

Decatur Housing Authority

Annual PHA Plan

Effective
July 1, 2016 – June 30, 2017

Decatur Housing Authority
7315 Hanna Street
Fort Wayne, IN 46816
Phone: (260) 267-9300
Website: www.fwha.org

PHA Plan

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.			
A.1	PHA Name: <u>Decatur Housing Authority</u> PHA Code: <u>IN062</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>178</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
	Lead HA:			

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p> <input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The Decatur Housing Authority continues to work on expanding the supply of affordable housing by streamlining our transfer, termination, and voucher issuance processes. We have improved the quality of affordable housing by providing a high-level of customer service and increasing customer satisfaction. Additionally we have increased affordable housing choices by reaching out to potential voucher landlords and marketing the HCV program in the Decatur area. By partnering with the Fort Wayne Metropolitan Human Relations Commission to offer bi-annual classes on Fair Housing, DHA ensures equal opportunity in housing for all.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☒ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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. ([24 CFR §903.7\(c\)](#))

☒ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☒ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

☒ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

☒ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☒ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

☒ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(iii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

- B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and [Section 8\(13\)\(C\)](#) of the United States Housing Act of 1937.

☒ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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 the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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 thereunder 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

Attachments to the PHA Plan

1. RAB Meeting
 - a. Agenda
 - b. Sign-In Sheet
 - c. Minutes
2. Resolution from BOC (Draft PHA Plan Approved for 45 Day Review)
3. Public Notice
4. Public Hearing
 - a. Agenda
 - b. Sign-In Sheet
 - c. Minutes
5. Resolution from BOC (PHA Plan Approved)
6. PHA Certification (HUD-50077-ST-HCV-HP)
7. Local Certification (HUD-5077-SL)



Fort Wayne Housing Authority



Subject: Resident Advisory Board (RAB) Meeting
Date & Time: Monday, January 11, 2016 - 2:00 p.m.
Location: FWHA, 7315 Hanna Street, Fort Wayne, IN

Agenda Outline & Topics

A.		Reading of Minutes PRIOR to meeting	All Attendees
B.		Opening of meeting a) Last meeting held on Thursday, August 26, 2015 b) Any corrections to minutes	FWHA Representative
C. Topics	1.	Executive Office Updates	FWHA Representative
	2.	HCVP Updates a) Updates to Admin Plan	Paula Garretson
	3.	Public Housing Updates a) ESCO b) PH Updates c) Updates to ACOP	Amy Jacobowitz
	4.	Property Manager Updates a) Beacon Heights b) McCormick Place c) Brookmill Courts, Miami Homes, Village of Brooklyn Pointe d) Tall Oaks, Maumee Terrace, Whispering Oaks e) North Highlands f) River Cove g) Southside Senior Villas	Amy Jacobowitz Property Managers
	5.	Resident Services Updates	Denise Porter-Leathers
	6.	Family Self-Sufficiently Updates	FSS Coordinators
	7.	Maintenance and CFP Updates	Dan Kuleff
	8.	Resident Updates/Concerns/Considerations	Advisory Board Members
D.		New Business a) FWHA & DHA PHA Plan – Effective 7.1.16 Comments	FWHA Representative
E.		Adjournment	FWHA Representative



Fort Wayne Housing Authority

Resident Advisory Board (RAB) meeting

Date: January 11, 2016 @ 2:00PM

Name	Address
Kita Sullivan	2100 Saint Mary #514
Brenda R. Majors	Hanna Tillman
Karissa Williams	FWHA
Tianadawn	FWHA
Patricia McKinney	FWHA
Laura Moore	FWHA
Jessica Matyska	FWHA
Ruby Bates	FWHA
Samela Jones	FWHA
Amy Jacobowitz	FWHA
Paula Garretson	FWHA



Fort Wayne Housing Authority

Chairperson
Ms. Judy Macon

Executive Director
Mr. George Guy

Commissioners
Ms. Jomare Bowers-Mizzell
Ms. Constance Causey
Mr. Andrew Downs
Mr. Jim Morlan
Mr. Christopher Payne
Ms. Donna Bollinger

7315 Hanna Street, P.O. Box 13489, Fort Wayne, IN 46869-3489 (260) 267-9300, Fax (260) 267-9305, website www.fwaha.org

Housing Authority of the City of Fort Wayne Resident Board Meeting Minutes January 11, 2016

Call to Order: Amy Jacobowitz opened the meeting at 2:10 pm with introduction of herself on January 11th, at the Fort Wayne Housing Authority Administrative Office, 7315 Hanna Street, Fort Wayne, IN 46816.

Present: Kita Sullivan, Brenda Majors, Larisa Williams, Tiana Hunt, Patricia McKinney, Laura Moore, Jessica Matuska, Ruby Bates, Sandra Jones, Paula Garretson and Amy Jacobowitz

Agenda Topics:

1. Executive Office Updates
 - a. Maynard Scales retired
 - b. George Guy new ED
 - c. New Executive Assistant to start January 14, 2016
2. HCVP Updates given by Paula Garretson
 - a. Updates to Admin Plan
 - i. Interims at \$5,000 increase
 - ii. Guests no longer than 14 days – was 30
 - iii. Looking into tri-annual recerts for fixed income
3. Public Housing Updates given by Amy Jacobowitz
 - a. Updates to ACOP
 - i. No longer looking at arrests for eligibility – just convictions
 - ii. Looking into tri-annual recerts for fixed income
 - b. Compressed work week schedule (90 day trial)
 - i. Office hours – M, W, Th from 8- 5
 - ii. Closed on Tues and Fri
 - iii. Maintenance hours TBD
 - c. ESCO completes
 - d. Updates to Highrises almost done
 - e. Resident Resource Center to move to McCormick in February 2016
4. Property Manager updates
 - a. Amp 1 Tiana: RSRC moving out of Beacon – will be working on directing residents to McCormick

- b. Amp 2 Patricia: Starting back up monthly resident meetings and Lifeline Meetings- Empowering Women
 - c. Amp 3 Laura: Renovations look great. Having a pizza/bingo party for Tall Oaks residents on February 11, 2016
 - d. Amp 4 Sandra: Starting back up monthly resident meetings in February
 - e. Brooklyn Manor and Southside Senior Villas – No updates
- 5. Resident Services updates:
 - a. Adult Education Fair – January 14, 2016 from 3pm-6pm
- 6. FSS updates:
 - a. Working on January report for HUD
- 7. Maintenance and CFP updates - None
- 8. Resident update/concerns
 - a. Question by resident in regards to building more properties having some sort of trash receptacle by the mailboxes at the highrises. Answer – Manager will order recycling bin with lid to place by mailboxes.
 - b. Question by resident in regards to neighbor smoking in unit. Answer – Manager will take care of this issue.

New Business:

- 1. Updates to PHA Plan
 - a. No change from 5 year plan
 - b. Slight changes in ACOP and Admin Plan as discussed earlier in meeting
 - c. To go out for public comment January 20, 2016 – March 4, 2016
 - d. Public Hearing on Mary 7, 2016
 - e. Open floor for comments – No comments provided

Adjournment: Meeting was adjourned at 2:41 p.m. by Amy Jacobowitz

(DHA) RESOLUTION 2016-01

**RESOLUTION APPROVING DHA TO PROCEED WITH A PUBLIC COMMENT PERIOD
FOR THE ADMINISTRATIVE PLAN**

WHEREAS, the Housing Authority of the City of Decatur, Indiana operates a Public Housing Authority funded by the U.S. Department of Housing and Urban Development, and

WHEREAS, the Housing Authority of the City of Decatur, Indiana request approval to proceed with the submission of the Administration Plan process; and

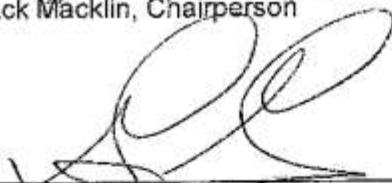
WHEREAS, the requirements for submitting a PHA Annual Plan include publishing a notice indicating that a public hearing to present the Plan, attachments and further public comments will be held including time, date and location; and

WHEREAS, the issues covered in the meetings must have the following documentation: (1) Notice placed in a commercial newspaper or journal (2) Pertinent documents will be available for their review no less than 45 days prior to the scheduled public hearing (3) Sign-in sheets (4) Notarized meeting minutes; and

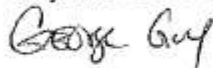
NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Decatur Housing Authority hereby approves the proposed Administrative Plan for public comment, and record the comments in accordance with HUD requirements.



Jack Macklin, Chairperson



Maynard Scates, Managing Agent


George Guy

APPROVED: January 11, 2016



Public Notice

The Decatur Housing Authority Annual Agency Plan

January 20, 2015

The Decatur Housing Authority (DHA) invites comments from the public on its Annual Plan update to the Five-Year agency plan for the operation of the Housing Authority.

The Five-Year Plan describes the mission, long-range goals, and objectives for achieving FWHA's mission over the subsequent 5 years. The Annual Plan provides details about the FWHA's immediate operations, programs, services, and strategies for handling operations concerns, resident concerns and needs.

The plan and the required attachments are available for review at the following locations:

- 7315 Hanna Street, Fort Wayne, IN 46816
- 128 South 3rd Street, Decatur, IN 46733
- 218 E Monroe St, Decatur, IN 46733
- www.fwha.org

for inspection and comment by the public during normal business hours, (8 a.m. – 5 p.m. Monday thru Friday) from January 20, 2015 until March 4, 2016 at the Housing Authority office located at 7315 Hanna St., Fort Wayne, Indiana.

On Monday, March 7, 2015 the FWHA will conduct a public hearing on the plan at 10 a.m. at the following location.

- FWHA Administration Office, 7315 Hanna St., Fort Wayne, IN 46816

Public Comment will be taken through March 4, 2016 and will be considered for inclusion in the final plan and submitted with the final document.



2016 / 17 PHA Plan Public Hearing

AGENDA

Date: 3 / 7 / 2016

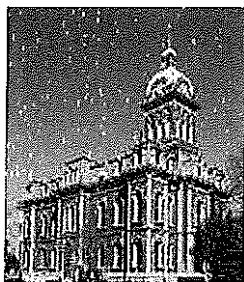
Time 10 a.m.

Place of Meeting

**FWHA
Office**

**7315 S. Hanna St.
Fort Wayne, IN
46816**

- **Call to Order**
- **Reminder to Sign In**
- **Public Record—Give Name & Address**
- **History**
 - **HUD Requires PHAs to Engage Local Community as Part of its Planning Process**
 - **New PHA plan— Plan on Website at www.fwha.org**
- **Changes**
 - **HCVP—Administrative Plan**
- **Comments From Community**
- **Open Comments**
- **Adjournment**



Decatur Housing Authority

Public Hearing • PHA Annual Plan

Date: March 7, 2016 @ 10:00am

[illegible]

Decatur Housing Authority



Chairperson
Mr. Jack Macklin

Managing Agent
FWHA

Commissioners
Mr. Charles Abel
Mr. Dean Fuelling
Ms. Cheryl Mahlan
Ms. Susan Osborn
Ms. Mari Sanders
Mr. Clayton Smith

[Partners with Fort Wayne Housing Authority (FWHA) serving Adams County, Indiana]

Decatur Housing Authority 2016 / 2017 PHA Plan Public Hearing March 7, 2016

Call to Order: George Guy, Executive Director, called to order the 2017 / 2017 PHA Plan Public Hearing at 10:17 a.m. on March 7, 2016 at 7315 Hanna St., Fort Wayne, IN 46816.

Present: George Guy (Executive Director); Beverly Armour-Thomas (Executive Assistant); Paula Garretson (HCVP Administrator); Amy Jacobowitz (Director of Property Management); Carolyn Nichter (Fiscal Services Director); Keith Morrison (Director of Capital Fund and Procurement); and Jessica Matuska (Special Projects Coordinator);

Purpose: To receive public comment to the FWHA Annual PHA Plan.

Changes: There were slight changes to the HCVP – Administrative Plan. Plan updates include their eligibility requirement as it pertains to previous criminal activity. DHA will no longer consider arrest records when determining eligibility, and will only look at convictions. In addition, DHA will maintain a look-back period of three years, rather than the previous five years.

In addition, the Administrative Plan possesses changes made to the Interim Reexamination policy. Only those individuals who received an increase in income of \$5,000/year or more will have an interim reexamination completed. Individuals who receive any increase in come are still required to report it, regardless of the amount.

Comment from the Community: No public attendees were present, therefore no comments from the public were offered.

Adjourned: 10:20 a.m.



DHA RESOLUTION 2016-02

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


WHEREAS, the Housing Authority of the City of Decatur, Indiana operates a Public Housing Authority funded by the U.S. Department of Housing and Urban Development, and

WHEREAS, DHA has pursuant to HUD regulations developed a Standard Annual Plan; and


WHEREAS, Staff published a 45-day public comment period and conducted a public hearing on March 7, 2016 at Fort Wayne Housing Authority, 7315 Hanna Street, Fort Wayne, IN 46816 at 10:00 a.m.; and

WHEREAS, the comments and concerns voiced at the public meeting have been considered in the document; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Decatur Housing Authority hereby approves the Annual Plan and its submission to HUD for review.



Jack Macklin, Chairperson



George Guy, Managing Agent

APPROVED: March 7, 2016

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning July 1, 2016, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that include a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Decatur Housing Authority

PHA Name

IN062

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2016-2017

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title



Executive Director

Signature

Date

1/19/14

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Kenneth L. Meyer, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Decatur Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Decatur

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Decatur Housing Authority Annual Plan is consistent with the City of Decatur's
Consolidated plan in that they strive to expand the supply of affordable housing, improve
the quality of affordable housing and promote equal opportunity in housing for all.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
<u>Kenneth L. Meyer</u>	<u>Mayor</u>
Signature	Date
<u>Kenneth L. Meyer</u>	<u>1-26-16</u>