I I IIA J-I Cai anu	U.S. Department of Housing and Urban	OMB No. 2577-0226
	Development	Expires <u>04/30/2012</u>
Annual Plan	Office of Public and Indian Housing	

1.0	PHA Information						
	PHA Name:	Housing Aut	hority of the City of Fort Wayne,	Indiana	PHA Code:	IN003	
	PHA Type:	Small	High Performing	Standard	HCV (Section 8)		
	PHA Fiscal Y	'ear Beginning: (MM/YYYY): <u>07/2012107/01/20</u>	012			

Annual Plan Only

2.0

Number of HCV units: _____287029652895_

3.0 Submission Type ⊠ 5-Year and Annual Plan

5-Year Plan Only

4.0	4.0 PHA Consortia PHA Consortia: ((Check box if submitting a joint Plan and complete table below.)			
	Participating PHAs	PHA	Program(s) Included in the	Programs Not in the	No. of Unit Program	ts in Each
		Code	Consortia	Consortia	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.

 Became a High Performing Agency with progressively by improving scores for-during the last 6-years. 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. Secured HUD approval for "Whispering Oaks" 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. Received an additional 35-25 VASH vouchers and applied forreceived additional voucher for non-elderly disabled persons. FWHA Goal: Improve the quality of assisted housing Improve voucher management, maintain high performer status. Increase customer satisfaction: Continue to provide a high-level of customer service, measure customer satisfactio 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 funance; voucher unit inspections) Implement Pre/Post Occupancy Training program to help reduce Public Housing funance; voucher unit inspections) Implement Pre/Post Occupancy Training program to help reduce Public Housing funance; of obsolet public housing units: Demolish or dispose of obsolete public housing: 		FWHA made progress toward the above stated goal by:
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 Encourage and participate in electronic data sharing with local social service providers. 		

	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
	 Faitelpater in Schol Housing Fait, Joined City Housing Cabinet to expand housing choices under the City Housing Strategy.
	3. Under Homeownership program, developed Scattered Homeownership Program in PH.
	 Under Homeownership Program, implemented the PH Homeownership Program- completing <u>2-3</u> year - PH Ross Grant.
	5. Working with local disability advocacy groups to determine the need and develop an application for HCVP 811
	 vouchers. Submitted Completed or comparable program assistance. Whispering Oaks development plan to HUD for new 2
	unit senior-only Public Housing development contiguous to Tall Oaks (IN-003-10).
	 Market Programs at community outreach fairs, public forums, lobby, websites and community network groups. Conducted open house at Brooklyn Pointe Whispering Oaks – elderly only property.
HUD Strategic Goal: Imn	rove community quality of life and economic vitality
0	
Objectives:	improved living environment
-	 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 mark 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. Finder the possibilities of designating developments or buildings for particular resident groups (elderly, persons
	 Explore the possibilities of designating developments or buildings for particular resident groups (elderly, persons with disabilities).
	GRESS STATEMENT: A made progress toward the above stated goal by:
	 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.
	 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.
	 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: Pro	note self-sufficiency and asset development of families and individuals
FWHA Goal: Promote sel Objectives:	f-sufficiency and asset development of assisted households
·	 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
	 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.
PRO	GRESS STATEMENT:
FWH	A 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.
	 PH residents provided FSS workshops on various topics and Homeownership sessions; expand housing choices. Implemented a FSS - Quarterly newsletter.
	HUDDEDEDED & ENN - UDBRETTY DEWSIEDER
	4.5. Implemented Pre-/Post Occupancy Program to better prepare potential public housing applicants for successful

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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.
	 Outreach marketing to families less likely to apply to FWHA programs: Immigrant Community and Disabled
	Community. 4. Providing Fair Housing classes to Homeownership participants.
	 Providing Fair Housing classes to Homeownership participants. PH Management staff achieved Asset Management designation via HAIG.
	 FSS Staff certified in S8 case management procedures and skills development.
	 Housing Counseling staff received Fannie Mae online training for HUD reporting; achieve Home Ed Designation
	from IHCDA.
	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. 44-12. Explore HUD HMIS data sharing project.
	HA Goals and Objectives: (list below) s of FWHA as stated in the 5-Year Plan for Fiscal Years 2010-2014 and revisited in this annual undate are consistent with HUD strategy
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	 Implement plan for replacement public housing program. Anticipate approval on of revised RHF II plan in 2010.2012. Continue to work with the City of Fort Wayne to benefit from joint housing study and Housing Strategy with the City of Fort Wayne.
	18. Use CHDO to further the FWHA mission.
	 Web Site Improvement Plan. 2010-2011 Update: Site is fully functional with continued update of content_required. Provide increased staff training and resources to position agency for HUD Asset Management requirements. 2010-2011 Update: Completed.
	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</u> 2011 Update: FWHA BOC approval received; <u>awaiting HUD final approval</u> . PBV not required due to
	<u>community opposition to project.</u>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. 23. With assistance from the City of Fort Wayne (HOME grant), implement plan to build 16 unit RHF2 senior development and mixed finance development on land located on John Street.
	 Update Section 3 Implementation plan. Implement Section 3 resident and vendor training program. 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.
PHA	A Plan Update
(a)	Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b)	highted updates were made to the PHA plan since the last Annual Plan submission. 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.
Mai Publ Bea	PHA Plans (including attachments and supporting documents) are available for public inspection at: n Administrative Offices of the Fort Wayne Housing Authority located at 7315 Hanna Street, Fort Wayne, IN 46816, and the lic Housing Administrative Office located at 2025 S. Anthony Blvd., Fort Wayne, IN 46803. con Heights Apartments, 2210 Beacon Street, Fort Wayne, IN 46805 (AMP 1) HUB HEIGHT AND ALL
Tall	okmill Court Apartments, 2751 Millbrook, Fort Wayne, IN 46802 (AMP II) Oaks Apartments, 7300 Decatur Rd., Fort Wayne, IN 46816 (AMP III) er Cove Apartments, 2430 River Cove Lane, Fort Wayne, IN 46825 (AMP IV)
PHA	A Plan Elements. (24 CFR 903.7)
	igibility Selection and Admissions Policies, including Deconcentration and Wait List Procedures. ublic Housing
6.0 (1) I	Eligibility
	en 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 begin.
C R	HA will use the following non-income (screening) factors to establish eligibility for admission to public housing: riminal or Drug-related activity ental History ousekeeping
H H H C	istory of disturbing neighbors or destruction of property. aving committed fraud in connection with any federal housing assistance program. istory of abusing alcohol and illegal drugs in any way that may interfere with the health, safety, or right to peaceful enjoyment by others. heck of State's lifetime sex offender registration program for each adult member. bility to successfully care for and maintain dwelling units to FWHA housekeeping standards.
FWI	HA will request criminal records from local law enforcement agencies for screening purposes.
	HA may request criminal records from State law enforcement agencies for screening purposes, if applicant is from out of town or out of FWHA diction.
(2)	Waiting list Organization
FWI	HA will use a community wide waiting list to organize its public housing waiting list.
	HA has established Pre- and Post-Occupancy training program for PH residents to reduce unit turnover which leads to reduction on overall ating costs. Successful graduates would qualify for advance placement by earning preference points (100).

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	
<u>Foster Care (Age 18 – 22) (1 Point)</u> Program.	
<u>*Qualified means meets all other suitability standards.</u>	Formatted: Font: 8 pt
A	
Date and Time	Formatted: Font: 8 pt
Date and Time (5) Occupancy	Formatted: Font: 8 pt
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(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	Formatted: Font: 8 pt
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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

7	Planned \$	Planned Uses
Sources 1. Federal Grants (FY 2009 grants)	Planned \$	Planned Uses
	\$2.161.500 \$2.220.246	Onenting
Public Housing Operating Fund Public Housing Capital Fund	\$2,161,500_\$2,320,346 \$1,103,654_\$967,884	Operations Capital & Management
Public Housing Capital Fund	\$1,103,654 <u>\$967,884</u> \$69,038 (RHF)	Improvements
HOPE VI Revitalization	<u>309,038 (KHF)</u> 0	improvements
HOPE VI Revitation HOPE VI Demolition	0	
Annual Contributions for Section 8 Tenant-Based Assistance	\$14,714,516 \$14,000	Vouchers (HAP)
Annual Contributions for Section 8 Tenant-Based Assistance	\$ 1.440.000	Administrative Fee
Public Housing Drug Elimination Program (including any Technical	0	Administrative rec
Assistance funds)	0	
Resident Opportunity and Self-Sufficiency Grants - 3yr. Grant - (Entering	\$ 0 ? \$92,862	PH - Homeownership
the 2^{nd} yr,)	\$0 <u>. \$72,002</u>	Coordinator Position
Community Development Block Grant — 2008 2012	0\$ 300,000	Supports the Housing
<u></u>		Counseling
		Program Elderly
		Housing Development
HOME	0	
Other Federal Grants (list below)	\$49,716	PH FSS
Sources	Planned \$	Planned Uses
Housing Counseling (HUD Grant)	<u>\$49,7160</u>	Support Housing Counseling Staff
Family Self Sufficiency S8	\$80,000	FSS Staff/Homeownership
Family Self Sufficiency PH	\$ 42,600	PH-FSS Position
2. Prior Year Federal Grants (unobligated funds only) (list below)		
		See Budget
3. Public Housing Dwelling Rental Income	\$1,020,580 \$1,128,819	Operations
4. Other income (list below)	¢15,000,¢10,000	
Interest	<u>\$15,000 \$10,000</u>	Operations
Other tenant charges	\$90,000 <u>\$30,000</u>	Operations
4. Non-federal sources (list below)		
Vincent House (est.)	\$2,000	Housing Counseling Program
Total resources	\$19,329,282 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 neighborhoo 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 it 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, assist or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including 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
į	The FWHA has established a written grievance procedure in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents public housing. These procedures can be found in the ACOP Manual with attachments. Residents or applicants to public housing should contact 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

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 project <u>is</u> . The Village at Brooklyn Pointe is a new project with 20 unitsunits, which opened in the fall of 2009. The project number is IN003000007. 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 IN003000006. 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

The FWHA has established informal review procedures for applicants to the Housing Choice Voucher Program tenant-based assistance program and

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. <u>Development progress will continue into 2012</u>.

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 admi
- 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	5	
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	100-150 <u>150-</u> 200	School Aged Children	Brookmill Court Apartments	Public Housing
Lifeline – Building Blocks Preschool	10-20 20-50	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

			Apartmetns	
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 Actual Number of Participants						
-	(start of FY 2009 Estimate)	(As of 12/31/2010) 11/01/2011				
Public Housing	25	<u>2424</u>				
Section 8	271	<u>474204</u>				

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 measurers to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conduced 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 related crime 	and/or drug
 Need to maintain security to keep FWHA crime statistics at levels that will allow our properties to compete in the Southe Fort Wayne. 	ast Quadrant of
• 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 mana 	agement, police
and security.	
 Refund criteria for eviction process. NO TRESPASS ORDER database – Reported by security, police, and managers; maintain by Public Housing Administration of the security of the securety of the security of the security of the security of the secc	ator; 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 conduced 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 an no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It 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.	

	Public Housing Asset Management Statement
	contracted with Casterline Associates to conduct an Asset Management Review focusing on financial management and accountin s the basis for our long-range portfolio plan.
recommendatio	WHA plans to conduct a physical physical needs assessment of all of its housing projects. The final PNA report and management ns for Long-Range Portfolio Planning – Five, Ten and Twenty Year Plan will be submitted to the Board of Commissioners for their to guide our current and future five year PHA plans.
	also completed steps to move to project-based budgeting and accounting by developing an implementation plan to meet HUD hedules for execution. Additionally, all maintenance operations will be were decentralized as of first quarter 2011.
finalized, and c properties into f	properties have been moved to four (4) Asset Management Projects (AMPS), job descriptions revised, management assignments omputer accounting software modified to accomplish asset management goals. Although we have separated the Public Housing our AMPs, the FWHA has chosen to use the Central Office Cost Center option as it relates to Centralized Maintenance Dispatch, gement and Bulk Purchase/Contracts and warehousing of materials.
	pted the Central Office Cost Center (COCC) as an additional step toward Asset Management. The COCC includes the Central trative 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 incomposed in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of
Violence Agains stalking.	Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of twomen and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, sexual assault, blic Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program w
Violence Agains stalking. All assisted Pub provided with	
Violence Agains stalking. All assisted Put provided with applicants, at th The PHA goal to	t Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, sexual assault, blic Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program w a VAWA informational brochure. The VAWA informational brochure was included in the briefing materials for wait
Violence Agains stalking. All assisted Put provided with applicants, at th The PHA goal to in avoiding thei Towards its effi offers referrals t	t Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, sexual assault, blic Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program w a VAWA informational brochure. The VAWA informational brochure was included in the briefing materials for wait e annual re-examination for currents participants in PH and HCV housing programs, and for incoming portable HCV participants.
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Violence Agains stalking. All assisted Put provided with applicants, at th The PHA goal to in avoiding thei Towards its effi offers referrals Bureau Hottine (1) (2)	t Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, sexual assault, slic Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program w a VAWA informational brochure. The VAWA informational brochure was included in the briefing materials for wait e annual re-examination for currents participants in PH and HCV housing programs, and for incoming portable HCV participants. provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence r abusers and continuing occupancy in public housing.
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ſ		Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.
		A. Hope VI and Mixed Finance Modernization or Development.
		(1) Development - Whispering Oaks
		The Whispering Oaks development will beis a 20-24 unit (20-24 one-bedroom) public housing facility located next to the current Tall Oaks public housing development. The Whispering Oaks project will beis a senior only development and will bewas financed through The American Recovery Reinvestment Act (ARRA) and Capital Funds . Lease up is scheduled forwas competed in the first quarter 2011.
		(2) A timetable for submission
		The Design and submission for Whispering Oaks will be completed in 2009. Ground breaking is anticipated for 2010.
1		(3)(2) Development – South Side Villas (SSV).
		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.
L		(4)(3) A timetable for submission
		The Design and Submission of SSV will be completed in $\frac{2010.2012}{2010.2012}$. Ground breaking is anticipated for $\frac{2010.2012}{2010.2012}$ with completion in the first quarter of $\frac{2}{2}$ 0112013.
	7.0	B. Demolition/Disposition:
		(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.
		 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. II. McCormick Place Apartments, 003-06, 2811 McCormick Place. III. Becon Heights Apartments, AMP – Iseek RAD or other financing.disposal to NP affiliate program
		(2) Timetable for demolition or disposition.
		 Market Driven Disposition of the scattered sites, 003-12 will be over a 10-year period ending 2018 or sooner. Disposition of McCormick Place Apartments, 0003-06, pending application and approval.
I		C. Conversion of Public Housing The FWHA does + plan to convert public housing owned by the FWHA to tenant-based assistance, if McCormick and Beacon approval is granted.
		D. Section 8 Homeownership Our 2010-2012 goal is to increase our homeownership program by to 5 homes sold <u>YTD</u> . FWHA has established a maximum program size of 50. 2010-2011 Update: at the end of 2010-2011 we have closed 25 homes sold. Market conditions were unfavorable in 2010-2012 allowing for only one closing in 2012.
		E. Project –Based Assistance (PBA) The Fort Wayne Housing Authority Section 8 administrative plan was amended to provide for the operation of a project-based assistance (PBA)/(PBV)-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 2011-2012 the housing authority may put out an RFP for additional Project-Based vouchers, for senior and disabled apartments.
-	8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
	8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
	8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund</i> <i>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	Capital Fund Financing Program (CFFP).

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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.

9.0

Income & Family	Size Housing Problem	Rental	Owner
<30% MFI			
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	With Any Housing Problems	80.0%	82.1%
2-7 Persons)	Cost Burden . 30%	79.0%	58.3%
(_ · · · · · · · · · · ·)	Cost Burden > 50%	59.1%	36.0%
Large Related	With Any Housing Problems	89.0%	86.6%
(5+)	Cost Burden . 30%	82.8%	81.8%
(01)	Cost Burden > 50%	54.3%	57.9%
All Others	With Any Housing Problems	78.6%	70.5%
Unrelated persons	Cost Burden . 30%	78.2%	70.0%
Including students)	Cost Burden > 50%	56.4%	57.9%
icidaling stadents)	Bost Buiden > 30 /0	50.470	51.570
Fort Wayne House	holds in Need		
Income & Family		Rental	Owner
<mark>>30% <=50% MFI</mark>			
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	With Any Housing Problems	56.7%	62.1%
2-4 Persons)	Cost Burden . 30%	51.7%	62.1%
,	Cost Burden > 50%	20.8%	14.9%
arge Related	With Any Housing Problems	64.0%	71.5%
(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 House		Dental	0
Income & Family	Size Housing Problem	Rental	Owner
Elderly	With Any Housing Problems	44.5%	9.9%
Eldeny	Cost Burden . 30%	44.5%	9.9%
Small Deleted	Cost Burden > 50%	18.9%	1.8%
Small Related	With Any Housing Problems	15.8%	23.3%
2-4 Persons)	Cost Burden . 30%	8.0%	22.1%
D.I.I.I	Cost Burden > 50%	0.2%	3.2%
arge Related	With Any Housing Problems	38.7%	23.5%
(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. Scale rendements of multi-based multi-based on the test to the investory through mixed finance development
	 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.
	 Seek repracting on puole spectro 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 superturbative number of the section of
	 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. Lowerse of foredable housing recommunity through the creation of mixed finance housing
	 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.
	 Fursion routing resources one man puole routing or section or tental and homeownership purposes, including auction and HUD- 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.
1	 Develop frousing Choice volucier Administration frantevisions to adjust the program to benefit local housing needs.
	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.
	 <u>Explore and adopt strategies to m</u>Maintain frail elderly independent living with additional supportive services to avoid premature pursing home a pleosmers.
	 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.
	See 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 an 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 Evaluate across of accessing with Duranean exclusion including heapenumerician
	 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. Cale for the section 1 and the Concentration of the section of the
	 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

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	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
	 Applications for Special Project Section 6 Housing Choice Volcriers (Section 6 H) 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
	7095) 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 efforts 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
10.0	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 <u>-20 24</u> new units to our
	 A new paulie trading property was developed (winspering Caks), adding -zez- new drifts 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 9799 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

 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 Planand 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 solddemolished. Per HAP, F/VHA has convert convertingconverted 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 <u>2009_2012</u>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 provide to improve the title areas and the two security plan which has provide to improve the title areas and the two security plans which has provide to improve the title areas and the two security plans which has provide to improve the title areas and the two security plans areas and the two security plans areas are associated and the two security plans areas are associated at the security plans areas are associated at the security plans areas are associated at the security plans are associated at
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.
 Continue the job placement program through Work One.
 Outreach Marketing of FSS Program. Provided Homeownership Opportunities
 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 <u>2009-2012</u> 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 beginbegan offering resident participation in the ISA program in 2010. <u>Continue in 2013.</u>
 Submitted and awarded a 2007 ROSS grant for three years for the public housing homeownership
program
 Renewed for_Public Housing FSS Program funding
UD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS
HA 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 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.
publications, etc. Undertake affirmative measures to ensure accessible housing to persons with all varieties of
publications, etc.
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.
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 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.
 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.
 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.

	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 20092011, 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.
	nificant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantia ation/modification"
PHA pl program	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 an. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from a goals and objectives occur. The Housing Authority defines SUBSTANTIAL TIONS 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 an 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 subst	antial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.
A SIGN	IFICANT 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 federa 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

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- Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following 11.0 documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)

 - (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. 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. (g) Challenged Elements
 - (b) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

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 lowincome, 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:
 - Identify specifically which plan elements have been revised (a) since the PHA's prior plan submission.
 - Identify where the 5-Year and Annual Plan may be obtained by (b) the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice 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)

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.

- 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.
- Rent Determination. A statement of the policies of the 3. PHA governing rents charged for public housing and HCV dwelling units.
- Operation and Management. A statement of the rules, 4. 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.
- Grievance Procedures. A description of the grievance 5. and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- Designated Housing for Elderly and Disabled Families. 6. 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.
- 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.

Page 1 of 3

- 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 PHA that helps child and 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.c fm

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:

- At the end of the program year; until the program is completed or all funds are expended;
- 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.

Capital Fund Financing Program (CFFP). Separate, written 8.3 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 5year 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 CFFP 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).
- Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition (b) 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)
 - Form SF-LLL, Disclosure of Lobbying Activities (PHAs (d) 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
 - Challenged Elements. Include any element(s) of the PHA (g) Plan that is challenged.
 - Form HUD-50075.1, Capital Fund Program Annual (h) Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
 - Form HUD-50075.2, Capital Fund Program Five-Year (i) Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

Attachment A

Pet Policy



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. <u>Dogs</u>

- 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. <u>Cats</u>

- 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. <u>Fish</u>

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

5. <u>Rodents</u> (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. <u>Turtles</u>

- 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. <u>ALTERATIONS TO UNIT</u>

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

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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

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SECTION V Fair Housing Impediments & Action Plan



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Section V

Fair Housing Impediments and Action Plan

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Attachment C

Fiscal Year Audit



incorpordent Auditor's Separt

Busic of Commissioners Doesing Autority of the City of Fort Wayne Fort Wayne, Indiana

I have undited the accomponying financial statements of the Lensing A. (highly of the City of Part Weight, is of and for the year encod June 30, 2010, as Fixed in the table of contrasts. These financial statements are the responsibility of the Honsing Authority of the USP of Fort Visyne's management. My responsibility is to express opinions on these flamatical statements based on my autific

I conducted my addit in accordance with anditing standards generally accepted in the United States of Accepts, and the surrichted applicable to financial addits contained in *Government Acciling* Monte de issued by the Gonomo for of the United States. Those so shorts require that we plan and perform the most to obtain reasonable assurance above whether the financial statements are five of missingarment. An adult performeds. An and these includes assurance applications in the financial statements. An angle performance, and the set basis, actioned supporting the ansatz and discourses in the financial statements. An and these includes assurance the second opporting of suples used and the significant estimates made by management, as well as evaluating the except discours statement presentation. I pedieve that my antitemwides a reasonable basis, lot and on in fors.

In my opinion, the disactes' statements referred to above pass of study, in all material respects, the respective financial position of the loss's extrave netwirties and the agerage's close (e3) presented component mate of the Hersing Authority of the City of Fort Weyne, as a June 30, 2010, and the respective changes in tinancial nextron and cash flows, where applicable, mereof for the year (icon on or in confirmity with appearing principles generally prospersion the United States of Autouro.

In accordance with Government Applitug Standards, I have also issued my report dated March 10, 2011 on now consideration of the Tonsing Authenity of the Cury of Forr Wayne's internal control over fighterial reporting and on any tests of the compliance with contain previsions of away regulations, contrasts, and good agreements with other matters. The process of that report is to descupe the score affinity testing adjustments over financial reporting and report is to descupe the score affinity testing adjustment courted over financial reporting and non-agreements with other matters. The process of that report is to descupe the score affinity testing adjustment courted over financial reporting and the results of the matters. The process of the results of the score and the results of the score of the provide an opinion on integral control over financial reporting or on very primove. That report is an integral, and of an order performed in accordence with theory score score adjustment score and the score of assessing the results of my accidence.

The Wantgement's Discussion and Analysis on pages 5 through 15 are not a required part of the basic financial states onto the subscience any information required by successing proceeding and entitle states of in the United States of Anno entit these applied service context, which equivalent principal states of impairs and conceptenent regarding to a contast, of constant and presentation of the responding procedures information theorem 1 did not and the interpretation of the magnetized of the interpretation of the responding procedures information. However, 1 did not a contastened on and the procedures in the procedure of the interpretation of the respondence of the interpretation of the respondence of the procedure of the interpretation of the respondence of the procedure of th

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MANAGEMENT'S DISCUSSION AND ANALYSIS (MD5.A)

The Housing Authority of the City of Foil Weyne's ("the Authority") management's discussion and analysis is oscigned to (a) asset the reader in focusing on significant financial issues, (b) provide an overnew of the Authority's financial actively. (c) identify privalges in the Authority's Francial cus (c), and (c) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MDSA) is designed to fixus on the current years activities, resulting changes and surjently known fasts, please result in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- Revenues increased by \$3.2 million (or 17%) curring 2010, and water \$18.0 million and \$21.2 million for 2009 and 2010 respectively.
- The total exponses of all Authority programs decreased by \$17 million (c. 355). Total expenses were \$20.9 million and \$20.2 million for 2000 and 2010 respectively.

MANAGEMENT'S DISCUSSION AND ANALYSIS IMPIKA)

USING THIS ANNUAL REPORT

The Report Industry three major sections, the "Management's Discussion and Analysis (MDSA)" Basic Hinabits' Statements', and "Other Required Supplementary Information"

		· I
	MD&A	
	Management's Décussion And Anglysis	
-	Basic Financial Statements	
	Authority v/de instrum Statements Notes to Financial Statements	
	- <u> </u>	
	Other Required Supplementary Information	
	Required Supplementary Information Required Supplementary Information (Other than to 6 MDVA)	

The orimary focus of the Authority's financial statements's on both the Authority tasis whole (Authority-oxide) and the instor individual funds. Both perspectives (sutherity wide and major fund) a raw the user to address reasoning questions, broaded a basis for comparison (year to year or Authority to Authority) and scheme: the Authority's sectorise in the address for authority's and scheme: the Authority's sectorise in the address for a basis for comparison (year to year or Authority to Authority's and scheme: the Authority's sectorise in the address for a basis for a basis

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Authority-Wide Financial Statementa

The Authority wide Chano all statements are designed to be noncontate like in that of business type activities are our solidated into columns, which add to a total for the entire Authority.

These Statements inducte a <u>Sing</u>erner, of <u>Net Assens</u>, which A similar to a Balance Sheet. The Statement of Net Assets moods all financial and capital resources for the Authosity. The statement is presented in the format where assets, minus abilities, dona. We Assets Tatmery known as eq. ty. Assets and liabilities are presented in order of iquidity, and are classified as "Current" (converticid into cash within one year), and "Non current".

The focus of the Statement of Ket Assets (the <u>"Unrestricted</u> Net Assets) is designed represent the net evaluable ignit (non capital) assets, net of licelitics, for the ensite Author ly. Net Assets (conterly equity) are reported in three broad categories.

<u>Net Assets: Invested in Capital Assets. Net of Related Detri.</u> This component of fiel Assets consists of all Capital Assets, reduced by the uniclanding calances of any bonds, monighter, notes of other borrowings that are attributable to the acquisition, construction, or improvement of linese assets.

Restrict<u>ed Not Assens</u>. This component of Nul Assels consists of restricted asserts, when constraints are placed on the asset by creditors (such as debt overnants) grantors, contributors, tuwe, regulations, etc.

U<u>creatriated Net Assets</u>: Consists of Net Assets lins: Do not meet the definition of "Net Assets Invested in Capital Assets. Net of Related Debl", or "Restocied, Net Assets".

The Authority wide financial statements also include s. <u>Statsmannof</u>, Revenues, <u>Exp</u>enses and Cha<u>noos in Fund Net</u> Assets (sim anno an include Statement). This Statement includes Operating Revenues, such as rental means, Sponses, such as administrative, unities, and mentaneos, and depreciation, and Non Operating Revenues, such as capital grant revenue, investment income and interest expenses, such as capital grant revenue, investment income and interest expenses.

MANAGEMENT'S DISCUSSION AND ANALYSIS (MDBA)

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

Finally, a Statement of <u>Cash Hows</u> is included, which discloses set cash organized by or used for operating activities, non-capital financing activities, and from cashal and related financing activities.

Fund Financial Statements

The Authority consists of eaches vely Enterprise Funds. Enverynese funds utilize the full accurate basis of secounting. The Enterprise method of secounting st similarity accounting utilized by the private sector seconstring.

Many of the funds maintained by the Authority are required by the Department of Histeling and Lithian Development. Others are segregated to contained accountability and control.

The Authority's Funds

Business Type Funder

Conventional Public Housing – Under line Conventional Public Housing Program, the Authority rants (inits that it owns to ow income households – and Conventional Public Housing Program is contracted under an Annual Costitutione Contract (ACC) with TUD, and HUD provides Operating Subsidy and Casilla Grent (Incling to shaple the PHA to provide the housing at a rantitilat is based upon 20% of household theorem. The Conventional Public Housing Program also indicates the Capital Fund Physical, which is the contexty functing source for physical and management improvements to the Author (% properties.

<u>Iousing Choice Voucher Program</u>. Under the Houeing Choice Voucher Program, the Authority adhibiters contracts with independent, and/ords that own the property. The Authority subsidizes the featily's contributing a Housing Assistance Pawnent made to the landlond. The program is administered prior and Annual Contributions Contract (ACC) with ULU – ISID provides Annual Contributions Funding to enable the Authority to shubtles a case that sets the part density rent at 30% of nousehold income.

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

<u>Other Numeral of Funds</u> – In addition to the major funds above the Autocity also maintains the following port-major funds. Numerajor funds are defined as funds that have assets liab dest revenues, or expression less than 5% of the Autocity's total assets, while the revenues or exponents.

Resident Oppartunity and Supportive Services – a grant program funded by the Department of Housing and Urban Development to give opportunities and support emong the Author y's readent population.

Housing Courseling Assistance Program – a grant program funced by the Department of Housing sho thrown Development to provide housing counsoling services to the local population

Hobe VI Demolision -- a grant program funded by the Department of Housing and Urban Drovekopment to Demolish Authorities properties that are severely discressed.

Resinces Aduvites - represents non-HUD resources developed from a variety of activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

AUTHORITY-WIDE STATEMENTS.

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Statement of Nat Assets

The following table reflects the condensed Statement of Net Assols compared to prior year. The Authority is engaged rely in Business-Type Active cs.

TABLE 1

STATEMENT OF NET ASSETS

	2010 (in millions Of rellars)	2009 (In mijfons Of delians)
Current and Oliher Assels Capits: Assels Tigal Assess	\$ 12.1 15.3 28.3	\$ 10.8
Cutent Liablinds Long-Tenn Liablinds Totsi Liablinds .	<u></u>	2.5
Net Assets: invested in Capital Assets, Not of Related Deb: Realristed Unrestricted Total Net Assets	12.7 0.2 6.4 \$22.3	12 ° 23 65 521 8

For more introduced information asserts rate Statestars of Net Assers.

Major Factors Affecting the Statement of Net Assets.

During 2010, cultient and other asserts and liabilities increased with month monthy through occurations.

Capital assets changed sightly increasing from \$15.7 million to \$15.9 million. The \$12 million increase may be stributed or marily to a combinetion of nonacquisitional, less current year depreciation and emeritation. For more detail, sets. Capital Assets and Lieut Arthritistication, below.

MANAGEMENT'S DISCUSSION AND ANALYSIS (MO&A)

Table 2 prospins Setails on the change in Unrestricted Not Assorts

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TABLE 2

CHANGE OF UNRESTRICTED NET ASSETS

	Millions of Distars
Unrestricted Nat Assols 05/50/09	\$f9
Results of Operations	(D.S)
Adjustments: Depreciation (1)	. <u>1.0</u> 1.0
Adjustor Results from Operations	<u> </u>
Capital Expenditures (2)	(1.4)
Prior Year Acjustments	. (0.1)
Unrestricted Net Assets 06/02/10	

(1) Dependation is treated as an expense and reduces the results of operations, but does not have an impact on Unrestricted WebAssets.

(2) Capital expondituios represent an outflow of unrestricted net assets, but are not iroated 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 Onrestricted Net Assols provides a elearer change in financial well-being.

MANAGEMENT'S DISCUSSION AND ANALYSIS (ND&A)

TABLE 3

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STATEMENT OF REVENUES. EXPENSES AND CHANGES IN NET ASSETS.

The following schedule compares the revolutes and expenses for the outront and drevious fiscal year. The Authority is engaged only in Business-Type Activities.

	2010 (Million of dellats)	: 2009 (Vilison of collatz)
Revenues		
Tonani Revenue – Rents and Othor	Ş 1.3	\$ 1.3
Overeting Subsidies and Granus	18.1	10.4
Capital Grants	12	.7
hveetment income	0.0	0 20
Other Revencee	<u> </u>	
Total Revense	212	15.0
Expenses		
Actor inlatrative	2.2	1%
Lonant Services	0.2	pc
Ulffuee .	3.5	016
Maintenance	1.6	· 1.9
Protective Senators	32	0.0
General	25	0.4
Housing Assistance Fayments	13.5	14,6
Depreciation	1.	_ 1.5
Tota, Experises	20.2	20.9
Net Increase (Decrease)	<u> </u>	<u> </u>

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

Tenant revenue was stable during 2010 in comparison to 2009. Operating Subsidies, Grante and Dapital Grants increased. The introduce was due to two refor factors: (1) the Automity has been ongaging in a high evel of Dapital Incrovement activity which has resulted in Increased Grant Revenues, and (2) the Automaty has been aggreesively persuing additional Operating State disa

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MANAGEMEN ("S DISCUSSION AND ANALYSIS (MD&A)

Vicit expenses increased inciderately due to inflation, exceptifier Maintenance, and Kousing Acciptance Payments. Housing Assistance Payments decreased due to a lower lover of leasing activities within the Anthonity's Housing Choice Voucher Program. Idealitemence expenses decreased in excess of Inflation due to a lower lovel of maintenance activity during the fiscal year 2010.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

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As of year-end, the Authority had \$15.9 million invested in a veriary of cabital essets as reflected in the following volvecule.

TABLE 4

CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	Business lyce Activities	
	2010 (Millions of oclians)	2009 (Millions of <u>d</u> ollars)
Lans and land tights Duikiings Equipment - Administrative Equipment - Dweifing	\$ 1.7 25.8 1.1 1.4	\$ 17 256 12 52
Accumulated Deproclation Leasehold Improvements Construction in Progress	(33.0) 13 8 5 1	(81.7) 13.9
Total	\$15.9	\$15.7

Attachment D

<u>Certifications of Compliance with the</u> <u>PHA Plans and Related Regulations</u>

PHA Certifications of Compliance with PHA Plans and Related Regulations.

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PITA Confidentions of Compliance with the CILLs Plans and Related Regulations: Board Headnaine to Arcompany the PHA 5-Year you, Control PHA Plan

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Attachment H

<u>Certification by State or Local Official of PHA Plans</u> <u>Consistency with the Consolidated Plan</u>

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Review of Fort Wayne Housing Authority Live year Plan for fiscal years 2010-1014 and Annual Plan for Floral Year 2013 for Consistency with the City of Fort Wayne's 2011 2015 Fore-didated Plan

Incoduction

After the englinearies of the FW = 5.5 year given investment of the forme needs part the Physical also used as operation and publicy and privately work we used to be set as second the forms of the review. The focus way put on the FWHA Goals as littled on pages 2.7 of the plant.

The lie lawing edge-track (b-trol minimality) is the two schemeters for the three FRCHA. Paris in this shall all listing of the grady that are difference found question? your generally for he City of the Werne Consolidated Plan as needs within the community.

Synopsis

The goals and elyser is excited are multimed in the TWHA-5 year plan are governing consistent with the G ty of Port Wayners Couse idates. Plan that was approved by 1000 on Jamary 1, 2011. Shift recommends that Teather Pres cystowers. Deputy Director of Community Development. South reduced Confirmation by Statis of Jensel O Year Soft PHA Plan's Consistency with the Consolidated France.

FIGH'S Goals Expand the supply of assisted boosing.

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- device additional motor conduct.
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- extinct or contract and two weath opportunities analysis from with a gradien between the considering afforciable monology with a gradients? (20) from the devict PA consequences.

All of trace objectives are generally consistent with the goals of the Convol Cited effault. The City of Four Wayne supports the effects of 1990 Long followith ough on these objectives in order to help these low coming Bunilies live citated live Billick.

FWHA Goal: Improve the Quality of assistral loasing

Must all be objectives that are listed to the this good have to do with the none generated the FWHA and improving these management functions but some arc applicable to the review feet consistency with the Consolidated Plan. They are as follows:

- Reneway or more mary outline lottering sould
- Denote reserves pathic less and "Barang with the Carrie Part Flague is nepl, for INME trunchased on the Carl's Housen's Branege Report.

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FW HA Gord: Increase aresisted housing choices Application (justices)

- - In made a success motivity assumpting
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the Circlof Fort Wayne is finalizing the Analysis of Impedimentatio Usin Lousing Choice. These objectives are right a line of the sense of the goals and algoritizes the waves start matemby. in that document be, also the Conselected Plan. Deconcentration of powershead also minority populations from the southeast to a challenge for all the agencies modified in housing and it is all positive devilor these sourceare songlobhic-southy FWHA.

1 WHA Goal: Provide an improved living environment

Applicable objectives:

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Emproving the units will not only here the residents to load better about place they are but will also de wondels to show ne poborhoods that public housing investment in their electis something. that should we enhanced of her treat a XIMBS

(WHA Goal): Promote self-sufficiency and asser development of assisted households. Applicable Objectives:

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here any probability is a widing surportive we view, and early there ing programs were all identified in the Consolidated Plan as used in the community.

FWHA Coal: Ensure equal opportunity and affirmady dy further fale housing Applicable Objectives:

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call of the above stated evaluate consistent with the Analysis of Impediments to Pair Housine refruit, and the Consolicated Plan. The sity of Fort Wayne also appreciaes that special care is being taken to be as inclusive at passible to these who live with disabiling continions.

Other PLA Gools and Objectives that are consistent with the City of Port Wayne's Consolidated Plan.

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Attachment I

Resident Advisory Board Comments



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<u>Fort Wayne Housing Authority</u> <u>Public Housing – Residents Advisory Board Meeting</u> <u>Quarterly Minutes</u> <u>October 25, 2011</u>

1.Call to order

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
<u>E. Metz, Realla Nabors, June Otalski, Gail L. Surfus, Patricia McKinney, Saundra</u>
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.
- . 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:

- Image: 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.
- 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 selfsufficient.
- 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 scriber 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 Sity of Fort Wayne, Indiana. Annual and Five Year Agency Plan

January 12, 2012

The Housing Authority of the City of Part Mayne, Indiana (HWHA) matrix of other is free all requiring on the Aurital Flan update to the Hive-Year agoncy. plan for the coversion of the Housing Authority. The ErverMeanHan describes the mission, long-range grows, and objectives for achieving FAN Alsonies on over the subsection to years. The Avruel Plan provides details about the EWEAS immediate operations, emgrama, aprelasa, and stisleyies for ter diry. operational concerns, revision concerns and needs. The piece and the required abaphments are evaluate for respection and common by the hubble during. normal Business hours. (Colm. - Solm: Monday thru Finday) from Cantlery 12. 2012 tru3 February 27, 2012 at the pintops of ice of the linusing Authority. Incelled el 7315 Herris S., For, Weyne, Indiano, The Annual and Ewo Yeah Plan with the regulared all such realls are also available for inspection of the PWHA offices operation 3026 5, Anillony Blac, Fort Wayne, IN, Beacon, Heights Apartmonts, 2219 Baccon Breet, Eve Way (4, IN 46805 (AME 1), Broakmill Court Apartments, 2751 Millihmo ... Fort Weynel (N 46802 (AMP II), Tail Cake Apartments, 7800 Dochter Roll, Fold Weyne, IN 46816 (AMP 19), et d. River Cove Ademinents, 2430 River Cave Lane, Hen Wayns II & 40320 (AMP) IV)

Chi Mundov, Hobruary 27, 2032 the FWHA will concrud a public rearing on the plan at the following lacabor:

> 9 wint FW IA Accuration Office (STA Fanne Street, Fort Wayne IN

Public Commonts will be lieked through February 27, 2010 and will be considered for inclusion in the time plan crick of million with the final decomponi-



Date 2 / 27 / 2012

Place of Meeting

7315 S. Hanna St.

Time 9 a.m.

2012 / 13 PHA Plan Public Hearing

AGENDA

- Call to Order
- Reminder to Sign In
- Public Record—Give Vame & 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.twhatorg
- Changes
 - PHACOP
 - HCVP—Adir In Plan
- Capital Fund Plan
 - . RHF/SSV
 - Physical Needs Assessment
- Gamments From Gammunity
 - · City of Fort Wayne Letter
 - Public Housing RAB Quarterly Minutes
 - Hope House, Inc. Letter
 - SAFY
 - United Way
- Open Comments
- Adjournment



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VIA EMAIL

Deter Mill Singless

for City of Art Wayne Offerrof Housing & Neighbothand Services course registion Fort Wayne Housing A doorly inclusivity these applications to the FWHA's transing periodic programs with a constraint, from local transitional housing pargrams as a Super-Privity status. We because phonthal of these course (sing to execute rily's transitions, nowing system will define use phonthal of these courses (sing to execute rily's transitions, exclusion of the promote the sing transitions). We would further exclusions will be exclusion across a field endows by the solution. We would further exclusion of wild any pathogeneous the field endows by the solution in the second of the solution of wild any pathoes that are not a whole to these whole takes a court they have an executively exclusion of a whole to these whole layer a constrained and they have an executively pathoes that are not a whole to these whole layer a constrained and they have an executively exclusion of the solution of the SWHA's housing assistance programs.

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Fort Wayne Housing Authority Public Housing - Revidents Advisory Housed Meeting Quarkedy Vinnuss October 25, 2011

1. Call to order.

Brendy B. Mapase collective endors the regional matching of the Bosole (A.A.Rosery, Fernat 2:155million October 25, 2011 at the bert Woyne Honsing Autherity)

II. Members Present

The following persons were present.

William Example, Daniel Cong, Allierta D. Lahnsen, Looy Farter, Sarah K. Melz, Sarah E. Melz, Revill, Nabors, Jons Oblski, Coli L. Surf, S. Farticio McKinney, Samdro Jones, Robyn Morrigemery, Balbara, of rison, Mc garet Collict. Labour Partin, Amy Jacobowriz, Brenda K. Majers, Sandaz Witgner, Betry Enderson, Paulo Parterson, Vir a Octor. Trans. Hull Morry – Merris, Mayne al Scales.

III. Approval of informers from last meeting

Robyn Montgenery read the minutes from the less meeting. In orminates were appreved as read

IV. Open issues

A. Mnynard Scales, FWHA Executive Director addressed the following concerns: He spoke with a LS Secondar adment the familing for FW HA and reveised the following information: There will be extra for every deflar version. We will have to simplement memory from countries like Chino at 12 cents on every collar. It will be difficult for us to second the natio. Defense is were costly and us a large port of the bally? The extra for more country is end, recombilising forms on the weath y. There is may assort to what will be result of the depending on Social Security are oncerebible to having outs on programs. We Seales gave this account is bally out to build a forme work on a status in FWH V. FWHA is showing that we can nee with the 2010 bally? Comingular the easy. We are willing to note sortifies, but are asking the millione results the easy. We are willing to note sortifies, but are asking the millione results to use of the more sectifies. We need to solve the cance asking the millione results to use of the more sectifies. We need the cance asking the millione results to also the more the more sectifies. We need the same amount as in the 20 to states in protein on protein each services.

On September 17, 2011 a meeting with the FWHA like of was held, do. boliming topks were discussed:

- Selling scattered sites to current tenants low and moderate income Bunnies.
- 5. R. Francing the numbragy of Grant St.
- Cools for the FITA 10-year Plan include selfing the building of D125 Archary 1952. wilding onto the Bauno St. st. Ming, and is corring remaining staff to the Haune St. subtracy.
- 4 Installing cross plana system at FWTA with cross-number of (740) 247-9 s00 because the city can not origen assist with our phone stokem.
- PWHA trille valleek of revisions of the eaktor. Manet:
- 1. FWH 4 is in the process of seeking and himing a Deputy Directory
- 2. We are keeping loack of all tenans who over TWTIA from 2006 to source, and reporting the information on a Federal Register. The purpose of the register is to the others who owe Fouring Authorities, many and how the master pay lock hills for each single or all at most location.

Page 1 of 3

Fort Wayne Housing Authority Public Housing - Residents Advisory Hourd Meeting Duratedy Minutes October 25, 2011

- PWHA is doing a wage study to see if it can compete with the public sceler in all vertex, is what of
- Results insurements is a large expense. What used to cost ten cents out of even-dellar to now certain thirty cents.
- j) Can entry 1 WH Vision of itables, there is a many day factor, here is a factor of the final of the heregy involved with onto and each year of these mess carden to both sort of funding. Now well some is being utilized to evolutionalized messarily endance money.
- The Antericon Dissoling Sci. s he by reviewed.
- Historius improgatore site spacifically soft. Burness, what early for help in TWHES.
- in. The Accounting Department will be assisted with an outside company that will not with complex accounting prioritizen. The contrastry will had a address many of the IIA's societies that we separate entities.
- There is a training preatorn for staff or Standard Operating Procedures (SOP) Staff is going if weght a programme covelop feathership stalls.
- "It's we with cell have a feature that all new purple on the weating list to check their dataset."
- PWIDA to southing for grants to address some of these concerns and help with Subsective Program works for Public Horsing and HCV2.
- B Amy Jacobowitz, Public Housing (PH) Manager spoke on these PH topies:
 - 1. No Smoking ordinances there will be alson on anothing in the PH trift. There were hardouts presented at the meeting, which addressed the dangers of smaking and the maximum is much health. The him shade grown thus making were individed the source and included individual balance were and include and *Hardon Tillers of Sector line individual balance* were individually individual the balance in observations of the individual balance in early the distance third have smoke and the dangers of this smoke in early tring, a othing, etc. She and this Hardon of the individual field of modes a conservable of other ding the meeting discussed the right of smokers and maximum data.
 - 2 Incident at North Highlands: There was a muck field at North Highlands, about six weeks e.go and the environ system was able to detect the environt. The period was blood how approached by the superiod without the concerns on the period was blood how approached by the site on we crime statistics to be lower on P properties then surrounding a reast part. Wayne palies officers with be walk on the teneral both Highlands finde onglite but week and should be visible for the teneral to see.
 - 2 Breaking the PB Deuxe: Tenanis are not allowed to break a lease to move on to BS'VP. They must fulf, Hease oblight on first.
 - 4 Holiday Colderation: Tence to should at FWHA stat? cross (1) on housing response is having a boliday dinner for these 201 succession want to attend and support.
 - 2. Public House Closing the Application Process: Three were 4.019 on the PL visiting first before clusing of the Public has there are 2, 200 performers comaining. The PD waiting list will reopen in November, 2011.

Page 2 of 3

Fort Wayne Housing Authority Public Housing - Residents Advisory Hourd Meeting Quarterly Vinutes October 25, 2011

- C. Mary L. Marris, Lumity Soff Sufficiency (158) discussed the following issues.
 - Camposs of months (SSS) all on fighting all second responsible TWILA has asked the Since of Enlistin for functing to which the State law 5
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 - She has opplied the a grant or dhillio of y he is heads ha ants and famili rel-Ŧ
 - 8 There is a healing number 877 GET HOPP, for a ierus.
 - 14 CUN transportation in discussion with 22A to provide transportation for certain cass for participants.
- D. Brenda R. Majora, Public Housing PSS Coordinator discussed the PSS Programa:
 - The purpose of this program is to emist femilies in truts tion to work toward. systemic , ed soufficiant
 - 2 The introduce of sometime is to help program participants' more forward in reaching them goals and not to become study in the process.
 - 3 Currently there are 25 hum to or the 15t between have experienced eviction. and service to solve condensition. HCVF
 - Hs. Majors will continue to enroll participants on the FSS weiting Est.
- 1. Beity Anderson, HUV P Department Managers and Poula Cometson, HUVP Supervisor discussed the full-wring topics.
 - 1 IICVP office will ende to open on Mendays and Wednesdays from StOlym to 2:00pm. The HCVP office will be closed on Tuesdays. Thursdays and Fridays. for the next six months.
 - 2 Weachers are being placed on the streets, and MCVP is having several apple automass their initial scientation for vanders. Mo. Garceson stated the waiting list is decreasing, but still full, (d) uppheants need to been their addresses opeated so they can be note red when a some cross aveilable.
- V. New Dusiness
 - se. TWIL's articled free a grant with the case to to coats torants and budlerds.
 - B. Tall Oaks tenants offered suggestions for getting remark our of the repertments such as a "get supremited" light for seveloc's, the englit, and other cells (i.e., Research Height teners wake offer all suggestions such to fidles-shert, brings nights, and recordly bin day partise.
- VI. Adjournment
 - A. Rohyn Muntgum rysen or Kert v CAR most og
 - D. Breuda R. Majora of sourced the massing of 3:15pm

Minutes submitted by thereta & Majors, Lamily Self Sufficiency Coordinator Minus capacould be [Norra-

Page 3 of 3

Rochel, Michelie

From	Stells May ed
Sant	Thurs ay, Lenn ary 25-2942 4: 7 PM
Tn:	Rootel Marelo
Bubject:	PSA Annual Per Duvic Hearing Channelis

Michaeles This recommentation for the Public Hearing for the PSIA Han to intended to be readthen attached to the plan for submission to HUGU in US

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Prom: Mary Uneart, gallouss whith the sub-waite class contra Sents Veconsclay, February 22, 2013 4.07 3:4 To: Scales, Newnor Subject: Fr Alkhoula Film

Tope House. The environment was Full Wayne Housing Authority to classify these applicants to the FWHA's housing passistance program who are coming from loss in which in a fiving programs as a Caper Perrity status. We believe prioritizing these individuals and families exiting companying transitionel housing system will use allely improve can community's ability to promote successifile was individual and tank to the successifile was a successifile was programs as a caper Perrity status. We believe prioritizing these individuals and families exiting companying transitionel housing system will use allely improve can community's ability to promote successifile was individual account community. The PWHA's housing successifies a successifile was provided by the successifier account of a successifier was a successifile was provided by the transfer to a successifier account of a successifier was a successifier account of the successifier was a successifier account of the provided to an account of the successifier account of the provided to an account of the provided to an account of the top store account of the successifier when account of the provided to account of the successifier when account of the provided to a successifier when a successifier with a successifier when account of the provided to account of the success of the the store account of the success of the the success of the the successifier was accounted account of the success of the the succession of the the success of the the succes

Marty El Elherter, YhD, LOAC Executive Director, Hope Flouse (200) - 24-2711 Fax 124-3782 www.hopohysecherus yww.facebook.com/hopehyseche

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February 34, 2012

Maynord Meales Executive Decision Flowsing Autocolly of the Gity of Fort Wayne 7505 5, Honne Street, F.O. Hog 13-889 Port Wayne, 15, 46869-5489

TE: Cousing for Transhing of Yorky

Geo Mr. Acallar

Specialized Altransitives for Pamilies and your (SAPY) is show profit organized in the data provides Therapeut's Foster Care, Adaption Umbring and Support, Independent Dising and Transitional Living youth revolues, Individual, to outpoint, Foody Counseling and Association on Community Disect Statify Support programs. Effects are referred to SATY by feature Explored of Child Support, Juvenite Protontion on the support Correction. SATY is noticing with SUAN, and Support Statify Support, also grave, and respected community lossed family support argumentation, to provide terminated support to have up for the agine out factor youth provalution, argumentation.

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MFC Publicance CARE and SUME in contrartity with *birth Reality carps the observer Grown and High horizon Reconstruct Association, LLU, we collaboration for the observer incomplete hearing to specify for the hearing needs of the server are of the observer growthates. <i>SETT* and SCAN are regressive predeter models a work for the *Berty* page and *allog forthering to specify the composition predeter models* a work for *the Berty* page and *allog forthering as the SCAN are regressive predeter models* a work for *the Berty* page and *allog forthering a specify and SCAN are regressive premerving* properties between (granners). The proposed homan gravitation devices for the years' (55) one shall be between (granners) with an extensive truty of a poor, survices for the years' (55) one shall be between (granners) with an extensive truty of a poor, survices for the years' (55) one shall be between (granners) with an extensive truty of a poor, survices for the years' (55) one shall be between (granners) with an extensive truty of a poor, survices for the years' (55) one shall be observed to eaver of earling one and finding to cover for development peaks. We used cover to eaver of earling scale, as more of the youth lack inclusive prevents high environment to eaver the operating eaver. (at or of its, such as inclumanilis and Scale Bend, have already prover of some stranging homoing options for the for. Weyne and Aller (2007) ones. This is a trutted project to much the useds of loss. Wayne's your gravity as

With SCAN and SAPY's long Usary of experienced services of onlines and youth in the Fort. Wayne Community and a ten - location, Ravan Biags, who is a subsectify completed the construction and management of the Receiverse Project can aver 700 permanent supply five and to a inclusion beaving units statewide (+ 2011, p) is the context of the Oby of Pert Wayne Development, 100DA, and state and local DCS (07), is the use confident if a project cas the mantemation in move fleward completion.

With this comprehensive community support, it are configured to study efforts on her set for this, promonent supportive beam graniped will be pressioned use in the "loss of youth finance way describing of mereovery sets/described. Manyers' Messie once suid, "New efforts only thing that are way described of the optical, committee clubers can dramy the worth indeed, it is the only thing that ever case." We are looking to here that can help us take the read least works, because it will make all the differences. We are committee in a collegend hereing a least or order being the work, one relationship to a time. Somether once that "Charac opportunities to help there settler work, but work where and nevery flag." We use the reading of the barting Andrea y a small opportunity to make a longe title cover in the lives of charactery who decayed to have a rather to be readen hought dray could now. Thank you for your thought dray work have a rather to y rever thought dray enables we we can also the income the quality of life for twose who see counting on a longe title optical rather who go the your the optical optical who decayed to go the go the your bought dray who decayed to have a rather to be rever to hought dray enables we way the provide the income the quality of life for twose who see counting on a to go it right when go the your theory it right really on the set.

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BarCol Lobin Ginese Al207, D. 575 Persondyn Diresson (2000, ene 200 Meat Main, Scheet Post Wayne, Unliana MiACO Siscue: 205-477-5905 Direst: molsh-yuilt/Siscume.org Rochel, Mishelle

From:	Stales Mayrere
Swirt:	S-bucey, etc sty 25, 4012 7(2) 551
Tn:	Monty Yoctor
Co:	Roulet Mr. elle
Subject:	1 WHA PLIA Annual Flat Public Comment United Way

Ms. Yoder: Than's you for your support for Fort Wayne families that are successfully transitionally toward solf sufficiency. This is a worthy goal shared by both FWHA and HUD. Be assured that we will recommend support for Unitled Way recommendations when the plan is submitted to HUD for approval. Isoynard States

Our Phone Number Sta Ctongad & (205) 267-9300. Fore list of all FACHA Set of Consultance as

(a) Street (in the probability of the probability of the probability.

Stitute in even discrimination of the provident provident of an exact that sportbacks are been an explored an exact provident of the second provide

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From: Yorky Yook (India, MarkyYookane party) Sould: States, Kitalikay (A, 2012, 903) VM To: States, May soul Co: Toth Simphoneou Subject: FXTA PHerican Vers

Mr Sceles:

reeve compatible to owing as written public communities in the form wayoe to using Authority's PLAAthoa. Fight for 2-1-25

United Way of Allan County chronic ges Fort Wayne Housing Authority to classify those applicants to the FWHA's housing assistance program who are coming from local transitions' browing programs as a Super Priority status. We hollow prioritizing those exiting our community's rankitional housing system will ultimately improve our community's consilional housing local parameters in long form permanent housing actuations.

Samere y.

Marcy Yoder

Invariante de Basis Aceas Disular

United Way of Allen Caenty 354 F Ferry 8 , Fort Wayne, R146602 200 402 4716 Moth Unit 200-422-4780 Fer ms. swg2twech.org

www.comerce.vedence.eta.org <u>Throws on the screek!</u>

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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.