	...	...	...	...	...	...	...
36	...	...	...	...	...	...	...	...
37	...	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...	...
41	...	...	...	...	...	...	...	...
42	...	...	...	...	...	...	...	...
43	...	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...	...
48	...	...	...	...	...	...	...	...
49	...	...	...	...	...	...	...	...
50	...	...	...	...	...	...	...	...

HUD-50075 (4/2008) Form HUD-50075 (4/2008)  
 U.S. Department of Housing and Urban Development  
 HUD-50075 (4/2008) Form HUD-50075 (4/2008)

Section 8 Housing Assistance				Public Housing Agency	
Fiscal Year	Number of Units	Number of Units		Number of Units	
		Number of Units	Number of Units	Number of Units	Number of Units
2007	100	100	100	100	100
2008	100	100	100	100	100
2009	100	100	100	100	100
2010	100	100	100	100	100
2011	100	100	100	100	100
2012	100	100	100	100	100
2013	100	100	100	100	100
2014	100	100	100	100	100
2015	100	100	100	100	100
2016	100	100	100	100	100
2017	100	100	100	100	100
2018	100	100	100	100	100
2019	100	100	100	100	100
2020	100	100	100	100	100
2021	100	100	100	100	100
2022	100	100	100	100	100
2023	100	100	100	100	100
2024	100	100	100	100	100
2025	100	100	100	100	100
2026	100	100	100	100	100
2027	100	100	100	100	100
2028	100	100	100	100	100
2029	100	100	100	100	100
2030	100	100	100	100	100

Information for this report is based on data reported by the Public Housing Agency for the fiscal year ending 12/31/2023.

HUD Form 50075 (4/2008) - Financial Statement  
 HUD-50075 (4/2008) - Financial Statement  
 HUD-50075 (4/2008) - Financial Statement

Project Name		Fiscal Year		Period	
Project Name		Start	End	Start	End
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

HUD-50075 (4/2008) - Financial Statement  
 HUD-50075 (4/2008) - Financial Statement  
 HUD-50075 (4/2008) - Financial Statement



Public Housing Agency Name: _____				PHAS
Line Item	Budget	Actual	Variance	PHAS
1.00				
2.00				
3.00				
4.00				
5.00				
6.00				
7.00				
8.00				
9.00				
10.00				
11.00				
12.00				

Report prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

HUD-50075 (4/2008)



Project Name		Fiscal Year		Amount		Status	
Project ID	Project Name	FY	Amount	FY	Amount	Start	End
1	...	2008	...	2009	...	...	...
2	...	2008	...	2009	...	...	...
3	...	2008	...	2009	...	...	...
4	...	2008	...	2009	...	...	...
5	...	2008	...	2009	...	...	...
6	...	2008	...	2009	...	...	...
7	...	2008	...	2009	...	...	...
8	...	2008	...	2009	...	...	...
9	...	2008	...	2009	...	...	...
10	...	2008	...	2009	...	...	...
11	...	2008	...	2009	...	...	...
12	...	2008	...	2009	...	...	...
13	...	2008	...	2009	...	...	...
14	...	2008	...	2009	...	...	...
15	...	2008	...	2009	...	...	...
16	...	2008	...	2009	...	...	...
17	...	2008	...	2009	...	...	...
18	...	2008	...	2009	...	...	...
19	...	2008	...	2009	...	...	...
20	...	2008	...	2009	...	...	...
21	...	2008	...	2009	...	...	...
22	...	2008	...	2009	...	...	...
23	...	2008	...	2009	...	...	...
24	...	2008	...	2009	...	...	...
25	...	2008	...	2009	...	...	...
26	...	2008	...	2009	...	...	...
27	...	2008	...	2009	...	...	...
28	...	2008	...	2009	...	...	...
29	...	2008	...	2009	...	...	...
30	...	2008	...	2009	...	...	...
31	...	2008	...	2009	...	...	...
32	...	2008	...	2009	...	...	...
33	...	2008	...	2009	...	...	...
34	...	2008	...	2009	...	...	...
35	...	2008	...	2009	...	...	...
36	...	2008	...	2009	...	...	...
37	...	2008	...	2009	...	...	...
38	...	2008	...	2009	...	...	...
39	...	2008	...	2009	...	...	...
40	...	2008	...	2009	...	...	...
41	...	2008	...	2009	...	...	...
42	...	2008	...	2009	...	...	...
43	...	2008	...	2009	...	...	...
44	...	2008	...	2009	...	...	...
45	...	2008	...	2009	...	...	...
46	...	2008	...	2009	...	...	...
47	...	2008	...	2009	...	...	...
48	...	2008	...	2009	...	...	...
49	...	2008	...	2009	...	...	...
50	...	2008	...	2009	...	...	...

Additional information regarding this report is available at HUD.gov

Fiscal Year	Total Number of Units	Total Number of Persons	Total Number of Units		Total Number of Persons
			Section 8	Section 8	
2007	100	100	100	100	100
2008	100	100	100	100	100
2009	100	100	100	100	100
2010	100	100	100	100	100
2011	100	100	100	100	100
2012	100	100	100	100	100
2013	100	100	100	100	100
2014	100	100	100	100	100
2015	100	100	100	100	100
2016	100	100	100	100	100
2017	100	100	100	100	100
2018	100	100	100	100	100
2019	100	100	100	100	100
2020	100	100	100	100	100

U.S. Department of Housing and Urban Development, Office of the Inspector General, Washington, DC 20472



Line Item	Description	Amount	...	...	...
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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7	...	...	...	...	...
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18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
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30	...	...	...	...	...
31	...	...	...	...	...
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35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
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46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
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100	...	...	...	...	...

Notes: ...

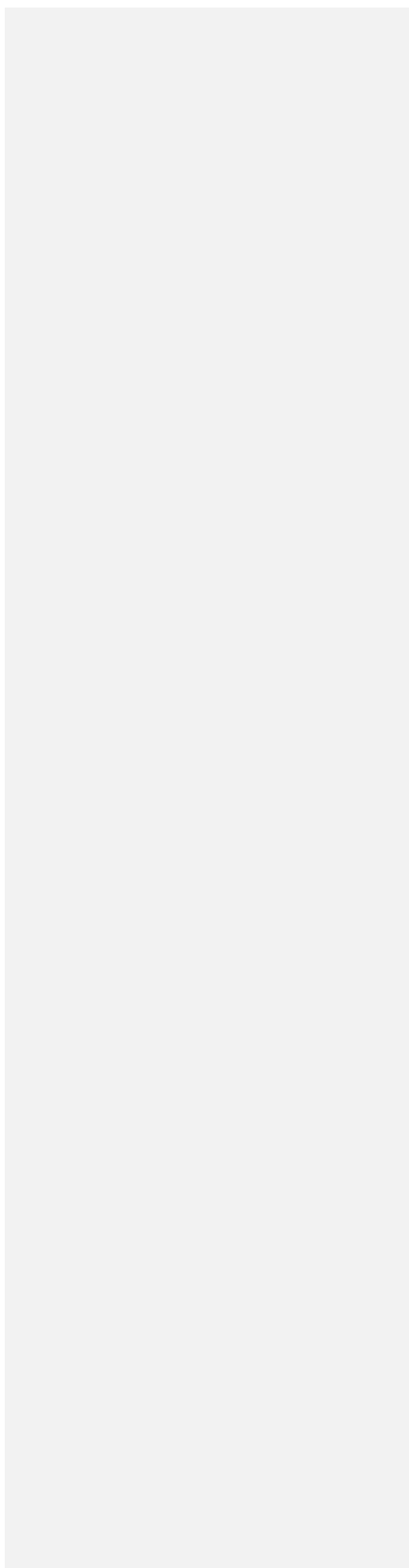
Project Name	AP Type	AP Code	AP Amount		AP Rate	AP Period	AP Status
			AP Amount	AP Rate			
Project A	AP Type 1	AP Code 1	10000	100%	12/01/08	Active	
Project B	AP Type 2	AP Code 2	20000	200%	01/01/09	Active	
Project C	AP Type 3	AP Code 3	30000	300%	02/01/09	Active	
Project D	AP Type 4	AP Code 4	40000	400%	03/01/09	Active	
Project E	AP Type 5	AP Code 5	50000	500%	04/01/09	Active	
Project F	AP Type 6	AP Code 6	60000	600%	05/01/09	Active	
Project G	AP Type 7	AP Code 7	70000	700%	06/01/09	Active	
Project H	AP Type 8	AP Code 8	80000	800%	07/01/09	Active	
Project I	AP Type 9	AP Code 9	90000	900%	08/01/09	Active	
Project J	AP Type 10	AP Code 10	100000	1000%	09/01/09	Active	

HUD Form 50075 (4/2008) - Section 8 Housing Assistance Payments (AP) Worksheet

Section 8		Section 7		Section 6		Section 5		Section 4		Section 3		Section 2		Section 1	
Family	Unit	Family	Unit	Family	Unit	Family	Unit	Family	Unit	Family	Unit	Family	Unit	Family	Unit
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50

Section 8  
 Section 7  
 Section 6  
 Section 5  
 Section 4  
 Section 3  
 Section 2  
 Section 1

Section 8  
 Section 7  
 Section 6  
 Section 5  
 Section 4  
 Section 3  
 Section 2  
 Section 1





Line Item	Description	Fiscal Year 2008		Fiscal Year 2007	
		Actual	Budget	Actual	Budget
1	Total Section 8 Housing Assistance	1,234,567	1,234,567	1,234,567	1,234,567
2	Section 8 Housing Assistance - New	567,890	567,890	567,890	567,890
3	Section 8 Housing Assistance - Renewal	666,677	666,677	666,677	666,677
4	Section 8 Housing Assistance - Conversion	0	0	0	0
5	Section 8 Housing Assistance - Other	0	0	0	0
6	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
7	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
8	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
9	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
10	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
11	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
12	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
13	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
14	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
15	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
16	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
17	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
18	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
19	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
20	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
21	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
22	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
23	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
24	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
25	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
26	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
27	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
28	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
29	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567
30	Section 8 Housing Assistance - Total	1,234,567	1,234,567	1,234,567	1,234,567

This report is prepared in accordance with the requirements of the Department of Housing and Urban Development. The data presented herein is for informational purposes only and does not constitute a guarantee or warranty of any kind.

Part I - General Information		Part II - Financial Information		Part III - Other Information	
Line Item	Description	Amount	Category	Amount	Category
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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17	...	...	...	...	...
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Part I - General Information  
 Part II - Financial Information  
 Part III - Other Information

Line Item	Fiscal Year 2008		Comments
	Actual	Target	
	Amount	Amount	
1.00000	0.00	0.00	
1.00001	0.00	0.00	
1.00002	0.00	0.00	
1.00003	0.00	0.00	
1.00004	0.00	0.00	
1.00005	0.00	0.00	
1.00006	0.00	0.00	
1.00007	0.00	0.00	
1.00008	0.00	0.00	
1.00009	0.00	0.00	
1.00010	0.00	0.00	
1.00011	0.00	0.00	
1.00012	0.00	0.00	
1.00013	0.00	0.00	
1.00014	0.00	0.00	
1.00015	0.00	0.00	
1.00016	0.00	0.00	
1.00017	0.00	0.00	
1.00018	0.00	0.00	
1.00019	0.00	0.00	
1.00020	0.00	0.00	
1.00021	0.00	0.00	
1.00022	0.00	0.00	
1.00023	0.00	0.00	
1.00024	0.00	0.00	
1.00025	0.00	0.00	
1.00026	0.00	0.00	
1.00027	0.00	0.00	
1.00028	0.00	0.00	
1.00029	0.00	0.00	
1.00030	0.00	0.00	
1.00031	0.00	0.00	
1.00032	0.00	0.00	
1.00033	0.00	0.00	
1.00034	0.00	0.00	
1.00035	0.00	0.00	
1.00036	0.00	0.00	
1.00037	0.00	0.00	
1.00038	0.00	0.00	
1.00039	0.00	0.00	
1.00040	0.00	0.00	
1.00041	0.00	0.00	
1.00042	0.00	0.00	
1.00043	0.00	0.00	
1.00044	0.00	0.00	
1.00045	0.00	0.00	
1.00046	0.00	0.00	
1.00047	0.00	0.00	
1.00048	0.00	0.00	
1.00049	0.00	0.00	
1.00050	0.00	0.00	
1.00051	0.00	0.00	
1.00052	0.00	0.00	
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1.00064	0.00	0.00	
1.00065	0.00	0.00	
1.00066	0.00	0.00	
1.00067	0.00	0.00	
1.00068	0.00	0.00	
1.00069	0.00	0.00	
1.00070	0.00	0.00	
1.00071	0.00	0.00	
1.00072	0.00	0.00	
1.00073	0.00	0.00	
1.00074	0.00	0.00	
1.00075	0.00	0.00	
1.00076	0.00	0.00	
1.00077	0.00	0.00	
1.00078	0.00	0.00	
1.00079	0.00	0.00	
1.00080	0.00	0.00	
1.00081	0.00	0.00	
1.00082	0.00	0.00	
1.00083	0.00	0.00	
1.00084	0.00	0.00	
1.00085	0.00	0.00	
1.00086	0.00	0.00	
1.00087	0.00	0.00	
1.00088	0.00	0.00	
1.00089	0.00	0.00	
1.00090	0.00	0.00	
1.00091	0.00	0.00	
1.00092	0.00	0.00	
1.00093	0.00	0.00	
1.00094	0.00	0.00	
1.00095	0.00	0.00	
1.00096	0.00	0.00	
1.00097	0.00	0.00	
1.00098	0.00	0.00	
1.00099	0.00	0.00	
1.00100	0.00	0.00	

This table contains information regarding the performance of the Department of Housing and Urban Development for the fiscal year 2008. It is intended to provide a comprehensive overview of the Department's activities and results.

Project Name		Fiscal Year		Reporting Period	
Project Number		Fiscal Year		Reporting Period	
1	...	...	...	...	...
2	...	...	...	...	...
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99	...	...	...	...	...
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Line	Description of Expense	Fiscal Year		Total
		2011	2012	
1	Construction	10,000,000	10,000,000	20,000,000
2	Land	5,000,000	5,000,000	10,000,000
3	Interest	1,000,000	1,000,000	2,000,000
4	Other	500,000	500,000	1,000,000
5	Operating Expenses	1,000,000	1,000,000	2,000,000
6	Reserve for Repairs	1,000,000	1,000,000	2,000,000
7	Depreciation	1,000,000	1,000,000	2,000,000
8	Management Fees	1,000,000	1,000,000	2,000,000
9	Other	1,000,000	1,000,000	2,000,000
10	Total	20,000,000	20,000,000	40,000,000

Approved For the Secretary of HUD: \_\_\_\_\_  
 Date: \_\_\_\_\_

Line Item	Description	Quantity	Unit	Rate	Amount	Total	
						Subtotal	Grand Total
1.000	...	...	...	...	...	...	...
2.000	...	...	...	...	...	...	...
3.000	...	...	...	...	...	...	...
4.000	...	...	...	...	...	...	...
5.000	...	...	...	...	...	...	...
6.000	...	...	...	...	...	...	...
7.000	...	...	...	...	...	...	...
8.000	...	...	...	...	...	...	...
9.000	...	...	...	...	...	...	...
10.000	...	...	...	...	...	...	...
11.000	...	...	...	...	...	...	...
12.000	...	...	...	...	...	...	...
13.000	...	...	...	...	...	...	...
14.000	...	...	...	...	...	...	...
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16.000	...	...	...	...	...	...	...
17.000	...	...	...	...	...	...	...
18.000	...	...	...	...	...	...	...
19.000	...	...	...	...	...	...	...
20.000	...	...	...	...	...	...	...
21.000	...	...	...	...	...	...	...
22.000	...	...	...	...	...	...	...
23.000	...	...	...	...	...	...	...
24.000	...	...	...	...	...	...	...
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30.000	...	...	...	...	...	...	...
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32.000	...	...	...	...	...	...	...
33.000	...	...	...	...	...	...	...
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36.000	...	...	...	...	...	...	...
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99.000	...	...	...	...	...	...	...
100.000	...	...	...	...	...	...	...

Line Item	Description	Quantity	Unit	Contract Price		Total Contract Price	Contract Type	Contract Status
				Base Price	Options			
1	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...
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7	...	...	...	...	...	...	...	...
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9	...	...	...	...	...	...	...	...
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13	...	...	...	...	...	...	...	...
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17	...	...	...	...	...	...	...	...
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19	...	...	...	...	...	...	...	...
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24	...	...	...	...	...	...	...	...
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26	...	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...	...
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33	...	...	...	...	...	...	...	...
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35	...	...	...	...	...	...	...	...
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37	...	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...	...
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43	...	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...	...
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66	...	...	...	...	...	...	...	...
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76	...	...	...	...	...	...	...	...
77	...	...	...	...	...	...	...	...
78	...	...	...	...	...	...	...	...
79	...	...	...	...	...	...	...	...
80	...	...	...	...	...	...	...	...
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83	...	...	...	...	...	...	...	...
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96	...	...	...	...	...	...	...	...
97	...	...	...	...	...	...	...	...
98	...	...	...	...	...	...	...	...
99	...	...	...	...	...	...	...	...
100	...	...	...	...	...	...	...	...

Section 8(a) - Income of the Family		Section 8(b) - Assets of the Family	
Line	Description	Line	Description
1	Wages, salaries, tips, and other compensation	1	Real estate
2	Dividends, interest, and other income	2	Personal property
3	Retirement and pension income	3	Other assets
4	Unemployment compensation	4	Other assets
5	Other income	5	Other assets
6	Total	6	Total

Use this form to report the income and assets of the family. See the instructions for more information.

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form HUD-50075 (4/2008)

FEDERAL HOUSING ADMINISTRATION  
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 FORM HUD-50075 (4/2008)  
 PUBLIC HOUSING  
 SECTION 8 VOUCHER PROGRAM  
 APPLICATION FOR ASSISTANCE

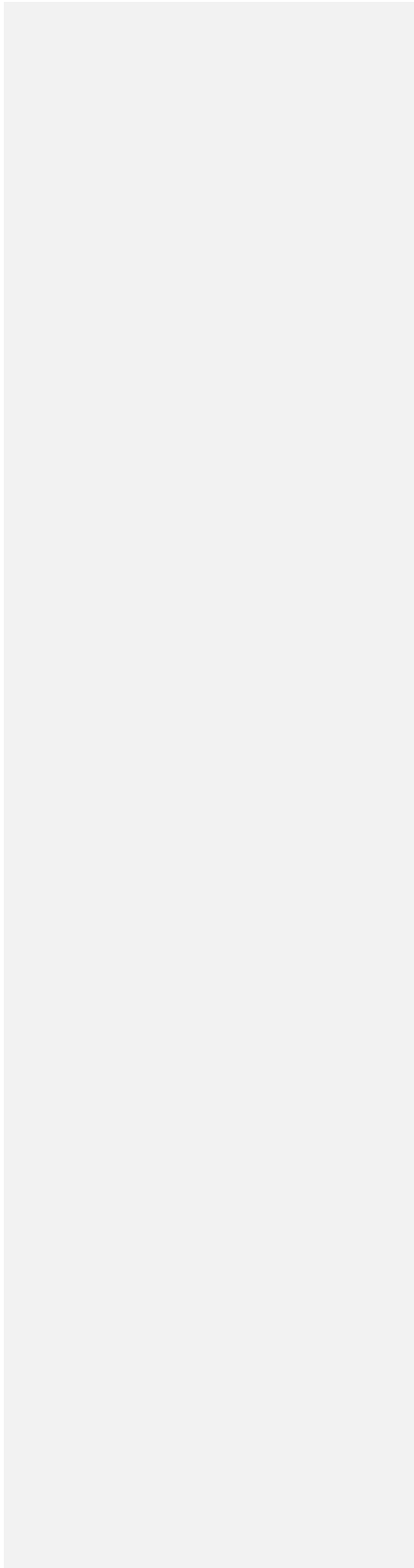
PERSONAL INFORMATION		APPLICANT INFORMATION	
NAME	ADDRESS	PHONE	DATE
Mr. John Doe	123 Main St, Apt 4B New York, NY 10001	(212) 555-1234	01/15/2008
Mr. Jane Smith	456 Park Ave, Apt 2C New York, NY 10017	(212) 555-5678	01/15/2008
Mr. Robert Brown	789 Broadway, Apt 5A New York, NY 10013	(212) 555-9012	01/15/2008
Mr. Susan Green	1010 Avenue C, Apt 3D New York, NY 10016	(212) 555-3456	01/15/2008
Mr. David White	1111 Avenue D, Apt 1E New York, NY 10018	(212) 555-7890	01/15/2008

FEDERAL HOUSING ADMINISTRATION  
 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 FORM HUD-50075 (4/2008)  
 PUBLIC HOUSING  
 SECTION 8 VOUCHER PROGRAM  
 APPLICATION FOR ASSISTANCE

NY 10001

NY 10017

NY 10013



Project Name		Fiscal Year		Reporting Period	
Project Number		Fiscal Year		Reporting Period	
Project Title		Fiscal Year		Reporting Period	
Project Description		Fiscal Year		Reporting Period	
Project Location		Fiscal Year		Reporting Period	
Project Status		Fiscal Year		Reporting Period	
Project Budget		Fiscal Year		Reporting Period	
Project Actuals		Fiscal Year		Reporting Period	
Project Variance		Fiscal Year		Reporting Period	
Project Total		Fiscal Year		Reporting Period	
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100	...	...	...	...	...

HUD-50075 (4/2008) Form HUD-50075 (4/2008)  
 U.S. Department of Housing and Urban Development  
 Office of the Inspector General  
 HUD-50075 (4/2008) Form HUD-50075 (4/2008)



Section of Budget  
 Agency: [illegible]  
 Fiscal Year: [illegible]

Section: [illegible]

Item	Description	Quantity	Unit	Rate	Total	Account	Comments
1000	...	...	...	...	...	...	...
1001	...	...	...	...	...	...	...
1002	...	...	...	...	...	...	...
1003	...	...	...	...	...	...	...
1004	...	...	...	...	...	...	...
1005	...	...	...	...	...	...	...
1006	...	...	...	...	...	...	...
1007	...	...	...	...	...	...	...
1008	...	...	...	...	...	...	...
1009	...	...	...	...	...	...	...
1010	...	...	...	...	...	...	...
1011	...	...	...	...	...	...	...
1012	...	...	...	...	...	...	...
1013	...	...	...	...	...	...	...
1014	...	...	...	...	...	...	...
1015	...	...	...	...	...	...	...
1016	...	...	...	...	...	...	...
1017	...	...	...	...	...	...	...
1018	...	...	...	...	...	...	...
1019	...	...	...	...	...	...	...
1020	...	...	...	...	...	...	...
1021	...	...	...	...	...	...	...
1022	...	...	...	...	...	...	...
1023	...	...	...	...	...	...	...
1024	...	...	...	...	...	...	...
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1092	...	...	...	...	...	...	...
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1097	...	...	...	...	...	...	...
1098	...	...	...	...	...	...	...
1099	...	...	...	...	...	...	...
1100	...	...	...	...	...	...	...



HUD-50075 (4/2008)  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF ASSISTANT SECRETARY FOR HOUSING AND COMMUNITY DEVELOPMENT  
 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS  
 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS  
 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS

Line Item	Description	Amount	Source
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...
51	...	...	...
52	...	...	...
53	...	...	...
54	...	...	...
55	...	...	...
56	...	...	...
57	...	...	...
58	...	...	...
59	...	...	...
60	...	...	...
61	...	...	...
62	...	...	...
63	...	...	...
64	...	...	...
65	...	...	...
66	...	...	...
67	...	...	...
68	...	...	...
69	...	...	...
70	...	...	...
71	...	...	...
72	...	...	...
73	...	...	...
74	...	...	...
75	...	...	...
76	...	...	...
77	...	...	...
78	...	...	...
79	...	...	...
80	...	...	...
81	...	...	...
82	...	...	...
83	...	...	...
84	...	...	...
85	...	...	...
86	...	...	...
87	...	...	...
88	...	...	...
89	...	...	...
90	...	...	...
91	...	...	...
92	...	...	...
93	...	...	...
94	...	...	...
95	...	...	...
96	...	...	...
97	...	...	...
98	...	...	...
99	...	...	...
100	...	...	...

HUD-50075 (4/2008)  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS  
 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS  
 COMMUNITY DEVELOPMENT FINANCIAL ASSISTANCE PROGRAMS

Line	Description	Year		Total
		2007	2008	
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

Notes: ...  
 ...  
 ...

Part 10 - (42 CFR) 200.100 - (42 CFR) 200.100

Line Item	Description	Budget		Actual		Variance
		YTD	YTD	YTD	YTD	
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
51	...	...	...	...	...	...
52	...	...	...	...	...	...
53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...
67	...	...	...	...	...	...
68	...	...	...	...	...	...
69	...	...	...	...	...	...
70	...	...	...	...	...	...
71	...	...	...	...	...	...
72	...	...	...	...	...	...
73	...	...	...	...	...	...
74	...	...	...	...	...	...
75	...	...	...	...	...	...
76	...	...	...	...	...	...
77	...	...	...	...	...	...
78	...	...	...	...	...	...
79	...	...	...	...	...	...
80	...	...	...	...	...	...
81	...	...	...	...	...	...
82	...	...	...	...	...	...
83	...	...	...	...	...	...
84	...	...	...	...	...	...
85	...	...	...	...	...	...
86	...	...	...	...	...	...
87	...	...	...	...	...	...
88	...	...	...	...	...	...
89	...	...	...	...	...	...
90	...	...	...	...	...	...
91	...	...	...	...	...	...
92	...	...	...	...	...	...
93	...	...	...	...	...	...
94	...	...	...	...	...	...
95	...	...	...	...	...	...
96	...	...	...	...	...	...
97	...	...	...	...	...	...
98	...	...	...	...	...	...
99	...	...	...	...	...	...
100	...	...	...	...	...	...

4. B. G. re: Form

Line Item	Description	Quantity	Unit	Amount		Total
				Estimated	Actual	
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
51	...	...	...	...	...	...
52	...	...	...	...	...	...
53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...
67	...	...	...	...	...	...
68	...	...	...	...	...	...
69	...	...	...	...	...	...
70	...	...	...	...	...	...
71	...	...	...	...	...	...
72	...	...	...	...	...	...
73	...	...	...	...	...	...
74	...	...	...	...	...	...
75	...	...	...	...	...	...
76	...	...	...	...	...	...
77	...	...	...	...	...	...
78	...	...	...	...	...	...
79	...	...	...	...	...	...
80	...	...	...	...	...	...
81	...	...	...	...	...	...
82	...	...	...	...	...	...
83	...	...	...	...	...	...
84	...	...	...	...	...	...
85	...	...	...	...	...	...
86	...	...	...	...	...	...
87	...	...	...	...	...	...
88	...	...	...	...	...	...
89	...	...	...	...	...	...
90	...	...	...	...	...	...
91	...	...	...	...	...	...
92	...	...	...	...	...	...
93	...	...	...	...	...	...
94	...	...	...	...	...	...
95	...	...	...	...	...	...
96	...	...	...	...	...	...
97	...	...	...	...	...	...
98	...	...	...	...	...	...
99	...	...	...	...	...	...
100	...	...	...	...	...	...







Part II - Supporting Data - (Include New and Replacement)		2004-2005		2006-2007		2008-2009	
Type of Project	Description of Project	2004-2005		2006-2007		2008-2009	
		Units	Value	Units	Value	Units	Value
1	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...
18	...	...	...	...	...	...	...
19	...	...	...	...	...	...	...
20	...	...	...	...	...	...	...
21	...	...	...	...	...	...	...
22	...	...	...	...	...	...	...
23	...	...	...	...	...	...	...
24	...	...	...	...	...	...	...
25	...	...	...	...	...	...	...
26	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...
32	...	...	...	...	...	...	...
33	...	...	...	...	...	...	...
34	...	...	...	...	...	...	...
35	...	...	...	...	...	...	...
36	...	...	...	...	...	...	...
37	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...
41	...	...	...	...	...	...	...
42	...	...	...	...	...	...	...
43	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...
48	...	...	...	...	...	...	...
49	...	...	...	...	...	...	...
50	...	...	...	...	...	...	...
51	...	...	...	...	...	...	...
52	...	...	...	...	...	...	...
53	...	...	...	...	...	...	...
54	...	...	...	...	...	...	...
55	...	...	...	...	...	...	...
56	...	...	...	...	...	...	...
57	...	...	...	...	...	...	...
58	...	...	...	...	...	...	...
59	...	...	...	...	...	...	...
60	...	...	...	...	...	...	...
61	...	...	...	...	...	...	...
62	...	...	...	...	...	...	...
63	...	...	...	...	...	...	...
64	...	...	...	...	...	...	...
65	...	...	...	...	...	...	...
66	...	...	...	...	...	...	...
67	...	...	...	...	...	...	...
68	...	...	...	...	...	...	...
69	...	...	...	...	...	...	...
70	...	...	...	...	...	...	...
71	...	...	...	...	...	...	...
72	...	...	...	...	...	...	...
73	...	...	...	...	...	...	...
74	...	...	...	...	...	...	...
75	...	...	...	...	...	...	...
76	...	...	...	...	...	...	...
77	...	...	...	...	...	...	...
78	...	...	...	...	...	...	...
79	...	...	...	...	...	...	...
80	...	...	...	...	...	...	...
81	...	...	...	...	...	...	...
82	...	...	...	...	...	...	...
83	...	...	...	...	...	...	...
84	...	...	...	...	...	...	...
85	...	...	...	...	...	...	...
86	...	...	...	...	...	...	...
87	...	...	...	...	...	...	...
88	...	...	...	...	...	...	...
89	...	...	...	...	...	...	...
90	...	...	...	...	...	...	...
91	...	...	...	...	...	...	...
92	...	...	...	...	...	...	...
93	...	...	...	...	...	...	...
94	...	...	...	...	...	...	...
95	...	...	...	...	...	...	...
96	...	...	...	...	...	...	...
97	...	...	...	...	...	...	...
98	...	...	...	...	...	...	...
99	...	...	...	...	...	...	...
100	...	...	...	...	...	...	...

Type of Project	Public Housing Units		Total Housing Units	
	Number of Units	Value	Number of Units	Value
Public Housing	Number of Units		Number of Units	
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
Other Housing	Number of Units		Number of Units	
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000
	4000000	1000000	4000000	1000000

Fiscal Year	Funding Source			Funding Use		
	Amount	Source	Category	Amount	Category	Amount
2008	1,000,000	HUD	Capital Fund	1,000,000	Capital Fund	1,000,000
2009	1,000,000	HUD	Capital Fund	1,000,000	Capital Fund	1,000,000
2010	1,000,000	HUD	Capital Fund	1,000,000	Capital Fund	1,000,000
2011	1,000,000	HUD	Capital Fund	1,000,000	Capital Fund	1,000,000
2012	1,000,000	HUD	Capital Fund	1,000,000	Capital Fund	1,000,000
<b>Total</b>	<b>5,000,000</b>	<b>HUD</b>	<b>Capital Fund</b>	<b>5,000,000</b>	<b>Capital Fund</b>	<b>5,000,000</b>

HUD Office of Community Development

11/9/07

HUD Office of Community Development

**9.0 Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Fort Wayne Households in Need			
Income & Family Size	Housing Problem	Rental	Owner
<b>&lt;30% MFI</b>			
Elderly	With Any Housing Problems	54.8%	58.5%
	Cost Burden . 30%	53.6%	58.3%
	Cost Burden > 50%	32.9%	36.0%
Small Related (2-7 Persons)	With Any Housing Problems	80.0%	82.1%
	Cost Burden . 30%	79.0%	58.3%
	Cost Burden > 50%	59.1%	36.0%
Large Related (5+)	With Any Housing Problems	89.0%	86.6%
	Cost Burden . 30%	82.8%	81.8%
	Cost Burden > 50%	54.3%	57.9%
All Others (Unrelated persons Including students)	With Any Housing Problems	78.6%	70.5%
	Cost Burden . 30%	78.2%	70.0%
	Cost Burden > 50%	56.4%	57.9%

Fort Wayne Households in Need			
Income & Family Size	Housing Problem	Rental	Owner
<b>&gt;30% &lt;=50% MFI</b>			
Elderly	With Any Housing Problems	62.1%	18.9%
	Cost Burden . 30%	62.1%	18.8%
	Cost Burden > 50%	20.8%	7.6%
Small Related (2-4 Persons)	With Any Housing Problems	56.7%	62.1%
	Cost Burden . 30%	51.7%	62.1%
	Cost Burden > 50%	20.8%	14.9%
Large Related (5+)	With Any Housing Problems	64.0%	71.5%
	Cost Burden . 30%	35.8%	61.4%
	Cost Burden > 50%	3.3%	9.8%
All Others	With Any Housing Problems	59.0%	61.4%
	Cost Burden . 30%	57.6%	60.21%
	Cost Burden > 50%	8.4%	22.6%

Fort Wayne Households in Need			
Income & Family Size	Housing Problem	Rental	Owner
<b>&gt;50 to &lt;80=% MFI</b>			
Elderly	With Any Housing Problems	44.5%	9.9%
	Cost Burden . 30%	43.7%	9.9%
	Cost Burden > 50%	18.9%	1.8%
Small Related (2-4 Persons)	With Any Housing Problems	15.8%	23.3%
	Cost Burden . 30%	8.0%	22.1%
	Cost Burden > 50%	0.2%	3.2%
Large Related (5+)	With Any Housing Problems	38.7%	23.5%
	Cost Burden . 30%	9.0%	10.4%
	Cost Burden > 50%	2.2%	1.2%
All Others	With Any Housing Problems	14.6%	32.9%
	Cost Burden . 30%	13.6%	32.7%
	Cost Burden > 50%	1.2%	4.3%

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The FWHA will utilize the following strategies to address housing needs of families in the jurisdiction and on the waiting list.

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

- Employing 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 FWHA, 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 or program coordination with broader community strategies

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.
- Via CHDO entity, acquire and rehabilitate existing properties for rental and homeownership purposes, including auction and HUD-owned properties.
- Develop mixed financed properties in partnership with private developers (LIHTC).

Strategy 3: 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 requirement for families at or below 30% of AMI in tenant-based section 8 assistance.
- Adopt rent policies to support and encourage work
- Develop Housing Choice Voucher Administration Plan revisions to adjust the program to benefit local housing needs.

9.1

Strategy 4: Target available assistance to families at or below 50% of AMI.

- Employ admission preference aimed at families who are working (PH)
- Adopt rent policies to support and encourage work.
- Explore Applying participation limits in housing programs to 7-10 years, using FSS program model.

Strategy 5: Target available assistance to the elderly.

- Seek designation of new public housing for the elderly (At least 1 PH Property).
- Apply for special-purpose vouchers targeted to the elderly-elderly and Non-Elderly disabled should they become available.
- Explore and adopt strategies to maintain frail elderly independent living with additional supportive services to avoid premature nursing home placement.
- Develop elderly housing with supportive services at appropriate location(s).
- Project Based Vouchers RFP for Elderly and Handicapped families at 30% of AMI
  - Project Based Vouchers RFP for Non-Elderly Disabled families at or below 40% Ami.

Strategy 6: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Seek additional vouchers for mainstreaming persons with disabilities.
- Partner with non-profit agencies to produce homeownership opportunities for families with disabilities.
- Project Based Voucher RFP for Disabled and Elderly families at 30% of AMI.
- Establish Supportive Services using FSS and Housing Counseling programs to support elderly, handicapped and disabled families.

Strategy 7: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Partner with Hispanic advocates to market FWHA products and services
- Explore areas of cooperation with Burmese population, including homeownership.
- Outreach Efforts in Community and Housing Fairs.

Strategy 8: Conduct activities to affirmatively 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.
- Seek funding to establish a Mobility Counseling Program to provide group and individual counseling to Section 8 Voucher Holders who are conducting housing searches.
- Conduct annual meetings with Independent Owners Group of the Apartment Association to discuss all aspect of the Section 8

- program, including fair housing.
- Provide all employees with annual fair housing training.
- Provide Fair Housing classes to Homeownership participants and the public.
- Senior and Community fair.
- Make Program Brochures accessible at all FWHA sites for the general public.

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

FORT WAYNE HOUSING AUTHORITY  
 PROGRESS MEETING 5-YEAR PLAN  
 MISSION GOALS FOR ~~FY2010~~ **FY2013**

**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:

- Applications for Special Project Section 8 Housing Choice Vouchers (Section 811) will be submitted provided that special vouchers are available and FWHA meets the criteria for those vouchers.
- In ~~2009,2011~~, HUD awarded FWHA an additional ~~35-25~~ HUD-VASH vouchers (bringing the total to ~~7995~~) to serve homeless veterans; we plan to make additional requests when more vouchers are available. As value added, our VA partnership will bring case management to this very needy population leading to a reduction in homelessness in this segment of our population.
- Apply for Special Tenant-Based Vouchers for persons aging out of foster care when they become available.

Reduce public housing vacancies:

- Not to exceed 3% vacancy rate. FWHA has succeeded in this area, averaging slightly more than 97%. A complementary effort to this success is to further reduce turnover by employing strategies such as pre/post occupancy training, home visits as part of the waiting list screening process, FSS and Intake teamwork to counsel new applicants on being successful tenants as part of the FSS strategy to improve economic self sufficiency.

Leverage private or other public funds to create additional housing opportunities:

- Working through our CHDO, Fort Wayne Housing Authority produced 2 mixed-finance properties, and further to make them affordable to populations at 30% of AMI or below, we plan to project base sufficient number of vouchers to meet the needs of those that apply for those 68 units.
- A new public housing property was developed (Whispering Oaks), adding ~~20~~ **24** new units to our public housing stock.
- Plan tax credit application to address repositioning Beacon Heights using VA, 811 ~~and/or~~ project voucher funding.

Acquire or build units or developments

- Fort Wayne Housing Authority plans to build a 16-18 unit development on John Street utilizing RHF2 and mixed finance funding.

PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

Objectives:

Improve public housing management: (PHAS score) 90.0+

- The PHAS score is unchanged from previous year. Improve voucher management: (SEMAP score) The SEMAP score is ~~97.99~~ **97.99** % or a high performer.
- Increase customer satisfaction: The FWHA scored 8 out of 10 in ~~the the Most Recent~~ Resident Satisfaction Assessment Sub-System (RASS) ~~for the fiscal year ending June 30, 2008.~~

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

- Provide training and incentives for managers to receive high customer satisfaction ratings.
- The FWHA is developing strategies and training for public housing managers and maintenance staff in order to obtain a higher rating on the Resident Satisfaction Survey
- Develop strategies to buffer conflicts between the elderly and the young disabled in mixed population properties such as Tall Oaks, and North Highlands

10.0

Demolish or dispose of obsolete public housing:

- Pending an asset repositioning review, FWHA plans to submit an application to the SAC to dispose of IN 003-06 McCormick Place Apartments 96 units of public housing because of maintenance and capital costs escalation beyond our financial reach and due to the declining eastside area.
- FWHA plans to submit an application to the SAC to dispose of 50 (IN 003-12) Scattered Sites units as part of the FWHA Homeownership Plan and Mc Cormick Apartments, Beacon Heights disposal to Non Profit via mixed finance rehab.

Provide replacement public housing:

- 52 Units were developed on the old IN003-3 Miami Village Site.
- 20 units recently were completed on the old IN003-3 Miami Village Site, phase 2.

Provide replacement vouchers: FWHA has ended the project-based program at McMillen Park Apartments because the property sold/demolished. Per HAP, FWHA has convert-converting/converted PBA vouchers to TBA to allow affected families to maintain housing assistance.

#### PHA GOAL: INCREASE ASSISTED HOUSING CHOICES

Objectives:

Other: (list below)

- Subject to market rental conditions.
- Conduct outreach efforts to potential voucher landlords.
- Outreach activities to attract new voucher landlords began January, 2008, which includes owners of accessible units and will continue as part of the new 5 year plan
- In 2009-2012 FWHA will survey and measure awareness and perceptions of the Section 8 Housing Choice Voucher Program among landlords across our jurisdiction. The intent of the survey was to find ways to improve the administration of the program in order to attract additional participating landlords.
- Increase voucher payment standards.

#### 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 implementing the elements of a mobility counseling program:

- Utilize the search engine FortWayneHousingNow.org database of affordable housing and installed computer terminals in briefing rooms and lobby areas to assist clients locate housing in "opportunity areas".

Implement public housing security improvements:

- FWHA employs security guards and off-duty FWPD officers as part of our security plan which has resulted in impressive crime statistics compared to the surrounding communities.
- Supported Boys and Girls Club to provide after school youth program in public housing. Re-open River cove club in 2013 with Boys and Girls Club support.
- Installed security cameras in all properties that have added to the strong crime prevention program employed at all properties.

Other: (list below)

#### 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:

- Annually assist 25 public housing residents to attain their goals for economic self-sufficiency.
- During 2010-2012, the following assistance has been provided to federal public housing residents:
  - Program Coordinating Committee
  - Voyager Software program loaded with wide variety of service providers to allow for full function of automated Contract of Participation creation of ITSP plans, monitoring and updating.
  - 24-24 - Family Self-Sufficiency: Individual Training Service Plan
  - Full Time PH Family Self Sufficiency Coordinator and part-time Public Housing Resident Intern
  - Developed program partnership with CANI, FSSA, VA, Workforce Development, City of Fort Wayne, Fort Wayne Community Schools, day care centers, Community Transportation

- Network and many other agencies to support our FSS goals.
  - o Continue the job placement program through Work One.
  - o Outreach Marketing of FSS Program.
  - o Provided Homeownership Opportunities

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.
- Annually provide or attract supportive services at 3 public housing sites that service elderly or disabled populations.
- Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services were sought and received through a 2009-2012 grant application to HUD as part of this years NOFA.

Other: (list below)

- Encourage and support resident participation in Individual Development Account (IDA) Program through local agencies. The FWHA ~~plans to begin~~began offering resident participation in the ISA program in 2010. Continue in 2013.
- ~~Submitted and awarded a 2007 ROSS grant for three years for the public housing homeownership program~~
- ~~Renewed for~~ Public Housing FSS Program funding...

**HUD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS**

**PHA GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

Objectives:

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

- Policy and procedures for reasonable accommodation/modification has been completed and disseminated to all offices of FWHA.
- Complaint process has been established for the FWHA.
- On-going education on Fair Housing is being provided to include, but not limited to only workshops, publications, etc, annually.
- The FWHA has established a partnership with the City of Fort Wayne, Metropolitan Human Relations and the League for the Blind and Disabled to further principles of Fair Housing. This collaboration addresses identified impediments to fair housing on an ongoing basis.
- Training on "reasonable accommodations" conducted in April ~~2009-2011~~ by the Metropolitan Human Relations office.

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:

- Policy and procedures for reasonable accommodation modification has been completed and disseminated to all offices of FWHA.
- On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

- Ongoing effort to post fair housing posters at all projects and office sites.
- All project management offices have posters. Two main offices have posters.
- On-going efforts to educate the public and landlords.
- Free workshops have been conducted for anyone wishing to attend.
- On-going training to educate staff.
- In coordination with Metro Human Relations, workshops were offered to all staff members.
- The public, residents, and FWHA staff are referred to HUD FHEO on fair housing issues as the need arises.
- Provide information to the public via lobby lit racks, web site and print mediums.
- The FWHA will coordinate training for the public, landlords, and employees on fair housing laws.
- Posted Reasonable Accommodations Policy on FWHA Website.
- Review the Section 504 and ADA plans Bi-annually; establish 504 coordinator
- ~~Currently updating~~Review and update both the Section 504 and ADA plans.



OTHER PHA GOALS AND OBJECTIVES: (LIST BELOW)

Improve the housing delivery system through cost-effective management of federal and State government programs and resources.

- Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, and public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs, including FSS Addendum.
- Assess the feasibility of upgrading the computer network infrastructure to increase productivity. Throughout ~~2008-2009~~2011, personal computers were upgraded, providing faster response time for users. FWHA is in the process of developing a business continuity plan as part of its disaster preparedness work plan
- Ongoing SEMAP and PHAS training have been provided to staff.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

It is the intent of the Housing Authority of the City of Fort Wayne, IN to adhere to the mission, goals and objectives outlined in the five-year PHA plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Housing Authority defines **SUBSTANTIAL**

**DEVIATIONS** as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Fort Wayne, Indiana.
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the Housing Authority's annual program budgets for Section 8 or public housing activities including RHF and ARRA funds.
- A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, civil unrest, or other unforeseen significant event.
- Mandates from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.

A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.

A **SIGNIFICANT AMENDMENT OR MODIFICATION** to the Annual Plan and five-year Plans is defined as:

- Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy (ACOP).
- A change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 20% of the FWHA's annual budget.
- Any significant amendment of substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan (including time frames). Following are the requirements:
- The PHA must consult with the Resident Advisory Board (RAB) as defined in 24CFR 903.15
- The PHA must ensure consistency with the Consolidated Plan of the jurisdictions as defined in 24CFR903.15;
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period as defined in 24 CFR 903.17
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners. This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures as defined at 24CFR 903.23

A change that constitutes a material change in policy or implementation may constitute a substantial deviation and/or a significant amendment of modification, unless such change is the resulting factor of a HUD regulatory change.

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

### **PHA Plan Elements. (24 CFR 903.7)**

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

**2. Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

**3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

**4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

**5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

**6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

**7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

**8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.**  
1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFPF proceeds. See guidance on HUD's website at:  
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers**

**complete only for Annual Plan submitted with the 5-Year Plan.)**

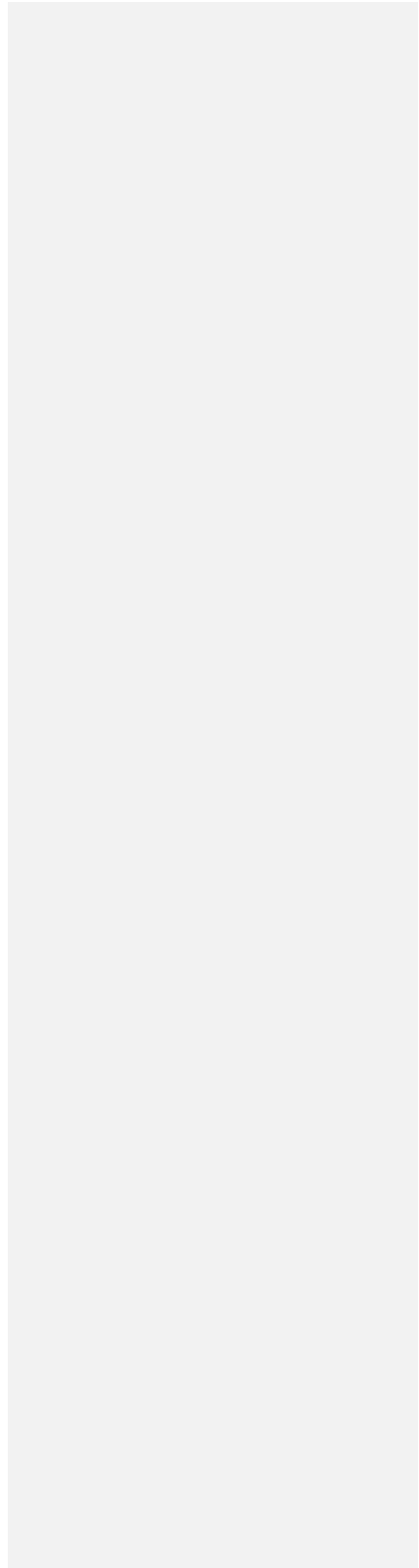
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Attachment A

**Pet Policy**





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## **FWHA PET POLICY**

The purpose of this policy is to establish the PHA's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

### **ANIMALS THAT ASSIST PERSONS WITH DISABILITIES**

The resident/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist persons with disabilities.

Pet rules will not be applied to animals that assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability

### **MANAGEMENT APPROVAL OF PETS**

All pets must be approved in advance by the PHA management.  
The pet owner must submit and enter into a Pet Agreement with the PHA.

#### **Registration of Pets**

Pets must be registered with the PHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Dogs and cats must be spayed or neutered.

Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Registration must be renewed and will be coordinated with the annual recertification date.  
Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

#### **Refusal To Register Pets**

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

- The pet is not a *common household pet* as defined in this policy;
- Keeping the pet would violate any House Pet Rules;
- The pet owner fails to provide complete pet registration information, or fails to update the registration annually; or,
- The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

## **STANDARDS FOR PETS**

**If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one.**

Pet rules will not be applied to animals that assist persons with disabilities.

### **Persons With Disabilities**

The resident/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

- \* That there is a person with disabilities in the household;
- \* That the animal has been trained to assist with the specified disability; and
- \* That the animal actually assists the person with the disability.

### **Types of Pets Allowed**

No types of pets other than the following may be kept by a resident.

**\* Tenants are not permitted to have more than one *type* of pet.**

#### **1. Dogs**

- ❖ Maximum number: One
- ❖ Maximum adult weight: 25 pounds
- ❖ Must be housebroken
- ❖ Must be spayed or neutered
- ❖ Must have all required inoculations



- ❖ Must be licensed as specified now or in the future by State law and local ordinance

**2. Cats**

- ❖ Maximum number (one)
- ❖ Must be spayed or neutered
- ❖ Must have all required inoculations
- ❖ Must be trained to use a litter box or other waste receptacle
- ❖ Must be licensed as specified now or in the future by State law or local ordinance

**3. Birds**

- ❖ Maximum number : 2
- ❖ Must be enclosed in a cage at all times

**4. Fish**

- ❖ Maximum aquarium size 10 gallons
- ❖ Must be maintained on an approved stand

**5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)**

- ❖ Maximum number: 2
- ❖ Must be enclosed in an acceptable cage at all times
- ❖ Must have any or all inoculations as specified now or in the future by State law or local ordinance

**6. Turtles**

- ❖ Maximum number: 2
- ❖ Must be enclosed in an acceptable cage or container at all times.

**PETS TEMPORARILY ON THE PREMISES**

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the PHA.

\* State or local laws governing pets temporarily in dwelling accommodations shall prevail.

**ADDITIONAL FEES AND DEPOSITS FOR PETS**

Tenants with animals must pay a pet deposit.

The resident/pet owner shall be required to pay a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

An initial payment of \$200.00 on or prior to the date the pet is properly registered and brought into the apartment, this amount may be paid in installments of not less than \$25, however the total \$200 deposit must be paid before the pet can be registered and brought into the unit and;

- ❖ The PHA reserves the right to change or increase the required deposit by amendment to these rules.
- ❖ The PHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.
- ❖ The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.
- ❖ The PHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.
- ❖ All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:
  - ❖ The cost of repairs and replacements to the resident's dwelling unit;
  - ❖ Fumigation of the dwelling unit;
  - ❖ Common areas of the project.

**\* Pet Deposits are not a part of rent payable by the resident.**

#### **ALTERATIONS TO UNIT**

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

#### **PET WASTE REMOVAL CHARGE**

Pet owners are expected to provide for the sanitation needs of their pets. It is unacceptable for animal waste to be left on the complex grounds or within the individual apartments. All animal waste must be disposed of by the owner. If, the owner does not remove the pet waste charges will be assessed and a lease violation notice sent.

A separate pet waste removal charge of \$10.00 per occurrence will be assessed against the resident for violations of the pet policy. Pet deposit and pet waste removal charges are not part of rent payable by the resident. All reasonable expenses incurred by the PHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

- ❖ The cost of repairs and replacements to the dwelling unit; and
- ❖ Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge. If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit. The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first. The expense of flea disinfestations shall be the responsibility of the resident.

#### **PET AREA RESTRICTIONS**

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

## **NOISE**

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

## **CLEANLINESS REQUIREMENTS**

### **Litter Box Requirements.**

All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

- ❖ Litter shall not be disposed of by being flushed through a toilet.
- ❖ Litter boxes shall be stored inside the resident's dwelling unit.

### **Removal of Waste From Other Locations.**

The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

- ❖ Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated.
- ❖ The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

## **PET CARE**

- ❖ No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 72 hours.
- ❖ All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.
- ❖ Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

## **RESPONSIBLE PARTIES**

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

## **INSPECTIONS**

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

## **PET RULE VIOLATION NOTICE**

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

- ❖ That the resident/pet owner has 3 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;
- ❖ That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
- ❖ That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the [3] day period, the meeting will be scheduled no later than [3] calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

#### **NOTICE FOR PET REMOVAL**

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall contain:

- ❖ A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;
- ❖ The requirement that the resident /pet owner must remove the pet within 3 days of the notice and 24 hours for safety and health reasons; and
- ❖ A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

#### **TERMINATION OF TENANCY**

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

- ❖ The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and
- ❖ The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

#### **PET REMOVAL**

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 72 hours.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

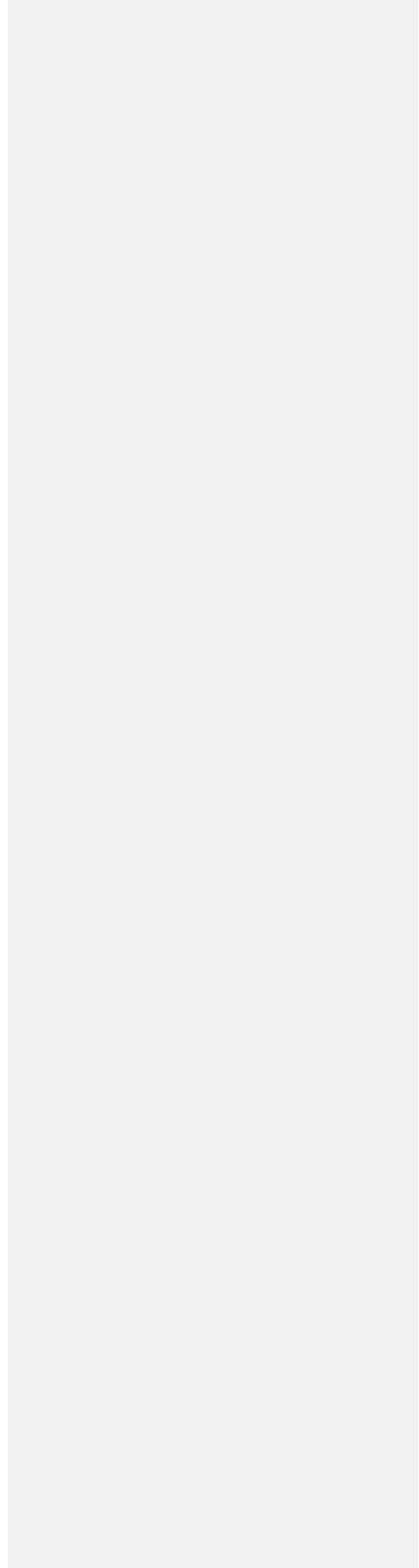
### **EMERGENCIES**

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

**\* If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.**

Attachment B

**Civil Rights Certification**



Civil Rights Certification

U.S. Department of Housing and Urban Development  
Office of Public and Legal Affairs  
LPHS 06-00017

Civil Rights Certification

Annual Certification and Board Resolution

As required by 24 CFR 982.207, the PHA certifies that it has adopted and implemented a written policy and procedures to ensure that its public housing program does not discriminate on the basis of race, color, sex, national origin, religion, or disability. The PHA also certifies that it has adopted and implemented a written policy and procedures to ensure that its public housing program does not discriminate on the basis of sex, national origin, religion, or disability.

The PHA certifies that it will carry out the public housing program of the United States Family Housing Act of 1961 (Public Law 87-171), the Public Housing Administration Act of 1961 (Public Law 87-171), the Housing Act of 1962 (Public Law 87-251), and the Housing Act of 1965, and all amendments thereto.

Housing Authority of the City of Chicago  
Chicago, Illinois

PHS  
1725 North Dearborn Street

Name of PHA  
Housing Authority

City  
Chicago, Illinois

Date

Signature  
[Signature]

Form HUD-9007 (01/12/04)

OMB Approval # 1075-0126

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**2010 -2014  
ANALYSIS OF IMPEDIMENTS TO  
FAIR HOUSING CHOICE**



**CITY OF FORT WAYNE**  
**COMMUNITY DEVELOPMENT DIVISION**  
March 2011



## City of Fort Wayne Analysis of Impediments to Fair Housing Choice

Requester:  
City of Fort Wayne  
Office of Housing and Neighborhood Services  
Community Development Director

Prepared By:  
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[BPCResearch.com](http://BPCResearch.com)

# SECTION V

## Fair Housing Impediments & Action Plan



## Section V

### Fair Housing Impediments and Action Plan

The analysis reveals the existence of the state of impediments in Fair Housing Plan (FHP) to combat housing discrimination. Policies and procedures adopted for the purpose of promoting equal housing opportunities, improvement in housing quality and

- Any actions, measures, or programs implemented to combat housing discrimination and to ensure that all housing providers and individuals are treated fairly.
- Any action, policy, or procedure that have the effect of creating barriers to housing for individuals based on race, gender, color, or religion, which are not justified by business necessities.

Following are the impediments identified through the analysis which are necessary to be addressed in the next phase. Several of the impediments identified from the FHP are housing providers' accessibility, lack of awareness about FHP, lack of complaint procedure, and the limited availability of housing opportunities. Various housing providers have already taken the necessary steps to address these issues.

#### Impediments

- **Realized Low Income Concentration:** HUD reported low income housing cost burden rates for the nation as follows: 38 percent for rental and 33 percent for mortgage payments. HUD also reported that 13 percent of the population is living below the poverty line. This concentration of low-income population in HUD's jurisdiction has the potential to impact HUD's ability to address housing discrimination. HUD's jurisdiction covers approximately 3.5 million people, which is less than one percent of the total U.S. population. The housing needs of HUD's jurisdiction are a small fraction of the housing needs of the entire United States, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of racial and ethnic groups, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of income levels, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of housing types, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of housing quality, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of housing location, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of housing history, which makes it difficult for HUD to address the needs of its jurisdiction. HUD's jurisdiction is also a mix of housing policy, which makes it difficult for HUD to address the needs of its jurisdiction.

*Accessed 6/1/2019*

1. The City of Los Angeles shall monitor how many of its employees appear to use a residentially located work space through a survey process over the next 12 months:
    - a. Provide information to residents of housing and business available and available during
    - b. Develop an online alternative working strategies program (2019) to provide flexibility to employees
  2. The County shall provide the use of PWRs, and other work arrangements and programs, with public and private, through work neighborhood to ensure the quality of alternative work space throughout the city and manage construction, of low and moderate density zones and existing, by developing programs to ensure an equitable and sustainable use for all neighborhood.
- **Affordable Housing Conversation** – The City of Los Angeles is working rapidly to increase the number of affordable housing units in the city. The City is currently in the process of reviewing the City of Los Angeles' current housing policies and programs, and is working to develop a new set of policies. The city is also the proud recipient of the Affordable Housing and Community Development Act of 2018, which provides for the creation of the City of Los Angeles.

*Accessed 6/1/2019*

1. Enhance an existing set of measures for future neighborhood development on the subject and provide a checklist for future work to help address the gaps and address the needs of the community.
2. Continue to monitor neighborhood development, including the use of public and private resources, for future planning, decision-making, and development projects.
3. Encourage the use of the County's resources provided by the Los Angeles County, including with a focus on housing and other, including of work, working hours, and the needs of working professionals.
4. Work with the PWRs and private banks to identify the public participation in the City of Los Angeles program and identify the most effective ways to increase the number of PWRs.
5. PWRs are critical to the establishment of a community where working professionals can find the same services and amenities, including, and more importantly, opportunities to connect with their families, with children, working with their organizations.
6. To address the "working parent" issues, the County should consider the following: to ensure a checklist of affordable housing.

- Lower Homeownership Rates for African Americans** – Although African Americans have made gains in home ownership since the 1980s, the gap between the rates for African Americans and whites remains wide. The U.S. Department of Housing and Urban Development (HUD) reports that the home ownership rate for African Americans is 47 percent, compared to 66 percent for whites.<sup>17</sup> The U.S. Department of Housing and Urban Development (HUD) reports that the home ownership rate for African Americans is 47 percent, compared to 66 percent for whites.<sup>18</sup> The U.S. Department of Housing and Urban Development (HUD) reports that the home ownership rate for African Americans is 47 percent, compared to 66 percent for whites.<sup>19</sup>

**Key Objectives**

1. Create a plan to increase affordable housing for public and private programs and to ensure that the program is a part of the city's overall housing strategy and the city's U.S. Department of Housing and Urban Development (HUD) funding strategy.
2. Ensure that the program is a part of the city's overall housing strategy and the city's U.S. Department of Housing and Urban Development (HUD) funding strategy.
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4. Ensure that the program is a part of the city's overall housing strategy and the city's U.S. Department of Housing and Urban Development (HUD) funding strategy.

<sup>17</sup> U.S. Department of Housing and Urban Development (HUD), *2013 Housing Needs Assessment*, p. 108.

- 3. Provide access to information about local job openings by the City.
    - 1. Create a website for local jobs posted by employers.
  - 4. Offer classes on the home buying process including:
    - 1. Home ownership and financing costs.
    - 2. Break it down for a Comprehensive Home Buyer class and a Strong 2016 Fall home ownership class.
  - 5. As with the previous information on the various types of housing under fair housing laws.
    - 1. Provide home ownership and information about city programs including home ownership and fair housing laws and information on how to get help from the City on how to be a successful homeowner.
    - 2. The online about our classes on the home buying process guide for housing providers and housing providers, including the available home loans.
    - 3. The Housing Center will provide information on how to get help with the home buying process and rental housing, to ensure housing.
  - 6. The City of Houston will also provide information on the program to improve affordable housing for the city and its residents.
    - 1. Affordable Access to Credit – Home Mortgage Assistance, Affordable MHA, mortgage assistance funds that were approved by the City of Houston. Credit assistance programs for applicants who are unable to obtain a mortgage for applications from White House, local history and financial assistance for individuals to be helping to obtain a mortgage government guaranteed or owned by the City of Houston, goals, loan type, and interest rates. In addition, the City will provide information on the City of Houston's financial assistance program, including the City of Houston's financial assistance program, including the City of Houston's financial assistance program, including the City of Houston's financial assistance program.
- Additional Action:**
- 1. The City will continue to provide the best information by supporting affordable housing for the City of Houston. The City will continue to provide the best information by supporting affordable housing for the City of Houston.
  - 2. The City will continue to provide the best information by supporting affordable housing for the City of Houston. The City will continue to provide the best information by supporting affordable housing for the City of Houston.

- 3. Review all regulations that require the use of the same model.
    - If the model is not the same, the model should be used to identify areas with additional needs.
  - 4. The more responsible model is the one with the most long-term benefits.
3. **Other issues of concern that have been identified**—While the City is in the process of reviewing and evaluating the current model, the following issues have been identified as areas of concern:
- Lack of information, funding and/or time to take on long-term projects or studies.
  - Limited public input on other factors such as access to housing, education, healthcare, and social services.
  - Lack of resources, staff, programs, or staff with the ability to take on the project of updating the model to include long-term issues.
  - Number of affordable housing units being built.
  - Aging housing stock.

**Recommendations:**

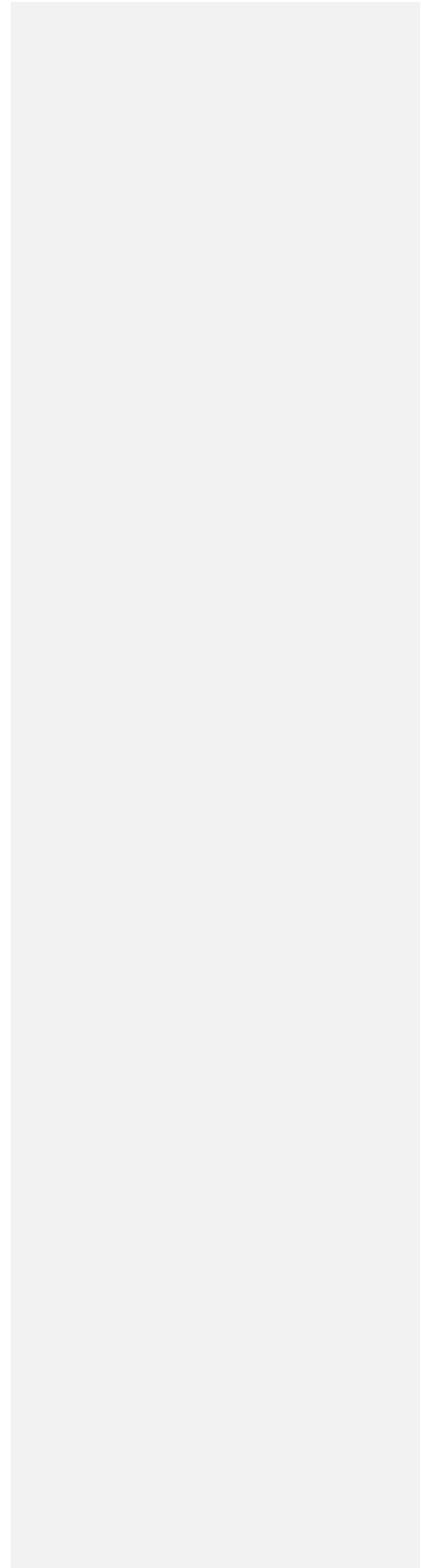
- 1. Determine if the current model is providing information on areas with additional needs.
- 2. Assess current needs with an housing assessment requirement for all newly proposed and existing residential developments.
- 3. Consult with Metropolitan Human Relations Commission to improve the awareness of fair housing provisions with information regarding, among other things, provisions that allow changes to the housing code including lower height, fair housing rights and available resources for housing assistance.
- 4. Call the state of CA, HUD and the National Fair Housing Council (NFHC) for the city about the housing assessment which will provide a report on the housing code and laws.
- 5. Conduct a gap analysis and evaluate the current model for the following elements:
  - How the model is used to determine if the model is applicable for the project.
  - How the model is used to determine if the model is applicable for the project.
  - How the model is used to determine if the model is applicable for the project.

- b. **Collects** specific information on the following, as appropriate:
  - 1. The most appropriate level of development and service, location, and
  - 2. Oversight and retention of program activities and associated costs by funding agencies, with particular attention to retention requirements, to be responsible for the actual City or contract and to serve as a base of information for assessing and reporting on program activities.
- c. **Reaches** out to the Apartment Association and the landlord community to help educate the local landlords on proper and safe use of the existing program.



Attachment C

**Fiscal Year Audit**





Independent Auditor's Report

Board of Commissioners  
Housing Authority of the City of Fort Wayne  
Fort Wayne, Indiana

I have audited the accompanying financial statements of the Housing Authority of the City of Fort Wayne, as of and for the year ended June 30, 2010, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of the City of Fort Wayne's management. My responsibility is to express opinions on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material error. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinions.

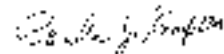
In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate capital city presented component units of the Housing Authority of the City of Fort Wayne, as of June 30, 2010, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report, dated March 10, 2011 on my consideration of the Housing Authority of the City of Fort Wayne's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements with other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting, or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.



The Management's Discussion and Analysis on pages 3 through 4 are for a required part of the basic financial statements but are *supplementary* information required by accounting principles generally accepted in the United States of America. I have applied certain audit procedures, which consisted primarily of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not test its calculation and accuracy in detail.

My audit was conducted for the purpose of forming an opinion on the basic financial statements of the Board of Directors of the City of Fort Wayne, taken as a whole. The accompanying schedule of expenditures of federal awards is prepared for purposes of audit and one year as required by the U. S. Office of Management and Budget Circular A-133, *Audit of States, Local Governments, and Non-Profit Organizations*, and the not a required part of the basic financial statements of the Board of Directors of the City of Fort Wayne. The accompanying financial data schedule and other additional statements and schedules listed in supplemental data of the notes are presented for purposes of additional analysis and are not a required part of the financial statements of the Board of Directors of the City of Fort Wayne. The schedule of federal expenditures of federal awards have been subjected to the auditing procedures specified in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



Certified Public Accountant

Deanna, Director  
March 10, 2017

**HOUSING AUTHORITY OF THE CITY OF FORT WAYNE****MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

The Housing Authority of the City of Fort Wayne's (the Authority) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

**FINANCIAL HIGHLIGHTS**

- Revenues increased by \$5.2 million (or 17%) during 2011, and were \$18.0 million and \$12.2 million for 2009 and 2010 respectively.
- The total expenses of all Authority programs decreased by \$ 1.7 million (or 6%). Total expenses were \$20.4 million and \$20.2 million for 2009 and 2010 respectively.



4

**HOUSING AUTHORITY OF THE CITY OF FORT WAYNE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

**USING THIS ANNUAL REPORT**

The Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information."

<b>MD&amp;A</b> Management's Discussion And Analysis
<b>Basic Financial Statements</b> Authority Wide Financial Statements Notes to Financial Statements
<b>Other Required Supplementary Information</b> Required Supplementary Information (Other than the MD&A)

The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority-wide) and the major individual funds. Both perspectives (authority wide and major funds) are the user to address relevant questions, broaden a base for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

**HOUSING AUTHORITY OF THE CITY OF FORT WAYNE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

**Authority-Wide Financial Statements**

The Authority wide financial statements are designed to be non-rate like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

These Statements include a Statement of Net Assets which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals Net Assets. Formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed represent the net available (liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

The Authority wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense.



## HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

### MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for, operating activities, non-capital financing activities, and from capital and related financing activities.

#### Fund Financial Statements

The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

#### The Authority's Funds

##### Business Type Funds

Conventional Public Housing Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant Funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the tenant's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participant's rent at 30% of household income.



## HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

### MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

**Other Non-Major Funds** – In addition to the major funds above, the Authority also maintains the following non-major funds. Non-major funds are defined as funds that have assets, liabilities, revenues, or expenses of less than 5% of the Authority's total assets, liabilities, revenue or expenses:

**Resident Opportunity and Supportive Services** – a grant program funded by the Department of Housing and Urban Development to give opportunities and support among the Authority's resident population.

**Housing Counseling Assistance Program** – a grant program funded by the Department of Housing and Urban Development to provide housing counseling services to the local population.

**Hope VI Demolition** – a grant program funded by the Department of Housing and Urban Development to Demolish Authorities properties that are severely distressed.

**Business Activities** – represents non-HUD resources developed from a variety of activities.



## HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

### MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

#### AUTHORITY-WIDE STATEMENTS

##### Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1

#### STATEMENT OF NET ASSETS

	2010 (in millions of dollars)	2009 (in millions of dollars)
Current and Other Assets	\$ 12.1	\$ 10.6
Capital Assets	15.9	15.7
Total Assets	28.0	26.3
Current Liabilities	2.2	1.4
Long-Term Liabilities	3.1	3.5
Total Liabilities	5.3	4.9
Net Assets:		
Invested in Capital Assets, Net of Related Debt	12.7	12.1
Restricted	3.2	2.3
Unrestricted	6.4	6.5
Total Net Assets	\$22.3	\$20.9

For more detailed information see the Statement of Net Assets.

##### Major Factors Affecting the Statement of Net Assets

During 2010, current and other assets and liabilities increased with more money through operations.

Capital assets changed slightly, increasing from \$15.7 million to \$15.9 million. The \$0.2 million increase may be attributed primarily to a combination of net acquisitions, less current year depreciation and amortization. For more detail see "Capital Assets and Fleet Administration" below.

**HOUSING AUTHORITY OF THE CITY OF FORT WAYNE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

Table 2 provides details on the change in Unrestricted Net Assets.

**TABLE 2**  
**CHANGE OF UNRESTRICTED NET ASSETS**

	Millions of Dollars
Unrestricted Net Assets 08/31/08	\$ 8.9
Results of Operations	(2.5)
Adjustments:	
Depreciation (1)	1.0
Adjusted Results from Operations	1.0
Capital Expenditures (2)	(1.4)
Prior Year Adjustments	(0.1)
Unrestricted Net Assets 06/30/10	\$ 0.4

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets.

(2) Capital expenditures represent an outflow of unrestricted net assets, but are not treated as an expense against Results of Operations, and therefore must be deducted.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

**HOUSING AUTHORITY OF THE CITY OF FORT WAYNE**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**

TABLE 3

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS**

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	2010 (Million of dollars)	2009 (Million of dollars)
<b>Revenues</b>		
Tenant Revenue - Rents and Other	\$ 1.3	\$ 1.3
Operating Subsidies and Grants	18.1	19.7
Capital Grants	1.7	.7
Investment Income	0.0	0.0
Other Revenues	0.8	2.6
<b>Total Revenue</b>	<u>21.9</u>	<u>24.3</u>
<b>Expenses</b>		
Administrative	2.2	1.8
Tenant Services	0.2	0.0
Utilities	3.5	0.8
Maintenance	1.6	1.9
Protective Services	0.2	0.0
General	0.3	0.4
Housing Assistance Payments	13.5	14.0
Depreciation	1.1	1.5
<b>Total Expenses</b>	<u>20.7</u>	<u>20.9</u>
<b>Net Increase/(Decrease)</b>	<u>\$ 1.2</u>	<u>\$ 3.4</u>

**MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE,  
EXPENSES AND CHANGES IN NET ASSETS**

Tenant revenue was stable during 2010 in comparison to 2009. Operating Subsidies, Grants and Capital Grants increased. The increase was due to two major factors: (1) the Authority has been engaging in a high level of Capital Improvement activity which has resulted in increased Grant Revenues, and (2) the Authority has been aggressively pursuing additional Operating Subsidies.

## HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

### MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Most expenses increased moderately due to inflation, except for Maintenance and Housing Assistance Payments. Housing Assistance Payments decreased due to a lower level of leasing activities within the Authority's Housing Choice Voucher Program. Maintenance expenses decreased in excess of inflation due to a lower level of maintenance activity during the fiscal year 2010.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

As of year-end, the Authority had \$15.9 million invested in a variety of capital assets as reflected in the following schedule.

TABLE 4

#### CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	Business Cycle Activities	
	2010 (Millions of dollars)	2009 (Millions of dollars)
Land and land rights	\$ 1.7	\$ 1.7
Buildings	25.8	25.6
Equipment - Administrative	1.1	1.2
equipment - Working	1.4	1.2
Accumulated Depreciation	(33.0)	(31.7)
Leasehold Improvements	13.8	13.2
Construction in Progress	5.1	3.9
Total	<u>\$15.9</u>	<u>\$15.7</u>



Attachment D

**Certifications of Compliance with the  
PHA Plans and Related Regulations**

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Based Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

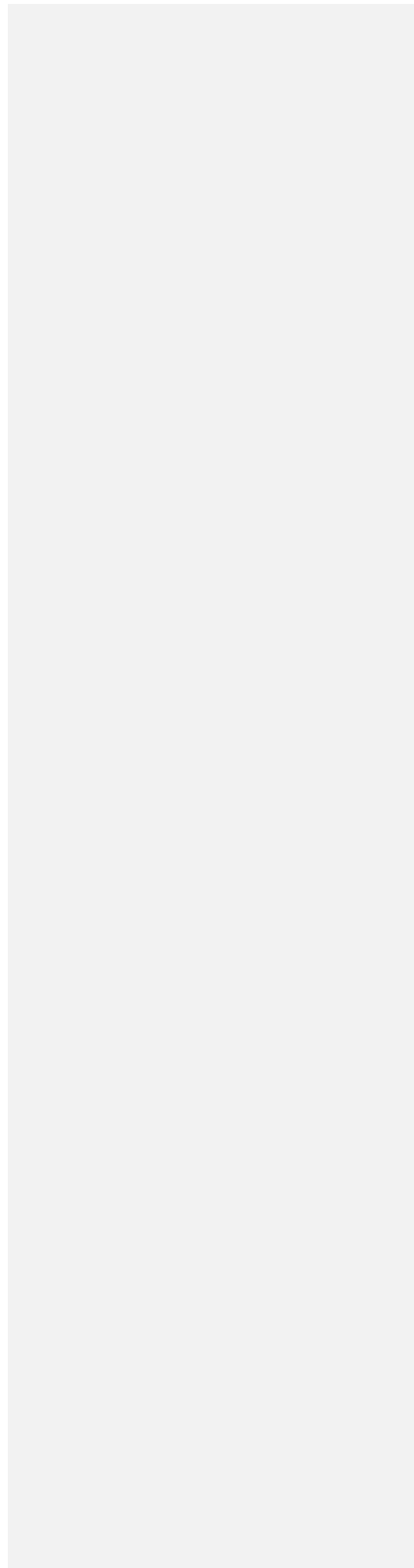
Among other things, the Board's resolutions of the Public Housing Agency (PHA) taken before and after the Board's adoption of the PHA 5-Year and Annual Plans are subject to the provisions of the Housing and Urban Development PHA Plans and PHA Plans and related regulations. The Board's resolutions are subject to the provisions of the PHA Plans and related regulations of the Department of Housing and Urban Development (HUD) as well as the provisions of the PHA Plans and related regulations.

1. The Board certifies that it is applying to HUD for a certificate of approval for the PHA 5-Year and Annual Plans and that it is applying to HUD for a certificate of approval for the PHA 5-Year and Annual Plans.
2. The Board certifies that it is applying to HUD for a certificate of approval for the PHA 5-Year and Annual Plans and that it is applying to HUD for a certificate of approval for the PHA 5-Year and Annual Plans.
3. The PHA certifies that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans and that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans.
4. The PHA certifies that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans and that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans.
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13. The PHA certifies that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans and that it has been in compliance with the provisions of the PHA 5-Year and Annual Plans.



Attachment E

**Certifications for a Drug-Free Workplace**





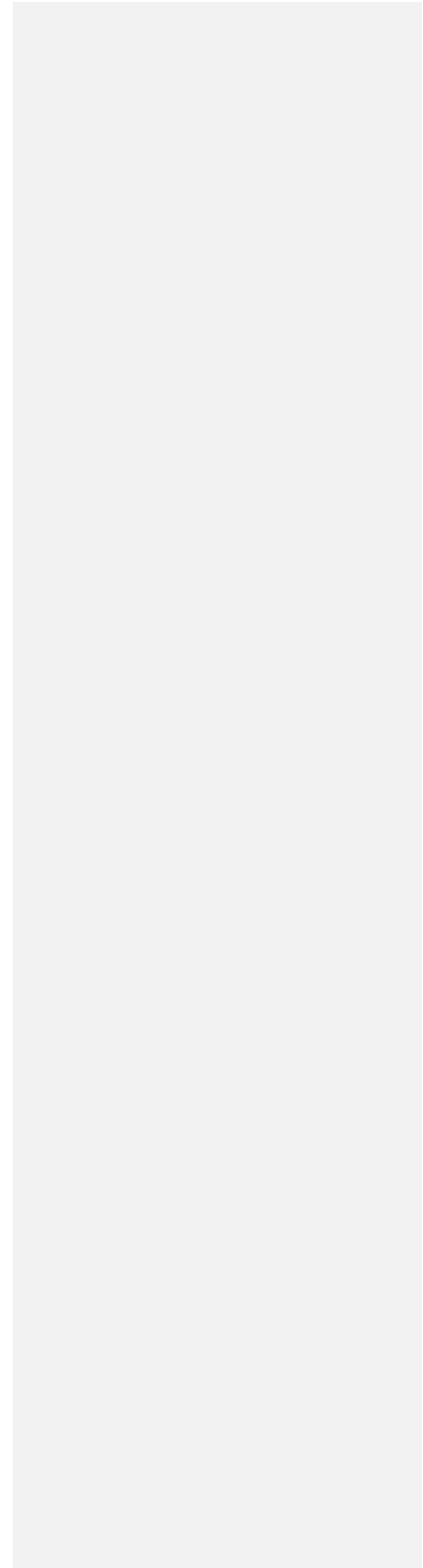
Attachment F

**Certifications of Payments to  
Influence Federal Transactions**



Attachment G

Disclosure of Lobbying Activities





**DISCLOSURE OF LOBBYING ACTIVITIES**

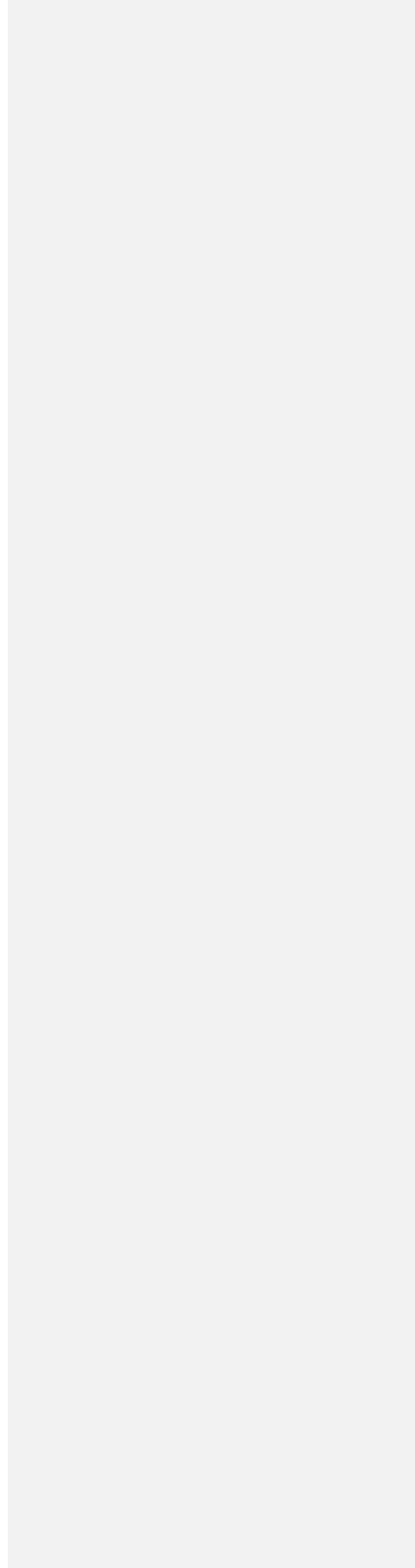
Complete this form to disclose lobbying activities pursuant to 41 U.S.C. 1302  
(See response for public burden disclosure.)

Approved by OIG  
12-04-16

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. other (specify) _____ (check in all that apply)	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. in its award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial report <input type="checkbox"/> b. material change For Material Change Only: Date: _____ calendar date of last report: _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subcontractor of _____, if known:  Congressional District, if known: _____	<b>6. If Reporting Entity in No. 4 is a Subcontractor, Enter Name and Address of Prime:</b> Louise Anthony, the City of Fayette 7117 Home Road Fayette, TN 38846	
<b>5. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> CDDA Number: 15040501	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (If individual, last name, first name, MI)	<b>b. Individually Performing Services (including address if different from No. 10a)</b> (last name, first name, MI)	
<b>11. Name of individual person who is authorized to sign this report</b> <small>(This individual must be a registered lobbyist or lobbyist-in-training as defined in 41 U.S.C. 1302. The individual must be an individual who is not a partner, officer, director, or other person in a position of substantial control in the reporting entity. The individual must be a natural person who is not a minor or an individual who is not a partner, officer, director, or other person in a position of substantial control in the reporting entity.)</small>	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____      Date: _____	Approved/Not Approved for Award For: (U, I, O, C, S)
<b>Federal Use Only:</b>		Approved/Not Approved for Award For: (U, I, O, C, S)

Attachment H

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



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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Caption 504211

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

I, Franklin Dwyer-Crowe, the Deputy Director CHOP, hereby certify that the Five Year and  
Annual PHA Plans of the City of Chicago are consistent with the Consolidated Plan of  
the City of Chicago pursuant to 24 CFR Part 51.



Signed/Drawn by Appropriate State or Local Official

**Review of Fort Wayne Housing Authority Five year Plan for fiscal years 2010-2014 and Annual Plan for Fiscal Year 2013 for Consistency with the City of Fort Wayne's 2011-2015 Consolidated Plan**

**Introduction**

After a thorough review of the FWHA 5 year plan it was determined that for the most part the Plan can be used as operative and policy and procedural manuals. These areas are not the focus of this review. The focus was put on the FWHA Goals as listed on page 2-7 of the plan.

The following objectives listed in (a-c) were recommended for the FWHA Plan to include and a listing of the goals that are either not found qualified year journaly in the City of Fort Wayne Consolidated Plan is made within the community.

**Synopsis**

The goals and objectives that are outlined in the FWHA 5 year plan are generally consistent with the City of Fort Wayne Consolidated Plan that was approved by HUD on January 1, 2011. Staff recommends that further Prossy-Cowan, Deputy Director of Community Development, report the attached Exhibit to the State of Indiana Office of FWHA Plan's Consistency with the Consolidated Plan.

**FWHA Goal: Expand the supply of assisted housing**

A number of the objectives listed in this goal are included in the Consolidated Plan.

They are:

- *Develop additional rental inventory*
- *Encourage existing public owners of public housing to create additional housing units*
- *Encourage local owners to develop new*
- *Subsidize or assist with rental operations, especially with a goal to increase the number of affordable rental units to a level that meets needs of FHA units served.*

All of these objectives are generally consistent with the goals of the Consolidated Plan. The City of Fort Wayne supports the efforts of FWHA to follow through on these objectives in order to help create low-income families live a more livable life.

**FWHA Goal: Improve the Quality of assisted housing**

Most of the objectives that are listed in this goal have to do with the management of the FWHA and improving those management functions by using as applicable to the review for consistency with the Consolidated Plan. They are as follows:

- *Reduce the workforce public housing units*
- *Provide exceptional public housing. Working with the Consolidated Plan to assist for HUD's goal based on the City's Housing Strategic Report*

The City of Fort Wayne backs up the FWHA in identifying and increasing public housing units and also encourages all applications for HOME Grant dollars that will serve the low and very low income individuals and families in the City.

**FWHA Goal: Increase assisted housing choices**

**Applicable objectives:**

- *Provide a viable, readily accessible*
- *Consider outreach efforts to potential voucher recipients*
- *Implement public housing or other housing programs (working with the City of Fort Wayne and on current developments) to serve HUD housing voucher tenants.*
- *Explore establishing a HUD-based HUD program as a tool to de-concentrate the locations of poverty, especially in the distressed community, in the past and directed even more HUD programs*

The City of Fort Wayne is finalizing the Analysis of Impediments to Fair Housing Choice. These objectives are right in line with some of the goals and objectives that were set out earlier in that document by the Consolidated Plan. De-concentration of poverty and also minority populations from the southeast is a challenge for all the agencies involved in housing and it is a goal we plan to address more fully as addressed by FWHA.

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

**Applicable objectives:**

- *Implement measures to de-concentrate poverty, by targeting higher income public housing households for income-based development*
- *Provide necessary modifications to units and public housing sites to maximize compliance with accessibility and housing*

Improving the units will not only help the residents to feel better about where they are but will also be wanted to show the effort over the public housing investment in their area. Something that should be emphasized other than a NIMBY.

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

**Applicable Objectives:**

- *Increase the number and percentage of employed persons in assisted families*
- *Provide or contract supportive services to improve assistance recipients' employability*
- *Provide or contract supportive services to increase independence for the elderly for families with disabilities*
- *Develop or contract occupancy, orientation and mentoring program to assist the self-sufficiency level and care of assisted households*

Workforce, employment, providing supportive services, and career training programs are all identified in the Consolidated Plan as need in the community.

**FWHA Goal: Ensure equal opportunity and affirmatively further fair housing**

**Applicable Objectives:**

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

- Provide information and resources on projects to facilitate a strong environment for finding housing in a state/fair way, regardless of race, color, religion, national origin, sex, marital status, and disability
- Explore affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of circumstance
- Priority provide training opportunities for staff and community on an annual basis to promote equal opportunity in housing

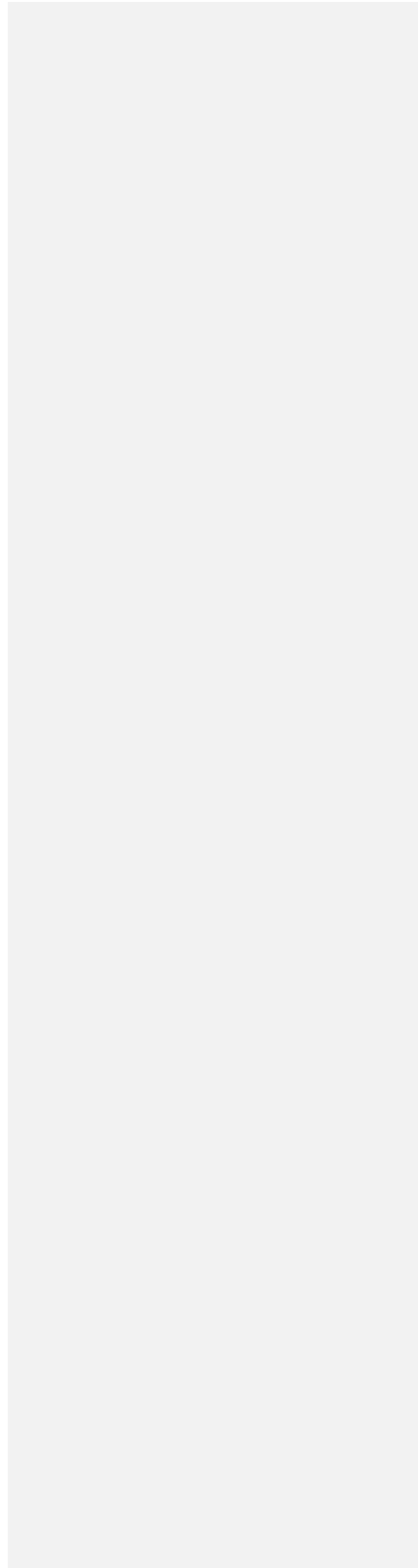
All of the above stated goals are consistent with the Analysis of Impediments to Fair Housing (draft) and the Consolidated Plan. The City of Fort Wayne is appreciative that special care is being taken to be as inclusive as possible to those who live with disabling conditions.

**Other FFA Goals and Objectives that are consistent with the City of Fort Wayne's Consolidated Plan.**

- Develop an affirmative fair housing marketing strategy based on the market with targeted outreach and other resources
- Expand the wrap-up carry-over Housing Opportunities Program response to develop our wrap-up carry-over housing program
- Continue to provide fair and equitable housing to all users. Utilize the resources to break existing habits and identify each users' current and potential and provide opportunity counseling through the HUD and CEBC supported Housing Counseling Program
- Expand Equal Housing Opportunity for Applicants and residents
- Expand Section 8 Home Ownership program
- Continue to work with the City of Fort Wayne to launch the new Housing Study and Housing Strategy with the City of Fort Wayne
- Use HUD's 10 other FFAH services
- Explore and develop possibility of providing a special Board member opportunity to its constituent areas such as at Direct, Indirect. In an effort to coordinate with the City of Fort Wayne's Consolidated Plan and Housing Strategy, HUD will investigate the possibility of forming Housing Choice Voucher and renter's education of the most qualified for to address various needs of the City's Housing Choice Voucher population
- With assistance from the City of Fort Wayne, implement plan to build 16 new EBHIF 2 and mixed income development on land on 10th Street.

Attachment I

Resident Advisory Board Comments





**Fort Wayne  
Housing  
Authority**

1000  
N. Washington

Fort Wayne, IN 46802

Telephone:  
317.434.1100  
317.434.1101  
317.434.1102  
317.434.1103

Website: [www.fwha.org](http://www.fwha.org) Fax: 317.434.1104 Email: [info@fwha.org](mailto:info@fwha.org)

Resident Address Based Meeting

October 24, 2011

<u>Name</u>	<u>Address</u>
<u>Maryann A. Smith</u>	<u>2400 Lincoln St. Apt. 416</u>
<u>Debra Smith</u>	<u>Claremont</u>
<u>Penetance Ayers</u>	<u>1058 Lincoln Ave</u>
<u>Ann C. Smith</u>	<u>2025 S. Washington</u>
<u>Barbara K. Smith</u>	<u># Havana St.</u>
<u>Stephan Johnson</u>	<u>2100 35th Street, Apt. 202</u>
<u>John Halligan</u>	<u>FWHA</u>
<u>Paul Smith</u>	<u>FWHA</u>
<u>Yolanda Smith</u>	<u>1000 N. Washington</u>
<u>Nora Smith</u>	<u>2025 S. Washington</u>
<u>MARY A. SMITH</u>	<u>1000 N. Washington</u>

This authority does not discriminate in housing based on race, gender, religion, national origin, or disability. It is an equal opportunity housing provider.





**Fort Wayne  
Housing  
Authority**

1000 W  
N. 10th St.

Fort Wayne, IN 46802

Office of  
Community Development  
1000 W. 10th St.  
4th Floor, Room  
4000, Fort Wayne,  
IN 46802

1000 W. 10th St., Fort Wayne, IN 46802 | 765.225.2500 | Fax: 765.225.4470 | [www.fwha.org](http://www.fwha.org)

Resident Address Roster (Selects)

October 25, 2011

Name	Address
William Henning Shelby Co. Court	1046 10th Street, Apt 1
Wanda Johnson	7700 Vincennes Rd, #1000
1047 Park	1121 Vincennes Rd, #1000
Sandra M. Mast	1228 Vincennes Rd, #1000
Bobby Hinch	2747 McKinstry, #1
Jane Orsak	7004 Decatur, #1000
William Hinch	2208 Decatur Rd, #1000
William Hinch	2208 Decatur
Bobby Hinch	2208 Decatur

This table will be used to determine if any of the residents listed here are eligible for a special agreement with the City of Fort Wayne. Contact the Community Development Department for more information.

**Fort Wayne Housing Authority**  
**Public Housing – Residents Advisory Board Meeting**  
**Quarterly Minutes**  
**October 25, 2011**

1.Call to order

**Brenda R. Majors called to order the regular meeting of the Residents Advisory Board at 2:15p.m. on October 25, 2011 at the Fort Wayne Housing Authority.**

2.Members Present

**The following persons were present:**

William Henning, Diana Craig, Alberta D. Johnson, Lady Parker, Sarah E. Metz, Sarah E. Metz, Realla Nabors, June Otalski, Gail L. Surfus, Patricia McKinney, Sandra Jones, Robyn Montgomery, Barbara Johnson, Margaret Collier, LaVone Parhm, Amy Jacobowitz, Brenda R. Majors, Sandra Wagner, Betty Anderson, Paula Garretson, Viola Cotton, Tiana Hunt, Mary L. Morris, Maynard Scales

3.Approval of minutes from last meeting

**Robyn Montgomery read the minutes from the last meeting. The minutes were approved as read.**

4.Open issues

**A. Maynard Scales, FWHA Executive Director addressed the following concerns:**

- 1. He spoke with a US Senator about the funding for FWHA and received the following information:** There will be cuts for every dollar we spend. We will have to supplement money from countries like China at 42 cents on every dollar. It will be difficult for us to sustain that ratio. Defense is very costly and is a huge part of the budget. The debate in our country is cuts versus raising taxes on the wealthy. There is no guess as to what will happen. Folks depending on Social Security are susceptible to having cuts on programs. Mr. Scales gave this economic background to build a frame work on our status in FWHA. FWHA is stressing that we can live with the 2010 budget, even though it won't be easy. We are willing to make sacrifices, but are asking the millionaires to also share in making sacrifices. We need the same amount as in the 2010 budget in order to prevent cutting services.
- 2. On September 17, 2011 a meeting with the FWHA Board was held, the following topics were discussed:**
  - a. Selling scattered sites to current tenants low and moderate income families.
  - b. Refinancing the mortgage at Grant St.
  - c. Goals for the PHA 10-year Plan include selling the building at 2025 Anthony Blvd., building onto the Hanna St. building, and relocating remaining staff to the Hanna St. building.
  - d. Installing a new phone system at FWHA with a new number of (260) 267-9300 because the city can no longer assist with our phone system.
  - e. FWHA will also look at revisions at Brooklyn Manor.
  - f. FWHA is in the process of seeking and hiring a Deputy Director.
  - g. We are keeping track of all tenants who owe FWHA from 2008 to current and reporting the information on a Federal Register. The purpose of the register is to track those who owe Housing Authorities money and have that person pay back bills before being housed at a new location.
  - h. FWHA is doing a wage study to see if it can compete with the public sector in attracting new talent.
  - i. Health insurance is a huge expense. What used to cost ten cents out of every dollar is now costing thirty cents.

- j. Currently FWHA is profitable. There is a rainy day fund; however, that fund is being threatened with cuts and each year it becomes harder to hold on to funding. New software is being utilized to evaluate efficiency and save money.
- k. The American Disability Act is being reviewed.
- l. There are language barriers, specifically with Burmese who apply for help at FWHA.
- m. The Accounting Department will be assisted with an outside company that will aid with complex accounting practices. The company will help address many of the HA's sections that are separate entities.
- n. There is a training program for staff on Standard Operating Procedures (SOP). Staff is going through a program to develop leadership skills.
- o. The website will have a feature that allows people on the waiting list to check their statuses.
- p. FWHA is searching for grants to address some of these concerns and help with Supportive Program costs for Public Housing and HCVP.

**B. Amy Jacobowitz, Public Housing (PH) Manager spoke on these PH topics:**

- 1. **No Smoking ordinance:** There will be a ban on smoking in the PH units. There were handouts presented at the meeting, which addressed the dangers of smoking and the hazards to public health. The handouts given at this meeting were: *Indiana Latinos and Smoking*, *Indiana African Americans and Smoking*, and *Health Effects of Secondhand Smoke*. Ms. Jacobowitz further discussed third hand smoke and the dangers of this smoke in carpeting, clothing, etc. She stated third hand smoke is the highest cause of breast cancer. Residents attending the meeting discussed the right of smokers and non-smokers.
- 2. **Incident at North Highlands:** There was a man killed at North Highlands about six weeks ago and the camera system was able to detect the criminal. The police would not have apprehended the suspect without the cameras on the premises of FWHA. Cameras on the site cause crime statistics to be lower on PH properties than surrounding areas. Fort Wayne police officers will be walking the floors at North Highlands three nights per week and should be visible for the tenants to see.
- 3. **Breaking the PH Lease:** Tenants are not allowed to break a lease to move on to HCVP. They must fulfill lease obligation first.
- 4. **Holiday Celebration:** Tenants should let FWHA staff know if their housing property is having a holiday dinner for those PH staff who may want to attend and support.
- 5. **Public House Closing the Application Process:** There were 4,017 on the PH waiting list before closing it. After purging the list, there are 2,200 applicants remaining. The PH waiting list will reopen in November, 2011.

**C. Mary L. Morris, Family Self Sufficiency (FSS) discussed the following issues:**

- 1. Congress eliminated \$88 billion funding of housing counseling nationwide.
- 2. FWHA has asked the State of Indiana for funding, to which the State has agreed.
- 3. Home Buyer Education will continue.
- 4. Fort Wayne Urban League (Read & Rise Program) will continue at McCormick Apartments.
- 5. Ms. Morris is working on transportation via bus passes.
- 6. ROSS grant has been approved for elderly and family services.
- 7. She has applied for a grant with the city to educate tenants and landlords.
- 8. There is a hotline number 877-GET-HOPE for clients.
- 9. CTN transportation is in discussion with HA to provide transportation for certain days for participants.

**D. Brenda R. Majors, Public Housing FSS Coordinator discussed the FSS Program:**

- 1. The purpose of this program is to assist families in transition to work toward becoming self-sufficient.
- 2. The importance of counseling is to help program participants' move forward in reaching their goals and not to become stuck in the process

3. Currently there are 25 families on the list, but some have experienced eviction and some have received vouchers from HCVP.

4. Ms. Majors will continue to enroll participants on the FSS waiting list.

**E. Betty Anderson, HCVP Department Manager; and Paula Garretson, HCVP Supervisor discussed the following topics:**

1. HCVP office will only be open on Mondays and Wednesdays from 8:00am to 5:00pm. The HCVP office will be closed on Tuesdays, Thursdays and Fridays for the next six months.

2. Vouchers are being placed on the streets, and HCVP is having several applicants miss their initial orientation for vouchers. Ms. Garretson stated the waiting list is decreasing, but still full. All applicants need to keep their addresses updated so they can be notified when a voucher is available.

**5. New Business**

**A. FWHA applied for a grant with the city to educate tenants and landlords.**

**B. Tall Oaks tenants offered suggestions for getting tenants out of their apartments such as a “get acquainted” night for newbie’s, chili night, and other activities. Beacon Height tenants also offered suggestions such as fellowship, bingo nights, and monthly birthday parties.**

**6. Adjournment**

**A. Robyn Montgomery scribe for the RAB meeting**

**B. Brenda R. Majors adjourned the meeting at 3:45pm**

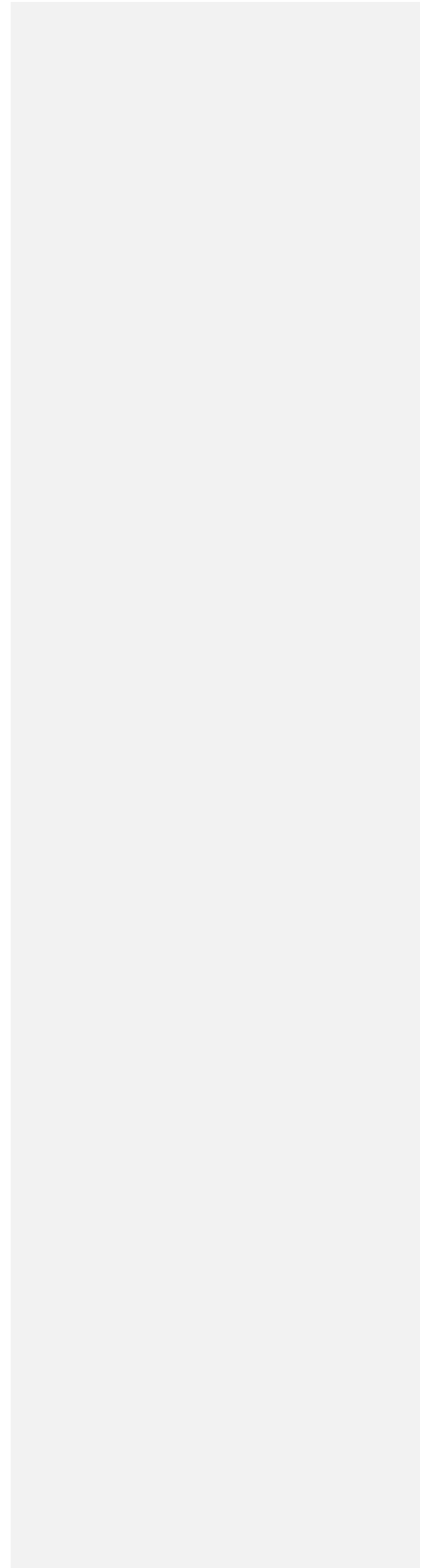
Minutes submitted by: Brenda R. Majors, Family Self-Sufficiency Coordinator

Minutes approved by: [Name]

Attachment J

**Public Hearing Comments**

A Public Hearing was scheduled and publicized to and announced in the media.



## Public Notice

### The Housing Authority of the City of Fort Wayne, Indiana Annual and Five Year Agency Plan

January 12, 2012

The Housing Authority of the City of Fort Wayne, Indiana (HAWA) invites and encourages the public to see the Annual Plan update to the Five-Year agency plan for the operation of the Housing Authority. The Five-Year Plan describes the mission, long-range goals, and objectives for achieving HAWA's mission over the subsequent 5 years. The Annual Plan provides details about the HAWA's immediate operations, programs, services, and strategies for handling operational concerns, resource concerns and needs. The plan and the required attachments are available for inspection and comment by the public during normal business hours (9am - 5pm, Monday thru Friday) from January 12, 2012 to February 27, 2012 at the principal office of the Housing Authority located at 7315 Hanna St., Fort Wayne, Indiana. The Annual and Five Year Plan with the required attachments are also available for inspection at the HAWA offices located at 3026 S. Anthony Blvd., Fort Wayne, IN; Beacon Heights Apartments, 2214 Barron Street, Fort Wayne, IN 46805 (AMF I); Brookme Court Apartments, 2751 Millbrook, Fort Wayne, IN 46802 (AMF II); Tall Oaks Apartments, 1630 Loonin Rd., Fort Wayne, IN 46816 (AMP III); and River Cove Apartments, 2430 River Cove Lane, Fort Wayne, IN 46820 (AMP IV).

On Monday, February 27, 2012 the HAWA will conduct a public hearing on the plan at the following location:

- 9 am HAWA Administration Office 7315 Hanna Street, Fort Wayne, IN

Public Comments will be taken through February 27, 2012 and will be considered for inclusion in the final plan and attachments with the final document.



## 2012 / 13 PHA Plan Public Hearing

### AGENDA

Date 2 / 27 / 2012

Time 9 a.m.

Place of Meeting  
7315 S. Hanna St.

- Call to Order
- Reminder to Sign In
- Public Record—Give Name & Address
- History
  - HUD Requires PHAs to Engage local community as part of its planning process
  - Year 3 of the Current 5—Year Plan on Web Site at [www.fwha.org](http://www.fwha.org)
- Changes
  - PH ACOP
  - HCVP—Add in Plan
- Capital Fund Plan
  - RHF / SSV
  - Physical Needs Assessment
- Comments From Community
  - City of Fort Wayne Letter
  - Public Housing RAB Quarterly Minutes
  - Hope House, Inc. Letter
  - SAFY
  - United Way
- Open Comments
- Adjournment



CITY OF FORT WAYNE  
INDIANA

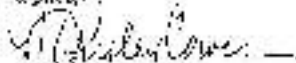
February 21, 2012

Michael Sides  
Executive Director  
Fort Wayne Housing Authority

VIA EMAIL

Dear Mr. Sides:

The City of Fort Wayne Office of Housing & Neighborhood Services and I represent Fort Wayne Housing Authority and I hereby thank you for the Fort Wayne Housing Authority's participation in the Fort Wayne Housing Authority's Homeless Housing Program as a Supportive Housing Program. We believe that the Fort Wayne Housing Authority's transition to a supportive housing system will ultimately improve our community's ability to promote successful outcomes to long-term permanent housing situations. We would like to thank you for your participation in the Fort Wayne Housing Authority's Homeless Housing Program and for the safety, trust and respect that you have demonstrated that they have successfully participated from participating in FWHHA's housing assistance programs.

Respectfully,  


Michael R. Dwyer-Lewis  
Executive Director  
Community Development  
Office of Housing & Neighborhood Services

PHONE: (317) 432-1000

FAX: (317) 432-1000

500 E. Fort Wayne Blvd., Fort Wayne, Indiana 46802 [www.cityoffortwayne.org](http://www.cityoffortwayne.org)



**Fort Wayne Housing Authority  
Public Housing - Residents Advisory Board Meeting  
Quarterly Minutes  
October 25, 2011**

**I. Call to order**

Brandi E. Wagner called to order the regular meeting of the Executive Advisory Board at 2:00 p.m. on October 25, 2011 at the Fort Wayne Housing Authority.

**II. Members Present**

The following persons were present:

William Esom, Jr., Diana Greig, Alberto D. Johnson, Tracy Parker, Sarah F. Metz, Sarah E. Metz, Eric D. Nelson, Jim Otolaki, Carl L. Sullivan, Patricia McKinney, Sandra Jones, Robyn Montgomery, Harriet Johnson, Margaret Collier, Laylene Parham, Amy Jacobowitz, Brenda K. Myers, Sandra Wagner, Betty Anderson, Paula Harrison, Maria Corina Tron, He. L. Moore, Melissa Maynard Scales.

**III. Approval of minutes from last meeting**

Robyn Montgomery read the minutes from the last meeting. The minutes were approved as read.

**IV. Open Issues**

A. **Maynard Scales, FWHA Executive Director** addressed the following concerns:

1. He spoke with a US Senator about the funding for FWHA and received the following information: There will be cuts for every dollar we spend. We will have to simplify, merge from countries like China at 12 cents an every dollar. It will be difficult for us to receive that ratio. Defense is very costly and is a huge part of the budget. The budget is our enemy, it is not our friend. There are no winners. There is no progress as to what will happen. Cuts depending on Social Security are inevitable. Having cuts on programs. We, states/governments are being asked to build a framework on our status as FWHA. FWHA is stressing that we are in line with the 2010 budget, even though it won't be easy. We are willing to make sacrifices, but asking for millions to also share in making sacrifices. We need the same amount as in the 2009 budget in order to prevent cutting services.
2. On September 17, 2011 a meeting with the FWHA Board was held, the following topics were discussed:
  - a. Selling scattered sites to current tenants low and moderate income families.
  - b. Refinancing the mortgage at Grant St.
  - c. Costs for the EDA 10-year Plan include selling the building at 2025 Army Ave., building over the Hanna St. building, and reconfiguring remaining staff at the Hanna St. building.
  - d. Installing a new phone system at FWHA with a new number of (760) 267-9900 because the city can no longer assist with our phone system.
  - e. FWHA will have to look at revisions on "snack bar" status.
  - f. FWHA is in the process of seeking and hiring a Deputy Director.
  - g. We are keeping track of all tenants who owe FWHA from 2008 to current and reporting the information to a Federal Regulator. The purpose of the register is to make sure we provide Housing Authorities, manage and have the correct payroll bills for employees, to avoid any new legislation.

**Fort Wayne Housing Authority  
Public Housing - Residents Advisory Board Meeting  
Quarterly Minutes  
October 25, 2011**

1. PWHA is doing a wage study to see if it can compete with the public sector in allocating its talent.
  2. Health insurance is a huge expense. What used to cost ten cents out of every dollar is now costing thirty cents.
  3. Currently PWHA has 1000 employees. There are many day-laborers, however, the limit is being increased with cuts and each year if business is not too good out to Lansing. New software is being utilized to evaluate efficiency and save money.
  4. The American Disability Act is being reviewed.
  5. The current company has worked specifically with Business, which only helps in PWHA.
  6. The Accounting Department will be assisted with an outside company that will audit and compare accounting practices. The cost may not add to address many of PWHA's concerns that are separate entities.
  7. There is a training program for staff on Standard Operating Procedures (SOP). Staff is going through a program to develop leadership skills.
  8. The web site will have a feature that allows people on the web to post feedback to the site.
  9. PWHA is searching for grants to address some of these concerns and also will be assessing Program needs for Public Housing and HOV's.
- B. Amy Jacobowitz, Public Housing (PH) Manager spoke on these PH topics:**
1. **No Smoking ordinances:** there will be a ban on smoking in the PH units. There were handouts presented at the meeting which addressed the dangers of smoking and the impact on the health. The handouts given at this meeting were: *Endless Lunges and Smoking, Doctors advise on cigarette and tar, and Health Risks of Secondhand Smoke.* Ms. Jacobowitz further discussed third hand smoke and the dangers of this smoke in carpeting, clothing, etc. She said that third hand smoke is the highest cause of breast cancer. Residents attending the meeting discussed the right of smokers and non-smokers.
  2. **Incident at North Highlands:** There was a man killed at North Highlands about six weeks ago and the camera system was able to detect the criminal. The police would have apprehended the suspect with all the cameras and cameras of PWHA. Cameras on the site cause crime statistics to be lower on PH projects than surrounding areas. Fort Wayne police officers will be walking the areas at North Highlands during the next week and should be visible for the tenants to see.
  3. **Breaking the PH Lease:** Tenants are not allowed to break a lease to move on to HCV's. They must first discuss with a PH office.
  4. **Holiday Celebration:** Tenants should let PH staff know if an housing cooperative is having a holiday dinner for these PH's staff who may want to attend and support.
  5. **Public House Closing the Application Process:** there were 4000 on the PH waiting list before closing the list. After opening the list there are 2,200 applicants remaining. The PH waiting list will reopen in November, 2011.

Fort Wayne Housing Authority  
*Public Housing - Residents Advisory Board Meeting*  
Quarterly Minutes  
October 25, 2011

- C. **Mary E. Morris, Family Self-Sufficiency (FSS) Coordinator** discussed the following issues:
1. Completion number FSS all on line and all housing re-assignment.
  2. FWHA has asked the State of Indiana for funding to finish the State law.
  3. Home Based Education will continue.
  4. Fort Wayne Child Support and Case Program will continue at McCormick Apartments.
  5. Ms. Kerr is working on the report on via on-line parties.
  6. RDS program has been approved for a early next year program.
  7. She has applied for a grant with the city for a mobile library and health club.
  8. There is a hotline number 877 GET HOPE for a list.
  9. CAR transportation is in discussion with CAR to provide transportation for certain days for participants.
- D. **Brenda R. Majors, Public Housing FSS Coordinator** discussed the FSS Programs:
1. The purpose of this program is to assist families in transition to work toward becoming self-sufficient.
  2. The intention of this program is to help program participants' move forward in reaching their goals and not to become stuck in the process.
  3. Currently there are 15 families on the list for some form of employment and some have received conditions from HCVP.
  4. Ms. Morris will continue to email participants on the FSS waiting list.
- E. **Betsy Anderson, HCVP Department Manager** and **Paula Gustafson, HCVP Supervisor** discussed the following topics:
1. HCVP office will only be open on Mondays and Wednesdays from 8:00am to 2:00pm. The HCVP office will be closed on Tuesdays, Thursdays and Fridays for the next six months.
  2. Notices are being placed on the streets, and HCVP is having several applicants miss their initial orientation for vendors. Ms. Gustafson stated the waiting list is decreasing, but still call all applicants need to keep their addresses updated so they can be notified when a vendor is available.
- V. **New Deadlines**
- A. FWHA applied for a grant with the city for a mobile library and health club.
  - B. Fall Open tenants offered suggestions for getting tenants out of their apartments such as a "get a apartment" night for tenants, short night, and other activities. Several High tenor value offered suggestions such as fallow-down, single nights, and weekly holiday parties.
- VI. **Adjournment**
- A. Robyn Montgomery set the next CAR meeting.
  - D. **Brenda R. Majors** adjourned the meeting at 5:15pm.

Minutes submitted by: Brenda R. Majors, Family Self-Sufficiency Coordinator  
Minutes approved by: [Name]

**Reebel, Michelle**

---

**From:** States, Michigan  
**Sent:** Thursday, February 23, 2017 4:17 PM  
**To:** Reebel, Michelle  
**Subject:** PMA Annual Plan - Public Hearing Comments

Michelle: This recommendation for the Public Hearing for the PMA Plan is intended to be read and attached to the plan for submission to HUD on 2/23.

Our Senate Number has changed to (25) 267-0200.  
For a list of all PMA extensions visit: [pma.org](http://pma.org)

EX-100-0000  
(202) 227-2200 or (408) 299-0000 ext. 2200 or 2201

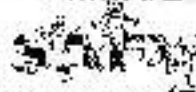
NOTE: The email message in this message contains links to the public hearing recordings. If you are unable to view the recordings, please contact the PMA office at (202) 227-2200 or (408) 299-0000. If you are unable to view the recordings, please contact the PMA office at (202) 227-2200 or (408) 299-0000.

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**From:** Mary Jo Hart, Jpollak@cityofwayne.com  
**Sent:** Wednesday, February 23, 2017 4:07 PM  
**To:** States, Michigan  
**Subject:** PMA Annual Plan

I hope that you encourage the Wayne Housing Authority to classify those applicants to the PMA's Housing Assistance program who are coming from transitional housing programs as a Super Priority status. We believe prioritizing these individuals and families exiting our community's transitional housing system will dramatically improve our community's ability to promote successful exits into long-term permanent housing situations. We would further ask that you put all other factors at risk, such as public safety, if the PMA considers making any policies that create barriers to those who have been included. Just they have successfully rehabilitated from accessing the PMA's housing assistance programs.

Mary Jo Hart, PhD, LCAC  
Executive Director, Hope House  
(202) 424-8711  
Fax: 424-3782  
[www.hopehouseinc.us](http://www.hopehouseinc.us)  
[www.facebook.com/hopehouseinc](https://www.facebook.com/hopehouseinc)



Pl. Mgmt. Division  
 3720 Allen Avenue, Ft. Wayne, Indiana 46802-1873  
 Office: 261-484-4842 Toll Free: 877-377-7237 Fax: 261-484-6002  
 www.fwy.gov

February 24, 2012

Magdalen Steles  
 Executive Director  
 Housing Authority of the City of Fort Wayne  
 7315 S. Hanna Street  
 P.O. Box 15-89  
 Fort Wayne, IN 46860-1489

RE: Housing for Transitioned Youth

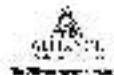
Dear Mr. Steles:

Specialized Alternatives for Families and Youth (SAFY) is a non-profit organization that provides Therapeutic Foster Care, Adoption Training and Support, Independent Living, and Transitions, Living youth services, Individual, Group and Family Counseling and Assessment and Community Based Family Support programs. Clients are referred to SAFY by various Dept. of Child Services, Juvenile Probation and Juvenile Correction. SAFY is working with SCAH, Inc. (Stop Child Abuse & Neglect), a long-term, well respected community based family support organization, to provide permanent supportive housing for the aging out foster youth population, ages 18-25.

We are writing to inform you that the Housing Authority provide rental assistance for youth aging out of foster care. These young people have a high risk of becoming homeless and need our assistance. Following is a use information regarding the needs of these young adults.

*Former foster youth are one of the most vulnerable populations in the nation. Young people transitioning from foster care are eight times as likely to be homeless and experience long periods of homelessness during childhood and adolescence. They are at higher risk for unemployment, poor educational outcomes, health issues, early parenthood, long-term dependency on public assistance, increased rates of unmet educational needs. Twenty-five percent (35%) of former foster youth nationwide have reported they were homeless within two to four years of leaving foster care. Forty percent (40%) of adults in homeless shelters have at one time or another been in foster care (National Alliance to End Homelessness). It is critical that these young people have access to programs to help them to overcome these hardships.*

As of February 2012, there are 1,199 youth currently in foster care in Allen County. Of that total, there are three hundred sixty (360) youth age 16 and older. In the year 2012, there are projected to be 776 youth between the ages of 18-25 aging out of foster care in Allen County alone, not counting other youth currently identified in the region.



was estimated five hundred to 999 foster youth between the ages of 18 and 24 were foster care leavers in any given year. This does not include the number of foster youth that were reunified with their biological families at age eighteen (18) and then they re-entrained in care. Their control where their parents either because of economic necessity or mental health and/or physical challenges or both, could not assist them at home and the youth had to fend themselves out on the streets or fend for themselves.

Due to moving around from state to state, "leaver suffering," and when we mentioned mental problems, this population is at high risk of homelessness without immediate and extensive intervention. Aging out foster youth have seen a situation of challenges because of the long term effects of severe abuse and neglect. Reactive Attachment Disorder (RAD), a mental health diagnosis, faced by a high percentage of foster youth, creates a potential and pervasive loss of capacity for establishing trust in relationships, a skill that is desperately needed in leveraging relationships to positive employment and educational outcomes. According to the Chicago Midwinters Study, unemployment rate among foster youth alumni was forty-seven percent (47%). Without jobs, former foster youth are challenged to find stable housing which makes a negative impact on their ability to maintain themselves in any other form of self-sufficiency. In addition, according to Chapin Hall Midwinters Study, Foster youth not only three times as likely NOT to have a High School diploma as their peers, and 24 times more likely not to complete college than general population. Only 1 out of 8 foster youth that begin college after age school, ever finish that educational program. According to the same survey of 51 year old former foster youth, 23% reported they had been arrested, 15% reported they had been convicted of a crime, and 29% reported they had been incarcerated.

It is reported that Indiana has the fourth (4<sup>th</sup>) highest incarcerated juvenile population per capita in the nation (State Court in Indiana). As of the end of 2011, there were 353 youth in Allen County on probation awaiting for court appearances. Seventy-five (75) of them reside in residential placement. DCS is very hard attempting to find placement in foster care because the state cannot afford. Most of these youth are missing Chaffin's services, hoping agencies report that they can be安置 successfully, but the odds are not great given the current unemployment rates and the economy of service in source resources. Our Probation Director says they are desperate for housing in the Allen County area. Probation Officers often contact the local Child Welfare Agencies (CWA) to obtain informal housing placements, obtaining these services funding for up to 7 months, but it is only a stop gap measure helping in a vicious battle of long term homelessness.

Addressing the identified mental health challenges of aging out foster youth, the up to 400 youth who shelter. According to the Nur Lewis Foster Care Alumni Survey, 25% of foster care alumni experience a post traumatic stress disorder as compared to only 1% of the general population. Park Centre Community Mental Health Center (CCMHC) reports receiving 79 youth ages 18-22 in 2011 with a gap service of "Addressing Allen County DCS." Twenty seven (27) of them are in group homes with little chance of permanency, and 50 are being served in their own homes through a combination of wrap-around and Chaffin's services. Park Centre Community Center reports an increasing number of "unaccompanied youth" who need wrap-around parents to attend school, parent/teacher meetings, and informal staff reports receive a regular caseload of 50-100 youth needing this kind of external wrap-around for educational support.

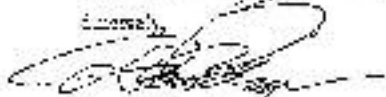
*In addition to the numbers cited above in Allen County, 65 (5) privately financed CHAs in Allen County were under way in 2007, up from 24 in 2006. A large number of this year's loans were restricted with parents or relatives having either a short placement in Foster Care or 3-6 months for treatment and stabilization, return home, or a court order in desert case or bench ruling, trying to avoid going back into the system. Reports of homelessness challenges among teens are high. The Indiana D's Regional Independent Living Coordinator reports that a 60% increase in countywide with foster youth with children were also desperate for housing options. The poverty rate for people in single mother families is 60% to a point of 70%. It is reported that the fastest growing homeless population in the nation is young families.*

*SAPV, Youth Center CHAC and SCAN, in partnership with Home Health Care, the independent Green and White Home Development Associates, LLC, are collaborating to develop a community housing project to provide for the housing needs of the entire area of the very population. SAPV and SCAN are requesting another major award for the 18-24 year old single mothers youth population through the seven year supportive housing system. The proposed housing development will have three-six (3-6) one and two bedroom apartments with an extensive array of support services for the youth living in the development. We believe that we can obtain funding to cover the development costs. We need resources to cover ongoing costs, as most of the youth lack resources to pay rent high enough to cover the operating costs. Cities such as Indianapolis and Scotts Bend, have already provided some strategic housing options for this targeted population, but to date, there are no permanent supportive housing options in the Fort Wayne and Allen County area. This is a critical project to meet the needs of Fort Wayne's young girls.*

With SCAN and SAPV's long history of experienced services to families and youth in the Fort Wayne Community and their developer, Kavan Bizer, who has successfully completed the construction and management of the Homeless Project and over 700 permanent supportive and transitional housing units statewide in 2011, plus the support of the City of Fort Wayne Development, HUD, and state and local DCA officials, we are confident that our project has the momentum to move forward toward completion.

With this comprehensive community support, I am confident that any efforts on the side of this permanent supportive housing project will be put to good use in the lives of youth that are every deserving of the every consideration. Margaret Mead once said, "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has." We are looking for those that can help us take the real first steps, because it will make all the difference. We are committed to building and leaving a legacy of hope to those we serve, one relationship at a time. Someone once said, "When opportunities to help others abound come, but small ones remain as every day." We are offering the Public Housing Authority a small opportunity to make a huge difference in the lives of children and youth who deserve to have a future they never thought they could have. Thank you for your thoughtful consideration of our mission to increase the quality of life for those who are counting on us to get it right when getting it right really matters.

For more information on investing, please contact Donna Phillips, 419-230-2632 or email  
donna@summa.org or Rachel Tobin, 204-471-5000 or email [rachel@summa.org](mailto:rachel@summa.org)



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**Roubal, Michelle**

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**From:** Scales, Myron  
**Sent:** Saturday, February 25, 2011 10:21 AM  
**To:** Marcy Yoder  
**CC:** Roubal, Michelle  
**Subject:** FWHA FY 11 Annual Plan Public Comment/United Way

Ms. Yoder: Thank you for your support for Fort Wayne families that are successfully transitioning toward self-sufficiency. This is a worthy goal shared by both FWHA and HUD. Be assured that we will recommend support for United Way recommendations when the plan is submitted to HUD for approval. Myron Scales

Our Phone Number Has Changed to (260) 267-4300.  
Please let us at FWHA know how to help you.

United Way  
2011-2012 Annual Plan Registration Information

Additional information is being provided to you via email. If you do not receive an email, please contact the office at (260) 267-4300. If you have any questions, please call or email the office at (260) 267-4300. Thank you for your support.

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**From:** Marcy Yoder [mailto:Marcy.Yoder@fwaha.org]  
**Sent:** Friday, February 14, 2011 9:25 AM  
**To:** Scales, Myron  
**CC:** Todd Stephenson  
**Subject:** FWHA FY 11 Annual Plan

Mr. Scales:

I have completed the following as written public comment regarding the Annual Plan being submitted to HUD for FY 11-12:

United Way of Allen County encourages Fort Wayne Housing Authority to classify those applicants to the FWHA's housing assistance program who are coming from local transitional housing programs as a Super Priority status. We believe prioritizing those exiting our community's transitional housing system will ultimately improve our community's ability to promote successful exits into long term permanent housing situations.

Thank you,

Marcy Yoder

Department of Health Services, Division

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United Way of Alameda County is an Equal Opportunity Employer. Minorities and women are encouraged to apply. For more information, please contact the Human Resources Department at (925) 422-4760. Fax: (925) 422-4760. Email: [hr@unhca.org](mailto:hr@unhca.org). Website: [www.unhca.org](http://www.unhca.org)

## COMMENTS

### Open Issues From Public Housing Residents Advisory Board Meeting

- 2.2 Brooklyn Manor is not on Grant Street.
- 2.6 Deputy Director will be hired prior to PHA in effect.
- 2.9 Health Insurance Complete
- 2.12 Barriers among the Burmese residents reflecting a growing need in translation service.
- 2.13 Accounting department has an extra person to help address many of the HA's section that are separate entities.
- 2.14 Training of staff for Standard Operating Procedures (SOP)
- 2.15 Utilizing the website to check on the waiting list.

Public Housing needs to revise the Trespass list.

VASH Vouchers permanent project based. Beacon is close to the VA Hospital.

### Housing Choice Voucher Program Administrative

A preference for young adults leaving the foster care system.