

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 or build units or developments
- Promote Homeownership opportunities including the Self-Sufficiency and Housing Choice Voucher Program.
- Submit at least one tax credit application every 3-years with a goal to increase the number of affordable housing units by at least 250 under FWHA management.

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

1. Became a High Performing Agency with progressively improving scores for the last 6-years.
2. Opened "Village at Brooklyn Pointe" 20 unit Senior only development in late 2009. This project was funded in part by RHF First Increment.
3. Secured HUD approval for "Whispering Oaks" a 24 unit senior only development to be located next to FWHA's Tall Oaks. Whispering Oaks will be funded by ARRA and Capital Fund money.

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

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

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

1. Used CFP funds to reduce the incident of crime and crime related activities on all properties to levels below city-wide averages by employing private security guards as well as off duty FWPD police officers. Also in 2008, we installed security cameras at all Public Housing developments. As a result, according to FWPD statistics PHA crime rates remain lower than surrounding neighborhood rates.
2. Provided HCVP landlords information regarding program usage HQS and compliance.
3. Provided HCVP, Public Housing Management and Rental Management training to appropriate staff to improve program integrity, enhance overall staff performance relative Asset Management.

FWHA Goal: Increase assisted housing choices**Objectives:**

- Provide voucher mobility counseling: Add mobility module to HCVP orientation procedure.
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program: Program is on-going
- Implement Public Housing Homeownership Program - PH Ross Grant
- Implement public housing or other homeownership programs: Working with the City of Fort Wayne and an outside developer to create LIHTC homeownership product.
- Following market analysis, explore converting public housing stock to vouchers.
- Explore establishing a Project-based HCVP Program as a tool to deconcentrate the incidence of poverty especially in the 30-40% AMI elderly, handicapped and disabled population HCVP usage.
- Explore applying for HCVP 811, HUD-VASH Voucher funding, possibly with League of Blind and Disabled, YWCA or other advocacy group.

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

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

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

FWHA Goal: Provide an improved living environment

Objectives:

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

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Develop Pre/Post Occupancy orientation and training program to assess the self-sufficiency levels and needs of assisted households.

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

1. Working with a consortium of local agencies, FWHA is developing a program to submit to AmeriCorps for persons to work with the Public Housing Self-Sufficiency Program.
2. Implemented the PH-FSS Program and providing support services
3. Comprehensive Housing Counseling Program provided to at-risk Public Housing residents.
4. PH residents provided FSS workshops on various topics and Homeownership sessions; expand housing choices.
5. Implemented a FSS - Quarterly newsletter.

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

FWHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

PROGRESS STATEMENT:

FWHA made progress toward the above stated goal by:

1. Participation by all departments in staff training on Fair Housing principles. (Ongoing, done on an annual basis, required for all employees).
2. Reviewed and updated the use of the Fair Housing logo on FWHA printed materials.
3. Outreach marketing to families less likely to apply to FWHA programs: Immigrant Community and Disabled Community.
4. Providing Fair Housing classes to Homeownership participants.
5. PH Management staff achieved Asset Management designation via HAIG.
6. FSS Staff certified in S8 case management procedures and skills development.
7. Housing Counseling staff received Fannie Mae online training for HUD reporting; achieve Home Ed Designation from 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.

Other PHA Goals and Objectives: (list below)

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

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

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

- 16. Implement plan for replacement public housing program. Anticipate approval on RHF II plan in 2010.
- 17. Continue to work with the City of Fort Wayne to benefit from joint housing study and Housing Strategy with the City of Fort Wayne.
- 18. Use CHDO to further the FWHA mission.
- 19. Web Site Improvement Plan. 2010 Update: Site is fully functional with continued update of content.
- 20. Provide increased staff training and resources to position agency for HUD Asset Management requirements. 2010 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. 2010 Update: FWHA BOC approval received; awaiting HUD final approval.
- 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, implement plan to build 16-18 unit RHF2 and mixed finance development on land located on John Street.

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

No updates were made to the PHA plan since the last Annual Plan submission.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The PHA Plans (including attachments and supporting documents) are available for public inspection at:
 Main Administrative Offices of the Fort Wayne Housing Authority located at 7315 Hanna Street, Fort Wayne, IN 46816, and the
 Public Housing Administrative Office located at 2025 S. Anthony Blvd., Fort Wayne, IN 46803.
 Beacon Heights Apartments, 2210 Beacon Street, Fort Wayne, IN 46805 (AMP I)
 Brookmill Court Apartments, 2751 Millbrook, Fort Wayne, IN 46802 (AMP II)
 Tall Oaks Apartments, 7300 Decatur Rd., Fort Wayne, IN 46816 (AMP III)
 River Cove Apartments, 2430 River Cove Lane, Fort Wayne, IN 46825 (AMP IV)

PHA Plan Elements. (24 CFR 903.7)

I. Eligibility Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

A. Public Housing

6.0

(1) Eligibility

When a family appears to be within three (3) months of being offered a unit, the family will be invited to an interview and the verification process will begin.

FWHA will use the following non-income (screening) factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental History
- Housekeeping
- History of disturbing neighbors or destruction of property.
- Having committed fraud in connection with any federal housing assistance program.
- History of abusing alcohol and illegal drugs in any way that may interfere with the health, safety, or right to peaceful enjoyment by others.
- Check of State's lifetime sex offender registration program for each adult member.
- Ability to successfully care for and maintain dwelling units to FWHA housekeeping standards.

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

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

(2) Waiting list Organization

FWHA will use a community wide waiting list to organize its public housing waiting list.

FWHA will establish Pre- and Post-Occupancy training program for PH residents to reduce unit turnover which leads to reduction on overall operating costs. Successful graduates would qualify for advance placement by earning preference points (100).

Those wishing to apply for Public Housing may obtain an application at FWHA main 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 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:

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

High rent burden (rent is >50 percent of income)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those graduates from educational, training, or upward mobility programs approved by FWHA –FSS.

Households that contribute to meeting income goals (broad range of incomes)

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

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

Graduates of Pre- and Post- Occupancy Training Program

Date and Time

(5) Occupancy

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

The FWHA resident lease

The FWHA Admissions and Continued Occupancy Policy

The FWHA briefing seminars or written materials

The FWHA website

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

(6) Deconcentration and Income Mixing

B. Section 8

(1) Eligibility

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

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

The FWHA will take into consideration any of the criteria for admission in the Housing Choice Voucher Administrative Plan, but may not otherwise screen for factors that relate to the suitability of the applicant family as tenants. It is the responsibility of the owner to screen the applicant as to their suitability for tenancy.

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

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

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

(2) Waiting List Organization

FWHA Section 8 Program has adopted a separate Project Based Preference List. Preference points are given to an applicant currently living in a unit that is located at a site where a Section 8 Project-Based Housing Assistance Program is implemented by the Owner. (100 points).

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

(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 plans to employ the following admission preferences for the coming year:

- Resident who live and/or work in the jurisdiction
- Working families and those unable to work because of age or disability
- Applicants not receiving any type of subsidized housing assistance
- Graduates of Public Housing Homeownership Program
- Veterans and veterans' families

(5) Special Purpose Section 8 Assistance Programs

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

- The Housing Choice Voucher Program Administrative Plan
- Briefing sessions and written materials
- Through published notices
- In partnership with service providers who specializes in working with special purpose populations.

II. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
Public Housing Operating Fund	\$1,906,870	Operations
Public Housing Capital Fund	\$1,105,449	Capital & Management Improvements
HOPE VI Revitalization	0	
HOPE VI Demolition	0	
Annual Contributions for Section 8 Tenant-Based Assistance	\$14,714,516	Vouchers
Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
Resident Opportunity and Self-Sufficiency Grants - 3yr. Grant - (Entering the 2 nd yr.)	\$126,821	PH - Homeownership Coordinator Position
Community Development Block Grant - 2008	0	Supports the Housing Counseling Program
HOME	0	
Other Federal Grants (list below)	\$118,000	PH FSS

Sources	Planned \$	Planned Uses
Housing Counseling (HUD Grant)	\$ 49,716	Support Housing Counseling Staff
Family Self Sufficiency S8	\$80,000	FSS Staff/Homeownership
Family Self Sufficiency PH	\$ 43,878	PH-FSS Position
2. Prior Year Federal Grants (unobligated funds only) (list below)		
		See Budget
3. Public Housing Dwelling Rental Income		
	\$1,020,580	Operations
4. Other income (list below)		
Interest	\$25,000	Operations
Other tenant charges	\$90,000	Operations
4. Non-federal sources (list below)		
Vincent House (est.)	\$2,000	Housing Counseling Program
Total resources	\$19,282,830	

**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:

Any time the family experiences an income increase

During interim reexaminations, families will not be required to report a decrease in income or decreases in allowable expenses.

Families are required to report the following changes:

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

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

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

(2) Flat Rents

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

The Section 8 rent reasonableness study of comparable housing.

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

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

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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

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

Annually the payment standards are reevaluated for adequacy.

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

Success rates of assisted families

Rent burdens of assisted families

Affects of deconcentration

Rent Reasonableness / Comparability study.

(2) Minimum Rent

The FWHA minimum rent is \$50.

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

IV Operations and Management

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

V Grievance Procedures

A. Public Housing

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

B. Section 8 Tenant-Based Assistance

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

VI Designated Housing for Elderly and Disabled Families.

The FWHA has designated the Village at Brooklyn Pointe as an Elderly Only project. The Village at Brooklyn Pointe is a new project with 20 units 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. Approval of that property as pending.

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

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.

B. Services and programs offered to residents and participants.

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

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

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

Services and Programs				
Program Name and Description (including location, if appropriate)	Estimated Size	Allocation method (waiting list / random selection / specific criteria / other)	Access (development office / PHA Main office / other provider name)	Eligibility (public Housing or Section 8 participants or both)
All God’s Children Daycare	20-50	Open to all	McCormick Daycare	Public Housing
Boys & Girls Club at McCormick Apartments	30-60	Open to all	McCormick Club	Public Housing
McCormick Place Resident Council	20-50	Open to all	McCormick Place Apartments	Public Housing
Boys & Girls Club at Brookmill Apartments	30-60	Open to all	Brookmill Club	Public Housing
Backpack Roundup and Cookout	100-150	School Aged Children	Brookmill Court Apartments	Public Housing
Lifeline – Building Blocks Preschool	10-20	Open to all	Brookmill Pre-school	Public Housing
Monthly Women’s Fellowship /	15-20	Adult Women	Brookmill Court	Public Housing

Empowering Women Now			Apartments	
Annual Christmas Party / Project Wish List	100-150	Children 0-18	Brookmill Court Apartments	Public Housing
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
Trunk a Treat	100-150	All Children	Brookmill Court 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

Family Self Sufficiency Programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of 12/31/2009)
Public Housing	25	19
Section 8	271	130

C. Welfare Benefit Reductions

The FWHA is complying with the statutory requirement of Section 12(d) of the U.S. housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

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

VIII Safety and Crime Prevention.

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

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

1. The following describe the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the FWHA's developments.
 - Residents fearful for their safety and/or safety of their children

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

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

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

IX Pets.

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

X Civil Rights Certification.

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

XI Fiscal Year Audit

See Attachment C.

XII Asset Management

Fort Wayne Housing Authority

Public Housing Asset Management Statement

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

From January through May 2006 FWHA also conducted a physical assessment of all of its housing projects. The final PNA report and management recommendations for Long-Range Portfolio Planning – Five, Ten and Twenty Year Plan was submitted to the Board of Commissioners for their final review and to guide our current and future five year PHA plans.

The FWHA has also completed steps to move to project-based budgeting and accounting by developing an implementation plan to meet HUD guidelines and schedules for execution.

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

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

XIII Violence Against Women Act (VAWA)

Fort Wayne Housing Authority VAWA Support and Assistance Statement

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

In September, 2006, all assisted Public Housing (PH) and Housing Choice Voucher (HCV) participants and active owners, landlords or agents in the HCV program were provided with a VAWA informational brochure. Effective September 1, 2006, the VAWA informational brochure was included in the briefing materials for waitlist applicants, at the annual re-examination for current participants in PH and HCV housing programs, and for incoming portable HCV participants.

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

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

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

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

The PHA efforts may include to:

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

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

	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>A. Hope VI and Mixed Finance Modernization or Development.</p> <p>(1) Development - Whispering Oaks</p> <p>The Whispering Oaks development will be a 24 unit (12 one-bedroom and 12 two-bedroom) public housing facility located next to the current Tall Oaks public housing development. The Whispering Oaks project will be a senior only development and will be financed through The American Recovery Reinvestment Act (ARRA) and Capital Funds .</p> <p>(2) A timetable for submission</p> <p>The Design and submission for Whispering Oaks will be completed in 2009. Ground breaking is anticipated for 2010.</p> <p>(3) Development – Unnamed Project</p> <p>The newest development will be a 16-18 unit (one and two bedrooms) public housing facility located on John Street. The new development will be a senior only development and will be a RHF2 and mixed finance project.</p> <p>(4) A timetable for submission</p> <p>The Design and Submission of the Unnamed Project will be completed in 2010. Ground breaking is anticipated for 2010.</p> <p>7.0 B. Demolition/Disposition:</p> <p>(1) A description of any housing (including project number and unit numbers [or addresses]) and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition.</p> <p>I. Also, under the FWHA Scattered Sites Homeownership Plan, we plan to offer up to 5 scattered sites, single family units for sale, first to PH residents, then to any other qualified low income family.</p> <p>II. McCormick Place Apartments, 003-06, 2811 McCormick Place..</p> <p>(2) Timetable for demolition or disposition.</p> <p>I. Market Driven</p> <p>II. Disposition of the scattered sites, 003-12 will be over a 10-year period ending 2018 or sooner.</p> <p>III. Disposition of McCormick Place Apartments, 0003-06, pending application and approval.</p> <p>C. Conversion of Public Housing</p> <p>The FWHA does not plan to convert any public housing owned by the FWHA to tenant-based assistance.</p> <p>D. Section 8 Homeownership Our 2010 goal is to increase our homeownership program by 5 homes sold YTD. FWHA has established a maximum program size of 50. 2010 Update: at the end of 2009 we have closed 24 homes sold.</p> <p>E. Project –Based Assistance (PBA)</p> <p>The Fort Wayne Housing Authority Section 8 administrative plan was amended to provide for the operation of a project-based assistance (PBA) 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 2010 the housing authority will put out an RFP for additional Project-Based vouchers for senior and disabled apartments.</p>
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 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). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Part I: Summary						
PHA Name/Number: Fort Wayne Housing Authority		Locality (City/County & State) Fort Wayne, IN			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name Fort Wayne Housing Authority	Work Statement for Year 1 FFY __2009__	Work Statement for Year 2 FFY ____2010____	Work Statement for Year 3 FFY ____2011____	Work Statement for Year 4 FFY ____2012____	Work Statement for Year 5 FFY ____2013____
B.	1450 & 1460 Physical Improvements		279,473	334,700	322,290	320,109
C.	1408 Management Improvements		180,000	200,000	220,000	200,000
D.	1470 Non-dwelling Structures and Equipment		20,000	20,000	20,000	20,000
E.	1410 Administration		90,000	90,000	90,000	100,000
F.	Other (1475)		10,000	10,000	10,000	10,000
G.	1406 Operations		127,185	127,185	127,185	127,185
H.	1430 Fees and Costs		10,000	24,664	19,828	0
I.	1499 Development		92,606	0	0	0
J.	9000 Capital Fund Financing – Debt Service		296,235	298,950	296,194	298,205
K.	Total CFP Funds		1,105,499	1,105,499	1,105,499	1,105,499
L.	Total Non-CFP Funds					
M.	Grand Total	1,105,499	1,105,499	1,105,499	1,105,499	1,105,499

Part I: Summary						
PHA Name/Number : Fort Wayne Housing Authority		Locality (City/County & State) Fort Wayne, IN			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY ____2009__	Work Statement for Year 2 FFY __2010_____	Work Statement for Year 3 FFY _____2011_____	Work Statement for Year 4 FFY _____2012_____	Work Statement for Year 5 FFY ____2013_____
B.		Annual Statement				
C.	IN003000001P		289,426.00	275,619.00	278,908.00	279,454.00
D.	IN003000002P		250,527.00	236,720.00	239,822.00	240,367.00
E.	IN003000003P		295,062.50	336,483.00	327,177.00	325,542.00
F.	IN003000004P		270,483.50	256,677.00	259,590.00	260,136.00
G.						
H.						
I.						
J.						
K.	Total CFP Funds		1,105,499.00	1,105,499.00	1,105,499.00	1,105,499.00
L.	Total Non-CFP Funds					
M.	Grand Total		1,105,499.00	1,105,499.00	1,105,499.00	1,105,499.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	Accessible Door Operators	375	IN003000001P	Accessible Door Operators	375
		Accessible Ramp Repair			Accessible Ramp Repair	
Statement		Air Handling and Unit Duct			Air Handling and Unit Duct	
		Asphalt Repair			Asphalt Repair	
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
		Carpeting/VCT Flooring -2	12,500		Carpeting/VCT Flooring -2	12,500
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2	3,000		Concrete Dumpster Pad w/ Privacy Fence -2	3,000
		Concrete Stoop -2	14,400		Concrete Stoop -2	14,400
		Door Kickplates -2	5,550		Door Kickplates -2	5,550
		Handrail	125		Handrail	125
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, duct repairs & Grilles	
		Landscaping/Lawn Reseeding -2	2,000		Landscaping/Lawn Reseeding -2	2,000
		Lever Door Hardware/ Accessible Door Operators			Lever Door Hardware/ Accessible Door Operators	
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)/ Wallpaper	
		Parking Striping -2	435		Parking Striping -2	435
		Perimeter Stormwater Drainage	500		Perimeter Stormwater Drainage	500
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
		Privacy Screen for Mechanic Units			Privacy Screen for Mechanic Units	
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1	1,750		Right of Way Drainage -1	1,750
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
		Sidewalk Replacement -2	20,533		Sidewalk Replacement -2	20,533
		Sidewalk Tactile Warning Surface -1	1,800		Sidewalk Tactile Warning Surface -1	1,800
		Stair Treads & Handrails -2	19,950		Stair Treads & Handrails -2	19,950
		Waste/ Smoking Receptacles			Waste/ Smoking Receptacles	
		Water Heaters			Water Heaters	
		Weatherization/ Hardy Plank Siding			Weatherization/ Hardy Plank Siding	
		2010 Amp 1-Subtotal	\$ 82,918		2011 Amp 1-Subtotal	\$ 82,918

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	Accessible Door Operators	375	IN003000001P	Accessible Door Operators	375
Statement		Accessible Ramp Repair			Accessible Ramp Repair	
		Air Handling and Unit Duct			Air Handling and Unit Duct	
		Asphalt Repair			Asphalt Repair	
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
		Carpeting/VCT Flooring -2	12,500		Carpeting/VCT Flooring -2	12,500
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2	3,000		Concrete Dumpster Pad w/ Privacy Fence -2	3,000
		Concrete Stoop -2	14,400		Concrete Stoop -2	14,400
		Door Kickplates -2	5,550		Door Kickplates -2	5,550
		Handrail	125		Handrail	125
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2	2,000		Landscaping/Lawn Reseeding -2	2,000
		Lever Door Hardware/ Accessible Door Operators			Lever Door Hardware/ Accessible Door Operators	
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
		Parking Striping -2	435		Parking Striping -2	435
		Perimeter Stormwater Drainage	500		Perimeter Stormwater Drainage	500
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
		Privacy Screen for Mechanic Units			Privacy Screen for Mechanic Units	
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1	1,750		Right of Way Drainage -1	1,750
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
		Sidewalk Replacement -2	20,720		Sidewalk Replacement -2	20,720
		Sidewalk Tactile Warning Surface -1	1,800		Sidewalk Tactile Warning Surface -1	1,800
		Stair Treads & Handrails -2	19,950		Stair Treads & Handrails -2	19,950
		Waste/ Smoking Receptacles			Waste/ Smoking Receptacles	
		2012 Amp 1-Subtotal	\$83,105		2013 Amp 1-Subtotal	\$ 83,105

Part II: Supporting Pages – Physical Needs Work Statement(s)

Capital Fund Program—Five-Year Action Plan

Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See Statement	IN00300002P	Accessible Door Operators		IN00300002P	Accessible Door Operators	
		Accessible Ramp Repair			Accessible Ramp Repair	
		Air Handling and Unit Duct			Air Handling and Unit Duct	
		Asphalt Repair			Asphalt Repair	
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
	IN003004	Carpeting/VCT Flooring -2	12,500	IN003004	Carpeting/VCT Flooring -2	12,500
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
	IN003004	Concrete Dumpster Pad w/ Privacy Fence -2	2,000	IN003004	Concrete Dumpster Pad w/ Privacy Fence -2	2,000
		Concrete Stoop -2			Concrete Stoop -2	
	IN003004	Door Kickplates -2	2,400	IN003004	Door Kickplates -2	2,400
	IN003004	Handrail	1,000	IN003004	Handrail	1,000
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
	IN003004	Lever Door Hardware/ Accessible Door Operators	6,000	IN003004	Lever Door Hardware/ Accessible Door Operators	6,000
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
	IN003004,IN3007	Parking Striping -2	700	IN003004,IN3007	Parking Striping -2	700
		Perimeter Stormwater Drainage			Perimeter Stormwater Drainage	
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
		Privacy Screen for Mechanic Units			Privacy Screen for Mechanic Units	
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1			Right of Way Drainage -1	
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
	IN3007	Sidewalk Replacement -2	1,120	IN3007	Sidewalk Replacement -2	1,120
	IN3007	Sidewalk Tactile Warning Surface -1	1,500	IN3007	Sidewalk Tactile Warning Surface -1	1,500
	IN3007	Stair Treads & Handrails -2	16,800	IN3007	Stair Treads & Handrails -2	16,800
		2010 Amp 2-Subtotal	\$44,020		2011 Amp 2-Subtotal	\$44,020

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See Statement	IN00300002P	Accessible Door Operators		IN00300002P	Accessible Door Operators	
		Accessible Ramp Repair			Accessible Ramp Repair	
		Air Handling and Unit Duct			Air Handling and Unit Duct	
		Asphalt Repair			Asphalt Repair	
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
	IN003004	Carpeting/VCT Flooring -2	12,500	IN003004	Carpeting/VCT Flooring -2	12,500
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
	IN003004	Concrete Dumpster Pad w/ Privacy Fence -2	2,000	IN003004	Concrete Dumpster Pad w/ Privacy Fence -2	2,000
		Concrete Stoop -2			Concrete Stoop -2	
	IN003004	Door Kickplates -2	2,400	IN003004	Door Kickplates -2	2,400
	IN003004	Handrail	1,000	IN003004	Handrail	1,000
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
	IN003004	Lever Door Hardware/ Accessible Door Operators	6,000	IN003004	Lever Door Hardware/ Accessible Door Operators	6,000
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
	IN003004,IN3007	Parking Striping -2	700	IN003004,IN3007	Parking Striping -2	700
		Perimeter Stormwater Drainage			Perimeter Stormwater Drainage	
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
		Privacy Screen for Mechanic Units			Privacy Screen for Mechanic Units	
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1			Right of Way Drainage -1	
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
	IN3007	Sidewalk Replacement -2	1,120	IN3007	Sidewalk Replacement -2	1,120
	IN3007	Sidewalk Tactile Warning Surface -1	1,500	IN3007	Sidewalk Tactile Warning Surface -1	1,500
	IN3007	Stair Treads & Handrails -2	16,800	IN3007	Stair Treads & Handrails -2	16,800
		2012 Amp 2-Subtotal	\$44,020		2013 Amp 2-Subtotal	\$44,020

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000003P	Accessible Door Operators	375	IN003000003P	Accessible Door Operators	375
Statement	IN3011	Accessible Ramp Repair	500	IN3011	Accessible Ramp Repair	500
	IN3010	Air Handling and Unit Duct	13,750	IN3010	Air Handling and Unit Duct	13,750
		Asphalt Repair			Asphalt Repair	
	IN3011	Bathroom Fixtures	10,000	IN3011	Bathroom Fixtures	10,000
	IN3010	Balcony Guardrail Upgrade	35,000	IN3010	Balcony Guardrail Upgrade	35,000
		Carpeting/VCT Flooring -2			Carpeting/VCT Flooring -2	
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2			Concrete Dumpster Pad w/ Privacy Fence -2	
		Concrete Stoop -2			Concrete Stoop -2	
	IN3010	Door Kickplates -2	3,375	IN3010	Door Kickplates -2	3,375
		Emergency Exit Handrail			Emergency Exit Handrail	
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
		Lever Door Hardware/ Accessible Door Operators			Lever Door Hardware/ Accessible Door Operators	
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
		Parking Striping -2			Parking Striping -2	
	IN3011	Perimeter Stormwater Drainage	500	IN3011	Perimeter Stormwater Drainage	500
	IN3010	Pipe Insulation	125	IN3010	Pipe Insulation	125
		Prefinished Wall Panels	18,082		Prefinished Wall Panels	73,309
	IN3010	Privacy Screen for Mechanic Units	250		Privacy Screen for Mechanic Units	250
	IN3011	Replacement Door Threshold	800	IN3011	Replacement Door Threshold	800
		Right of Way Drainage -1			Right of Way Drainage -1	
	IN3010	Sanitary & Domestic Water Plumbing	2,500	IN3010	Sanitary & Domestic Water Plumbing	2,500
	IN3011	Sidewalk Replacement -2		IN3010, IN3011	Sidewalk Replacement -2	
		Sidewalk Tactile Warning Surface -1	3,000		Sidewalk Tactile Warning Surface -1	3,000
		Stair Treads & Handrails -2			Stair Treads & Handrails -2	
	IN3010	Waste/ Smoking Receptacles	300	IN3010	Waste/ Smoking Receptacles	300
	2010 Amp 3-Subtotal		\$88,557	2011 Amp 3-Subtotal		\$ 143,784

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN00300003P	Accessible Door Operators	375	IN00300003P	Accessible Door Operators	375
Statement	IN3011	Accessible Ramp Repair	500	IN3011	Accessible Ramp Repair	500
	IN3010	Air Handling and Unit Duct	13,750	IN3010	Air Handling and Unit Duct	13,750
		Asphalt Repair			Asphalt Repair	
	IN3011	Bathroom Fixtures	10,000	IN3011	Bathroom Fixtures	10,000
	IN3010	Balcony Guardrail Upgrade	35,000	IN3010	Balcony Guardrail Upgrade	35,000
		Carpeting/VCT Flooring -2			Carpeting/VCT Flooring -2	
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2			Concrete Dumpster Pad w/ Privacy Fence -2	
		Concrete Stoop -2			Concrete Stoop -2	
	IN3010	Door Kickplates -2	3,375	IN3010	Door Kickplates -2	3,375
		Emergency Exit Handrail			Emergency Exit Handrail	
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
		Lever Door Hardware/ Accessible Door Operators			Lever Door Hardware/ Accessible Door Operators	
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
		Parking Striping -2			Parking Striping -2	
	IN3011	Perimeter Stormwater Drainage	500	IN3011	Perimeter Stormwater Drainage	500
	IN3010	Pipe Insulation	125	IN3010	Pipe Insulation	125
	IN3010	Prefinished Wall Panels	60,901	IN3010	Prefinished Wall Panels	58,720
	IN3010	Privacy Screen for Mechanic Units	250	IN3010	Privacy Screen for Mechanic Units	250
	IN3011	Replacement Door Threshold	800	IN3011	Replacement Door Threshold	800
		Right of Way Drainage -1			Right of Way Drainage -1	
	IN3010	Sanitary & Domestic Water Plumbing	2,500	IN3010	Sanitary & Domestic Water Plumbing	2,500
		Sidewalk Replacement -2			Sidewalk Replacement -2	
	IN3011	Sidewalk Tactile Warning Surface -1	3,000	IN3011	Sidewalk Tactile Warning Surface -1	3,000
		Stair Treads & Handrails -2			Stair Treads & Handrails -2	
	IN3010	Waste/ Smoking Receptacles	300	IN3010	Waste/ Smoking Receptacles	300
	2012 Amp 3-Subtotal		\$131,376	2013 Amp 3-Subtotal		\$129,195

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000004P	Accessible Door Operators	188	IN003000004P	Accessible Door Operators	188
Statement	IN3015	Accessible Ramp Repair	250		Accessible Ramp Repair	250
	IN3008	Air Handling and Unit Duct	11,250	IN3008	Air Handling and Unit Duct	11,250
	IN3015	Asphalt Repair	1,250	IN3015	Asphalt Repair	1,250
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
		Carpeting/VCT Flooring -2			Carpeting/VCT Flooring -2	
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2			Concrete Dumpster Pad w/ Privacy Fence -2	
	IN3015	Concrete Stoop -2	5,625	IN3015	Concrete Stoop -2	5625
	IN3008	Door Kickplates -2	3,925	IN3008	Door Kickplates -2	3,925
	IN3008	Handrail	250	IN3008	Emergency Exit Handrail	250
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
	IN3008	Lever Door Hardware/ Accessible Door Operators	14,875	IN3008	Lever Door Hardware/ Accessible Door Operators	14,875
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
	IN3015	Parking Striping -2	715	IN3015	Parking Striping -2	715
		Perimeter Stormwater Drainage			Perimeter Stormwater Drainage	
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
	IN3008	Privacy Screen for Mechanic Units	250	IN3008	Privacy Screen for Mechanic Units	250
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1			Right of Way Drainage -1	
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
		Sidewalk Replacement -2			Sidewalk Replacement -2	
	IN3008, IN3015	Sidewalk Tactile Warning Surface -1	900	IN3008, IN3015	Sidewalk Tactile Warning Surface -1	900
	IN3015	Stair Treads & Handrails -2	19,200	IN3015	Stair Treads & Handrails -2	19,200
	IN3008	Waste/ Smoking Receptacles	300	IN3008	Waste/ Smoking Receptacles	300
	IN3008	Water Heater	5,000	IN3008	Water Heater	5,000
	2010 Amp 4-Subtotal		\$63,791	2011 Amp 4-Subtotal		\$63,791

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See Statement	IN003000004P	Accessible Door Operators	187	IN003000004P	Accessible Door Operators	187
		Accessible Ramp Repair	250		Accessible Ramp Repair	250
	IN3008	Air Handling and Unit Duct	11,250	IN3008	Air Handling and Unit Duct	11,250
	IN3015	Asphalt Repair	1,250	IN3015	Asphalt Repair	1,250
		Bathroom Fixtures			Bathroom Fixtures	
		Balcony Guardrail Upgrade			Balcony Guardrail Upgrade	
		Carpeting/VCT Flooring -2			Carpeting/VCT Flooring -2	
		Ceiling, Floor, Stair Repair			Ceiling, Floor, Stair Repair	
		Concrete Dumpster Pad w/ Privacy Fence -2			Concrete Dumpster Pad w/ Privacy Fence -2	
	IN3015	Concrete Stoop -2	5,625	IN3015	Concrete Stoop -2	5,625
	IN3008	Door Kickplates -2	3,925	IN3008	Door Kickplates -2	3,925
	IN3008	Handrail	250	IN3008	Handrail	250
		Exterior/Site Lighting Improvements			Exterior/Site Lighting Improvements	
		Furnace Replacement, Duct Repairs & Grilles			Furnace Replacement, Duct Repairs & Grilles	
		Landscaping/Lawn Reseeding -2			Landscaping/Lawn Reseeding -2	
	IN3008	Lever Door Hardware/ Accessible Door Operators	14,875	IN3008	Lever Door Hardware/ Accessible Door Operators	14,875
		Office/Community Center Renovations			Office/Community Center Renovations	
		Paint(exterior/interior)			Paint(exterior/interior)	
	IN3015	Parking Striping -2	715	IN3015	Parking Striping -2	715
		Perimeter Stormwater Drainage			Perimeter Stormwater Drainage	
		Pipe Insulation			Pipe Insulation	
		Prefinished Wall Panels			Prefinished Wall Panels	
		Privacy Screen for Mechanic Units	250		Privacy Screen for Mechanic Units	250
		Replacement Door Threshold			Replacement Door Threshold	
		Right of Way Drainage -1			Right of Way Drainage -1	
		Sanitary & Domestic Water Plumbing			Sanitary & Domestic Water Plumbing	
		Sidewalk Replacement -2			Sidewalk Replacement -2	
	IN3008, IN3015	Sidewalk Tactile Warning Surface -1	900	IN3008, IN3015	Sidewalk Tactile Warning Surface -1	900
		Stair Treads & Handrails -2	19,200		Stair Treads & Handrails -2	19,200
	IN3008	Waste/ Smoking Receptacles	300	IN3008	Waste/ Smoking Receptacles	300
	IN3008	Water Heater	5,000	IN3008	Water Heater	5,000
	2012 Amp 4-Subtotal		\$63,789	2013 Amp 4-Subtotal		\$63,789

Part III: Supporting Pages – Management Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2010</u> FFY <u>2010</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	1410 Administration	22,500.00	IN003000003P	1410 Administration	16,250.00
Annual		1430 A & E	2,500		1430 A & E	0
Statement		9000 Capital Fund Financing – Debt Service	74,059.50		9000 Capital Fund Financing – Debt Service	74,058.00
		1499 Development	23,151.50		1499 Development	23,151.50
		Demolition	0		Demolition	0
		1408 Management Improvements	45,000.00		Management Improvements	45,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	82,918.00		1450 & 1460 Physical Improvements	88,557.00
		1406 Operations	31,797.00		1406 Operations	31,796.00
		Non-dwelling (1475)	2,500.00		Non-dwelling (1475)	2,500.00
		Amp1-Subtotal	\$289,426.00		Amp3-Subtotal	\$306,312.50
	IN003000002P	1410 Administration	22,500.00	IN003000004P	1410 Administration	22,500.00
		1430 A & E	2,500		1430 A & E	2,500
		9000 Capital Fund Financing – Debt Service	74,059.50		9000 Capital Fund Financing – Debt Service	74,058.75
		1499 Development	23,151.50		1499 Development	23,151.50
		Demolition	0		Demolition	0
		1408 Management Improvements	45,000.00		1408 Management Improvements	45,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	44,020		1450 & 1460 Physical Improvements	63,978
		1406 Operations	31,796.00		1406 Operations	31,796.00
		Non-dwelling (1475)	2,500.00		Non-dwelling (1475)	2,500.00
		Amp2-Subtotal	\$250,527.00		Amp4-Subtotal	\$270,483.50
					2010 Amps 1-4 Subtotal	\$1,105,499.00

Part III: Supporting Pages – Management Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	1410 Administration	22,500.00	IN003000003P	1410 Administration	22,500.00
Annual		1430 A & E	6,166.00		1430 A & E	6,166.00
Statement		9000 Capital Fund Financing – Debt Service	74,738.00		9000 Capital Fund Financing – Debt Service	74,737.00
		1499 Development	0		1499 Development	0
		Demolition	0		Demolition	0
		Management Improvements	50,000		1408 Management Improvements	50,000.00
		1470 Non-dwelling Structures and Equipment	5,000		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	82,918.00		1450 & 1460 Physical Improvements	143,784.00
		1406 Operations	31,797.00		1406 Operations	31,796.00
		Other	2,500.00		Other	2,500.00
		Amp1-Subtotal	\$275,619.00		Amp 3-Subtotal	\$336,483.00
	IN003000002P	1410 Administration	22,500.00	IN003000004P	1410 Administration	22,500.00
		1430 A & E	6,166.00		1430 A & E	6,166.00
		9000 Capital Fund Financing – Debt Service	74,737.00		9000 Capital Fund Financing – Debt Service	74,737.00
		1499 Development	0		1499 Development	0
		Demolition	0		Demolition	0
		1408 Management Improvements	50,000.00		1408 Management Improvements	50,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	44,020.00		1450 & 1460 Physical Improvements	63,978.00
		1406 Operations	31,796.00		1406 Operations	31,796.00
		Other	2,500.00		Other	2,500.00
		Amp2-Subtotal	\$236,720.00		Amp4-Subtotal	\$256,677.00
					2011 Amps 1-4 Subtotal	\$1,105,499.00

Part III: Supporting Pages – Management Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	1410 Administration	22,500.00	IN003000003P	1410 Administration	22,500.00
Annual		1430 A & E	4,957.00		1430 A & E	4,957.00
Statement		9000 Capital Fund Financing – Debt Service	74,049.00		9000 Capital Fund Financing – Debt Service	74,048.00
		1499 Development	0		1499 Development	0
		Demolition	0.00		Demolition	0.00
		1408 Management Improvements	55,000.00		Management Improvements	55,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	83,105.00		1450 & 1460 Physical Improvements	131,376.00
		1406 Operations	31,797.00		1406 Operations	31,796.00
		Other	2,500.00		Other	2,500.00
		<i>Amp 1-Subtotal</i>	\$278,908.00		<i>Amp 3-Subtotal</i>	\$327,177.00
	IN003000002P	1410 Administration	22,500.00	IN003000004P	1410 Administration	22,500.00
		1430 A & E	4,957.00		1430 A & E	4,957.00
		9000 Capital Fund Financing – Debt Service	74,049.00		9000 Capital Fund Financing – Debt Service	74,048.00
		1499 Development	0		1499 Development	0
		Demolition	0.00		Demolition	0.00
		Management Improvements	55,000.00		Management Improvements	55,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	44,020.00		1450 & 1460 Physical Improvements	63,789.00
		1406 Operations	31,796.00		1406 Operations	31,796.00
		Other	2,500.00		Other	2,500.00
		<i>Amp 2-Subtotal</i>	\$239,822.00		<i>Amp 4-Subtotal</i>	\$259,590.00
					2012 Amps 1-4 Subtotal	\$1,105,499.00

Part III: Supporting Pages – Management Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number	Name General Description of Major Work Categories	Estimated Cost	Development Number	Name General Description of Major Work Categories	Estimated Cost
See	IN003000001P	1410 Administration	25,000.00	IN003000003P	1410 Administration	25,000.00
Annual		1430 A & E	2,500.00		1430 A & E	2,500.00
Statement		9000 Capital Fund Financing – Debt Service	74,552.00		9000 Capital Fund Financing – Debt Service	74,551.00
		1499 Development	0.00		1499 Development	0.00
		Demolition	0.00		Demolition	0.00
		Management Improvements	55,000.00		Management Improvements	55,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	83,105.00		1450 & 1460 Physical Improvements	129,195.00
		1406 Operations	31,797.00		1406 Operations	31,796.00
		Other (1475)	2,500.00		Other (1475)	2,500.00
		<i>Amp 1-Subtotal</i>	\$279,454.00		<i>Amp 3-Subtotal</i>	\$325,542.00
	IN003000002P	1410 Administration	25,000.00	IN003000004P	1410 Administration	25,000.00
		1430 A & E	2,500.00		1430 A & E	2,500.00
		9000 Capital Fund Financing – Debt Service	74,551.00		9000 Capital Fund Financing – Debt Service	74,551.00
		1499 Development	0.00		1499 Development	0.00
		Demolition	0.00		Demolition	0.00
		Management Improvements	55,000.00		Management Improvements	55,000.00
		1470 Non-dwelling Structures and Equipment	5,000.00		1470 Non-dwelling Structures and Equipment	5,000.00
		1450 & 1460 Physical Improvements	44,020.00		1450 & 1460 Physical Improvements	63,789.00
		1406 Operations	31,796.00		1406 Operations	31,796.00
		Other (1475)	2,500.00		Other (1475)	2,500.00
		<i>Amp2-Subtotal</i>	\$240,367.00		<i>Amp 4-Subtotal</i>	\$260,136.00
					2013 Amps 1-4 Subtotal	\$1,105,499.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Fort Wayne Housing Authority IN003	Grant Type and Number Capital Fund Program Grant No: IN36S000350109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	20,000	20,000	14,696.01
8	1440 Site Acquisition				
9	1450 Site Improvement		406,250	406,250	
10	1460 Dwelling Structures	1,556,249	1,193,466	1,193,466	
11	1465.1 Dwelling Equipment—Nonexpendable		34,113.60	34,113.60	
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition		2,419.40	2,419.40	
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

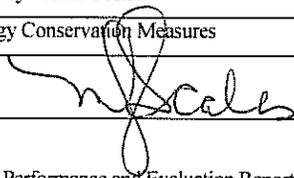
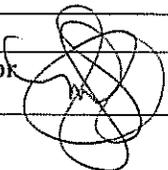
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36S00350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,656,249		1,656,249	14,696.01
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 04.08.2010		Signature of Public Housing Director 	
				Date 4/12/10	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P003501-09 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	92,185		09/15/2009	
3	1408 Management Improvements	210,000		09/15/2009	
4	1410 Administration (may not exceed 10% of line 21)	90,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000		09/15/2009	
8	1440 Site Acquisition				
9	1450 Site Improvement	156,737		09/15/2009	
10	1460 Dwelling Structures	212,601		09/15/2009	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,691		09/15/2009	
13	1475 Non-dwelling Equipment	10,000		09/15/2009	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	298,285		09/15/2009		
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,105,499		09/15/2009		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	220,000				
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 04.07.2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P003502-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IN003000001P	Physical Improvements/Dwellings & Structures (1450 & 1460)	1450/1460		92,335		92,335		
	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,047		23,047		
	Management Improvements	1408		10,000		10,000		
	Resident Initiatives/Salaries	1410		22,500		22,500		
	Fees	1430		0		0		
	Non-Dwelling	1470		6423		6423		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,572		74,572		
IN003000002P	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiatives/Salaries	1410		5,000		5,000		
	Fees	1430		0		0		
	Non-Dwelling	1470		6422		6422		
	Non-dwelling equipment	1475		2,500		2,500		
	Management Improvements	1408		10,000		10,000		
	Physical Improvements (1450/1460)	1450/1460		92,334		92,334		
	Debt Service	9000		75,571		75,571		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003502-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IN003000003P	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiative/Salaries	1410		22,500		22,500		
	Fees	1430		10,000		10,000		
	Management Improvements	1408		10,000		10,000		
	Non-Dwelling	1470		6,422		6,422		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,571		74,571		
	Development	1499		0		0		
	Physical Improvements/Dwellings	1450/1460		92,334		92,334		
IN003000004P	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiative/Salary	1410		22,500		22,500		
	Management Improvements	1408		10,000		10,000		
	Non-Dwelling	1470		6,422		6,422		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,571		74,571		
	Security	1408		42,500		42,500		
	Physical Improvements/Dwellings	1450/1460		92,334		92,334		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Wayne Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Physical Improvements	09.14.2011		09.14.2013		
Management Improvements	09.14.2011		09.14.2013		
Non-Dwelling	09.14.2011		09.14.2013		
Non-Dwelling Equipment	09.14.2011		09.14.2013		
Administration	09.14.2011		09.14.2013		
Operations	09.14.2011		09.14.2013		
Development	09.14.2011		09.14.2013		
Debt Service	09.14.2011		09.14.2013		
Fees and Costs	09.14.2011		09.14.2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P003501-09 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	92,185			
3	1408 Management Improvements	210,000		10/01/2009	
4	1410 Administration (may not exceed 10% of line 21)	90,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	63,870			
8	1440 Site Acquisition	1,000			
9	1450 Site Improvement	46,116			
10	1460 Dwelling Structures	212,601			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,691			
13	1475 Non-dwelling Equipment	10,000			
14	1485 Demolition	48,751		03/16/2010	
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	298,285		10/01/2009		
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,105,499		10/01/2009		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	220,000				
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 04.07.2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P003502-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IN003000001P	Physical Improvements/Dwellings & Structures (1450 & 1460)	1450/1460		63,930		63,930		
	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,047		23,047		
	Management Improvements	1408		10,000		10,000		
	Resident Initiatives/Salaries	1410		22,500		22,500		
	Fees	1430		0		0		
	Non-Dwelling	1470		6423		6423		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,572		74,572		
IN003000002P	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiatives/Salaries	1410		5,000		5,000		
	Fees	1430		0		0		
	Non-Dwelling	1470		6422		6422		
	Non-dwelling equipment	1475		2,500		2,500		
	Management Improvements	1408		10,000		10,000		
	Physical Improvements (1450/1460)	1450/1460		63,929		63,929		
	Debt Service	9000		75,571		75,571		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003502-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IN003000003P	Security	1408		42,500		42,500		
	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiative/Salaries/Legal	1410		22,500		22,500		
	Fees	1430		73,870		73,870		
	Management Improvements	1408		10,000		10,000		
	Non-Dwelling	1470		6,422		6,422		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,571		74,571		
	Demolition	1485		48,751		48,751		
	Physical Improvements/Dwellings	1450/1460		63,929		63,929		
	Site Acquisition	1440		1,000		1,000		
IN003000004P	Operations Public Housing Support	1406		23,046		23,046		
	Resident Initiative/Salary	1410		22,500		22,500		
	Management Improvements	1408		10,000		10,000		
	Non-Dwelling	1470		6,422		6,422		
	Non-Dwelling Equipment	1475		2,500		2,500		
	Debt Service	9000		74,571		74,571		
	Security	1408		42,500		42,500		
	Physical Improvements/Dwellings	1450/1460		63,929		63,929		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

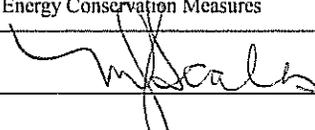
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Wayne Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Physical Improvements	09.14.2011		09.14.2013		
Management Improvements	09.14.2011		09.14.2013		
Non-Dwelling	09.14.2011		09.14.2013		
Non-Dwelling Equipment	09.14.2011		09.14.2013		
Administration	09.14.2011		09.14.2013		
Operations	09.14.2011		09.14.2013		
Development	09.14.2011		09.14.2013		
Debt Service	09.14.2011		09.14.2013		
Fees and Costs	09.14.2011		09.14.2013		
Demolition	09.14.2011		09.14.2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	298,285		10/01/2009		
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,105,499		10/01/2009		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	220,000				
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 04.07.2010		Signature of Public Housing Director 		
				Date 4/12/10		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Fort Wayne Housing Authority IN003	Grant Type and Number Capital Fund Program Grant No: IN36P00350108 Replacement Housing Factor Grant No: Date of CFFP: 06/13/2008	FFY of Grant: 2008 FFY of Grant Approval: 2008

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 02.28.2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	118,033		118,033	0
3	1408 Management Improvements	236,067		236,067	21,927.90
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	526,137		526,137	526,137.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P00350108 Replacement Housing Factor Grant No: Date of CFFP: 06/13/2008			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 02.28.2010				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	300100		300,100	300,100.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,180,337		1,180,337	848,164.90	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	190,000		190,000	0	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 04/08/2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P00350108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Public Housing Support	1406	10%	118033		118,033	0	Ongoing
MGMT.IMPROVE	SECURITY	1408	100%	190000		190,000	0	Ongoing
PHA WIDE	RESIDENT INITIATIVE	1408	100%	46067			21,927.90	Ongoing
HAS NO DEV.# WILL BE IN AMP 3 IN003000002	CONST NEW PH DEVELOPMENT VILLAGE AT BROOKLYN POINTE RHF 1 ST INCREMENT PROJECT APPROVED 06/29/07 FORREST JONES OFFICE	1499	100%	526137			526,137	Completed
PHA WIDE	COLLATEREALIZATION OF DEBT	1501	100%	300100		300,100	300,100	Completed

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Wayne Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
OPERATIONS	06/12/2010			06/13/2012	
MGMT IMPROVEMENT	06/12/2010			06/12/2012	
DEVELOPMENT	06/12/2010				
REPAYMENT		08/27/2009			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

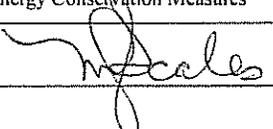
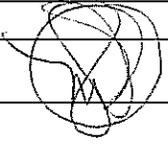
Part I: Summary	
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P00350108 Replacement Housing Factor Grant No: Date of CFFP: 06/13/2008
FFY of Grant:2008 FFY of Grant Approval: 2008	

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2009
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	300100		300,100	300,100.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,180,337		1,180,337	848,164.90
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	190,000		190,000	0
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 04/08/2010	Signature of Public Housing Director 	Date 4/12/10
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Fort Wayne Housing Authority IN003	Grant Type and Number Capital Fund Program Grant No: IN36P003501-07 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009	FFY of Grant: 2007 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 02/28/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	218,092		218,092	22,827.28
3	1408 Management Improvements	218,092		218,092	187,783.44
4	1410 Administration (may not exceed 10% of line 21)	108,046		108,046	20,640.43
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000		25,000	25,000
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000		0	0
10	1460 Dwelling Structures	21,305		0	2,418.78
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	11,556		11,556	3,546.96
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	156,925		156,925	156,925.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Fort Wayne Housing Authority IN003	Grant Type and Number Capital Fund Program Grant No: IN369003501-07 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009	FFY of Grant:2007 FFY of Grant Approval: 2007			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 02/28/2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	296,445		296,445	296,445.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,090,461		1,028,565.74	715,586.89
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	180,000		180,000	152,783.44
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 02/08/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

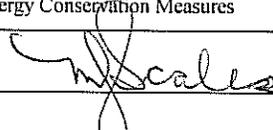
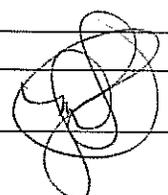
Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN369003501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PH-A Wide	Operations		100%	218,092		218,092	22,827.28	
PH-A Wide	Administrative Training		100%	3,092		3,092	0	
PH-A Wide	Security		100%	180,000		180,000	157,783.44	
PH-A Wide	Resident Initiative		100%	35,000		35,000	35,000	
PH-A Wide	Salaries		100%	108,046		108,046	20,640.43	
PH-A Wide	A/E Services		100%	25,000		25,000	25,000	
PH-A Wide	Concrete/Asphalt Repairs		100%	30,000		0	0	
PH-A Wide	Landscape Improvements		100%	5,000		0	0	
PH-A Wide	HVAC Equipment		100%	10,000		2,418.78	2,418.78	
PH-A Wide	Flooring		100%	11,305		0	0	
PH-A Wide	Computer Hardware		100%	11,556		11,506	3,546.96	
PH-A Wide	New PH Village at Brooklyn Pointe		100%	156,925		156,925	156,925	
PH-A Wide	Debt Service		100%	296,445		296,445	296,445	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN369003501-07 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 02/28/2010				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	296,445		296,445	296,445.00	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,090,461		1,028,565.74	715,586.89	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	180,000		180,000	152,783.44	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 02/08/2010		Signature of Public Housing Director 		
				Date 2/12/10		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		
PHA Name: Fort Wayne Housing Authority IN003	Grant Type and Number Capital Fund Program Grant No: IN36P003501-06 Replacement Housing Factor Grant No: Date of CFFP: 12/31/2009	FFY of Grant: 2006 FFY of Grant Approval: 2006

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:2)
 Performance and Evaluation Report for Period Ending: 12.31.09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	233,450		233,450	233,450
3	1408 Management Improvements	233,450		233,450	211,858.24
4	1410 Administration (may not exceed 10% of line 21)	116,725		116,725	116,725
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000		25,000	25,000
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000		40,000	14,612.87
10	1460 Dwelling Structures	79,000		79,000	67,000
11	1465.1 Dwelling Equipment—Nonexpendable	41,544		41,544	2,317
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	100,524		100,524	18,271.04
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003501-06 Replacement Housing Factor Grant No: Date of CFFP: 12/31/09			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	297,555	297,555	297,555	297,555	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,167,248		1,167,248	986,789.15	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	9,000		9,000	199	
23	Amount of line 20 Related to Security - Soft Costs	180,000		180,000	180,000	
24	Amount of line 20 Related to Security - Hard Costs	71,524		71,524	762	
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 04.08.2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

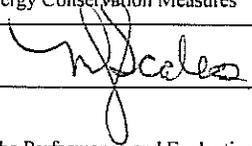
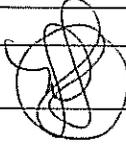
Part II: Supporting Pages								
PHA Name: Fort Wayne Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P003501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA- Wide	Operations	1408	100%	233450		233450	233450	Ongoing
PHA- Wide	Administrative Training	1408	100%	5238		5238	2514.38	Ongoing
PHA- Wide	Salaries	1410	100%	116725		116725	116725	Ongoing
PHA- Wide	A&E Services	1430	100%	25000		25000	25000	Complete
PHA- Wide	Concrete/Asphalt Repairs	1450	100%	30000		30000	13957.70	Ongoing
PHA- Wide	Landscape Improvements	1450	100%	5000		5000	655.17	Ongoing
PHA- Wide	Tree Pruning/ Removal	1450	100%	5000		5000	0	Ongoing
PHA- Wide	HVAC	1460	100%	20000		20000	20,000	Ongoing
PHA- Wide	Flooring	1460	100%	35000		35000	35000	Ongoing
IN003-08	Replace Carpet	1460	100%	12000		12000	12000	Ongoing
IN003-10	Replace Carpet	1460	100%	12000		12000	0	Ongoing
IN-003-04	Appliance Replacement	1465.1	100%	41544		41544	2317	Ongoing
PHA- Wide	Computer Hardware	1475	100%	20000	22500	20000	17310.04	Ongoing
PHA- Wide	DVR's/Security Cameras	1475	100%	71524	48262	71524	762	Ongoing
PHA- Wide	Bond Debt Service	9000	100%	297555		297555	297555	Ongoing
PHA-Wide	FSS/Section 3 Job Readiness Training (RI)	1408	100%	28212		28212	28212	Complete
PHA-Wide	Security	1408	100%	180000		180000	180000	Ongoing
PHA-Wide	Computer Software	1408	100%	20000		20000	1131.86	Ongoing
PHA-Wide	504 Accomodation Equipment	1475	100%	9000		9000	199	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P003501-06 Replacement Housing Factor Grant No: Date of CFFP: 12/31/09			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	297,555	297,555	297,555	297,555	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,167,248		1,167,248	986,789.15	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	9,000		9,000	199	
23	Amount of line 20 Related to Security - Soft Costs	180,000		180,000	180,000	
24	Amount of line 20 Related to Security - Hard Costs	71,524		71,524	762	
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 04.08.2010		Signature of Public Housing Director 		
				Date 4/12/10		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-10 Date of CFFP: 12.31.2009
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		2 nd Increment RHF		
3	1408 Management Improvements		2007-2011		
4	1410 Administration (may not exceed 10% of line 21)		Funding will be		
5	1411 Audit		directed towards		
6	1415 Liquidated Damages		a tentative new		
7	1430 Fees and Costs		Senior Development,		
8	1440 Site Acquisition		tenatively called		
9	1450 Site Improvement		Southside Sr. Villas		
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	110,607*Estimate			

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-10 Date of CFFP: 12.31.2009			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	110,607*Estimate				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 02/08/2010		Signature of Public Housing Director		
				Date		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-09 Date of CFFP: 12.31.2009	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		2 nd Increment RHF		
3	1408 Management Improvements		2007-2011		
4	1410 Administration (may not exceed 10% of line 21)		Funding was		
5	1411 Audit		re-directed from		
6	1415 Liquidated Damages		Whispering Oaks to a		
7	1430 Fees and Costs		Tentative New Senior		
8	1440 Site Acquisition		Development		
9	1450 Site Improvement		Southside Sr. Villas		
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	110,607		110,607	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-09 Date of CFFP: 12.31.2009			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	110,607		110,607		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 02/08/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary	
PHA Name: Fort Wayne Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-08 Date of CFFP: 12.31.2009
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		2 nd Increment RHF		
3	1408 Management Improvements		2007-2011		
4	1410 Administration (may not exceed 10% of line 21)		Funding was		
5	1411 Audit		re-directed from		
6	1415 Liquidated Damages		Whispering Oaks to a		
7	1430 Fees and Costs		Tentative New Senior		
8	1440 Site Acquisition		Development		
9	1450 Site Improvement		Southside Sr. Villas		
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	128,121		128,121	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-08 Date of CFFP: 12.31.2009			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12.31.2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	128,121	128,121	128,121		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 02/08/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-07 Date of CFFP: 12/31/2009			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12.31.2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds		RHF2, 2007-2011			
2	1406 Operations (may not exceed 20% of line 21) ³		Funding was re-			
3	1408 Management Improvements		directed from W.O to			
4	1410 Administration (may not exceed 10% of line 21)		tentative new Sr.			
5	1411 Audit		development			
6	1415 Liquidated Damages		Southside Sr. Villas			
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	118,426		118,426		

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Part I: Summary						
PHA Name: Fort Wayne Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IN36R003502-07 Date of CFFP: 12.31.2009			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	118,426	118,426	118,426		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 02/08/2009		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

Housing Problems Output for: All Households					
Housing Needs Table			Grantee: Fort Wayne(CDBG), Indiana		
Housing Needs			Current % of Households	Current Number of Households	
2. Household Income <=30% MFI	Renters	Elderly 1 & 2 member households	2. NUMBER OF HOUSEHOLDS	100%	1,536
			3. Any housing problems	54.8	842
			4. Cost Burden > 30%	53.6	824
			5. Cost Burden > 50%	32.9	506
		Small Related (2 to 4 members)	2. NUMBER OF HOUSEHOLDS	100%	2,191
			3. Any housing problems	80	1,753
			4. Cost Burden > 30%	79	1,731
			5. Cost Burden > 50%	59.1	1,294
		Large Related (5 or more members)	2. NUMBER OF HOUSEHOLDS	100%	564
			3. Any housing problems	89	502
			4. Cost Burden > 30%	82.8	467
			5. Cost Burden > 50%	54.3	306
		All Other Households	2. NUMBER OF HOUSEHOLDS	100%	2,645
			3. Any housing problems	78.6	2,080
			4. Cost Burden > 30%	78.2	2,068
			5. Cost Burden > 50%	56.4	1,493
	Owners	Elderly 1 & 2 member households	2. NUMBER OF HOUSEHOLDS	100%	1,562
			3. Any housing problems	58.5	914
			4. Cost Burden > 30%	58.3	910
			5. Cost Burden > 50%	36	562
Small Related (2 to 4 members)		2. NUMBER OF HOUSEHOLDS	100%	725	
		3. Any housing problems	82.1	595	
		4. Cost Burden > 30%	78.8	571	
		5. Cost Burden > 50%	64.6	468	
Large Related (5 or more members)		2. NUMBER OF HOUSEHOLDS	100%	209	
		3. Any housing problems	86.6	181	
		4. Cost Burden > 30%	81.8	171	
		5. Cost Burden > 50%	57.9	121	
All Other Households		2. NUMBER OF HOUSEHOLDS	100%	774	
		3. Any housing problems	70.5	546	
		4. Cost Burden > 30%	70	542	
		5. Cost Burden > 50%	57.9	448	
6. Household Income	Renters	Elderly	2. NUMBER OF HOUSEHOLDS	100%	1,239

30% to 50% MFI		1 & 2 member households	3. Any housing problems	62.1	769
			4. Cost Burden > 30%	62.1	769
			5. Cost Burden > 50%	20.8	258
		Small Related (2 to 4 members)	2. NUMBER OF HOUSEHOLDS	100%	1,985
			3. Any housing problems	56.7	1,126
			4. Cost Burden > 30%	51.7	1,026
			5. Cost Burden > 50%	5.3	106
		Large Related (5 or more members)	2. NUMBER OF HOUSEHOLDS	100%	430
			3. Any housing problems	64	275
			4. Cost Burden > 30%	35.8	154
			5. Cost Burden > 50%	3.3	14
		All Other Households	2. NUMBER OF HOUSEHOLDS	100%	2,001
			3. Any housing problems	59	1,181
			4. Cost Burden > 30%	57.6	1,153
			5. Cost Burden > 50%	8.4	168
	Owners	Elderly 1 & 2 member households	2. NUMBER OF HOUSEHOLDS	100%	2,302
			3. Any housing problems	18.9	436
			4. Cost Burden > 30%	18.8	432
			5. Cost Burden > 50%	7.6	175
		Small Related (2 to 4 members)	2. NUMBER OF HOUSEHOLDS	100%	1,217
3. Any housing problems			62.1	756	
4. Cost Burden > 30%			62.1	756	
5. Cost Burden > 50%			14.9	181	
Large Related (5 or more members)		2. NUMBER OF HOUSEHOLDS	100%	386	
		3. Any housing problems	71.5	276	
		4. Cost Burden > 30%	61.4	237	
		5. Cost Burden > 50%	9.8	38	
All Other Households		2. NUMBER OF HOUSEHOLDS	100%	822	
		3. Any housing problems	61.4	505	
		4. Cost Burden > 30%	60.2	495	
	5. Cost Burden > 50%	22.6	186		
10. Household Income 50% to 80% MFI	Renters	Elderly 1 & 2 member households	2. NUMBER OF HOUSEHOLDS	100%	1,161
			3. Any housing problems	44.5	517
			4. Cost Burden > 50%	43.7	507
			5. Cost Burden > 50%	18.9	220
		Small Related (2 to 4 members)	2. NUMBER OF HOUSEHOLDS	100%	2,663
			3. Any housing problems	15.8	421
			4. Cost Burden > 30%	8	214

		5. Cost Burden > 50%	0.2	4
	Large Related (5 or more members)	2. NUMBER OF HOUSEHOLDS	100%	630
		3. Any housing problems	38.7	244
		4. Cost Burden > 30%	9	57
		5. Cost Burden > 50%	2.2	14
	All Other Households	2. NUMBER OF HOUSEHOLDS	100%	3,154
		3. Any housing problems	14.6	459
		4. Cost Burden > 30%	13.6	429
		5. Cost Burden > 50%	1.2	37
Owners	Elderly 1 & 2 member households	2. NUMBER OF HOUSEHOLDS	100%	3,160
		3. Any housing problems	9.9	314
		4. Cost Burden > 30%	9.9	314
		5. Cost Burden > 50%	1.8	58
	Small Related (2 to 4 members)	2. NUMBER OF HOUSEHOLDS	100%	3,371
		3. Any housing problems	23.3	785
		4. Cost Burden > 30%	22.1	745
		5. Cost Burden > 50%	3.2	107
	Large Related (5 or more members)	2. NUMBER OF HOUSEHOLDS	100%	1,183
		3. Any housing problems	23.5	278
		4. Cost Burden > 30%	10.4	123
		5. Cost Burden > 50%	1.2	14
	All Other Households	2. NUMBER OF HOUSEHOLDS	100%	1,998
		3. Any housing problems	32.9	657
		4. Cost Burden > 30%	32.7	653
		5. Cost Burden > 50%	4.3	85

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

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

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

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the FWHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance or program coordination with broader community strategies

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

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Via CHDO entity, acquire and rehabilitate existing properties for homeownership purposes, including auction and HUD-owned properties.
- Develop mixed financed properties in partnership with private developers.

Strategy 3: Target available assistance to families at or below 30% of AMI.

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

9.1

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

- Employ admission preference aimed at families who are working (PH)
- Adopt rent policies to support and encourage work.

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, should they become available.
- Maintain frail elderly independent living with additional supportive services to avoid premature nursing home placement.
- Develop elderly housing with supportive services at appropriate location(s).
- Project Based Vouchers RFP for Elderly and Handicapped families at 30% of AMI

Strategy 6: Target available assistance to Families with Disabilities:

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

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

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

Strategy 8: Conduct activities to affirmatively further fair housing.

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty / minority concentrations.
- Seek funding to establish a Mobility Counseling Program to provide group and individual counseling to Section 8 Voucher Holders who are conducting housing searches.
- Conduct annual meetings with Independent Owners Group of the Apartment Association to discuss all aspect of the Section 8 program, including fair housing.
- Provide all employees with annual fair housing training.
- Provide Fair Housing classes to Homeownership participants and the public.

- Senior and Community fair.
- Make Program Brochures accessible at all FWHA sites for the general public.

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

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

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

HUD STRATEGIC GOAL: INCREASE THE AVAILABILITY OF DECENT, SAFE, AND AFFORDABLE HOUSING.

PHA GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING

Objectives:

Apply for additional rental vouchers:

- Applications for Special Project Section 8 Housing Choice Vouchers (Section 811) will be submitted provided that special vouchers are available and FWHA meets the criteria for those vouchers.
 - In 2009, HUD awarded FWHA an additional 35 HUD-VASH vouchers (bringing the total to 70) to serve homeless veterans; we plan to make additional requests when more vouchers are available. As value added, our VA partnership will bring case management to this very needy population leading to a reduction in homelessness in this segment of our population.
- Apply for Special Tenant-Based Vouchers for persons aging out of foster care when they become available.

Reduce public housing vacancies:

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

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

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

Acquire or build units or developments

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

PHA GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING

Objectives:

Improve public housing management: (PHAS score) 90.0+

- The PHAS score is unchanged from previous year.
 - Improve voucher management: (SEMAP score) The SEMAP score is 97% or a high performer.
- Increase customer satisfaction:
- The FWHA scored 8 out of 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2008.

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

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

Demolish or dispose of obsolete public housing:

- Pending an asset repositioning review, FWHA plans to submit an application

10.0

to the SAC to dispose of IN 003-06 McCormick Place Apartments 96 units of public housing because of maintenance and capital costs escalation beyond our financial reach and due to the declining eastside area.

- FWHA plans to submit an application to the SAC to dispose of 50 (IN 003-12) Scattered Sites units as part of the FWHA Homeownership Plan

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 plans to end the project-based program at McMillen Park Apartments because of the property sale. Per HAP, FWHA will convert converting PBA vouchers to TBA to allow affected families to maintain housing assistance.

PHA GOAL: INCREASE ASSISTED HOUSING CHOICES

Objectives:

Other: (list below)

- Subject to market rental conditions.
- Conduct outreach efforts to potential voucher landlords.
- Outreach activities to attract new voucher landlords began January, 2008, which includes owners of accessible units and will continue as part of the new 5 year plan
- In 2009 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 a mobility counseling program:

- Implemented 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".
- Ongoing.

Implement public housing security improvements:

- FWHA employs security guards and off-duty FWPD officers as part of our security plan which has resulted in impressive crime statistics compared to the surrounding communities.
- Supported Boys and Girls Club to provide after school youth program in public housing.
- Installed security cameras in all properties that has 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 2009, 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.

- 19 - 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

Provide or attract supportive services to improve assistance recipients' employability:

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

Other: (list below)

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

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

PHA GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

Objectives:

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

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

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

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

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

Other: (list below)

- Ongoing effort to post fair housing posters at all projects and office sites.
- All project management offices have posters. Two main offices have posters.
- On-going efforts to educate the public and landlords.
- Free workshops have been conducted for anyone wishing to attend.

- On-going training to educate staff.
- In coordination with Metro Human Relations, workshops were offered to all staff members.
- The public, residents, and FWHA staff are referred to HUD FHEO on fair housing issues as the need arises.
- Provide information to the public via lobby lit racks, web site and print mediums.
- The FWHA will coordinate training for the public, landlords, and employees on fair housing laws.
- Posted Reasonable Accommodations Policy on FWHA Website.
- Review the Section 504 and ADA plans Bi-annually.
- Currently updating both the Section 504 and ADA plans.

OTHER PHA GOALS AND OBJECTIVES: (LIST BELOW)

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

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

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

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

DEVIATIONS as:

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

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

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

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

defined in 24 CFR 903.17

- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners. This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures as defined at 24CFR 903.23

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

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **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
- (h) 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 low-income, and extremely low-income families.

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

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

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the 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).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers**

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

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

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

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

Attachment A

Pet Policy

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FWHA PET POLICY

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

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

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

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

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

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

MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the PHA management.

The pet owner must submit and enter into a Pet Agreement with the PHA.

Registration of Pets

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

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

Dogs and cats must be spayed or neutered.

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

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

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

The PHA will refuse to register a pet if:

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

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

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

STANDARDS FOR PETS

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

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

Persons With Disabilities

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

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

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

Types of Pets Allowed

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

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

1. Dogs

- ❖ Maximum number: One
- ❖ Maximum adult weight: 25 pounds
- ❖ Must be housebroken
- ❖ Must be spayed or neutered
- ❖ Must have all required inoculations
- ❖ Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

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

3. Birds

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

4. Fish

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

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

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

6. Turtles

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

PETS TEMPORARILY ON THE PREMISES

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

Residents are prohibited from feeding or harboring stray animals.

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

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

ADDITIONAL FEES AND DEPOSITS FOR PETS

Tenants with animals must pay a pet deposit.

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

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

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

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

ALTERATIONS TO UNIT

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

PET WASTE REMOVAL CHARGE

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

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

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

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

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Attachment B

Civil Rights Certification

DRAFT

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

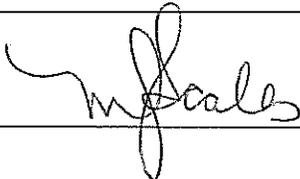
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Fort Wayn
 PHA Name

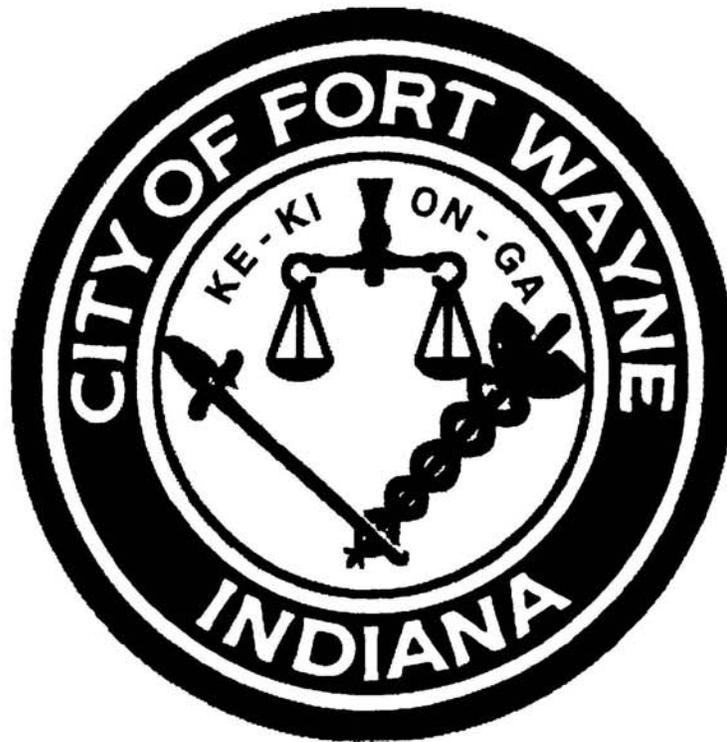
IN003
 PHA Number/HA Code

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	Maynard Scales	Title	Executive Director
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Signature		Date	02/10/2010
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**2006 -2010
ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE**



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**CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT DIVISION
NOVEMBER 2005**

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Map 1 - City of Fort Wayne with Neighborhoods

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BIBLIOGRAPHY

CERTIFICATION BY EXECUTIVE OFFICER

EXECUTIVE SUMMARY

The City of Fort Wayne is a recipient of federal funds through the US Department of Housing and Urban Development. Inherent in the obligations associated with receiving and administering federal funds is the requirement to comply with all of the federal laws, executive orders and regulations pertaining to fair housing and equal opportunity. Under the Consolidated Plan and the Community Development Block Grant regulations specifically, entitlement jurisdictions are required to affirmatively further fair housing in their communities. Equal and free access to residential housing is fundamental to meeting essential needs and pursuing personal, educational, employment, or other goals.

Because housing choice is so critical, fair housing is a goal that government, public officials and private citizens must achieve if equality of opportunity is to become a reality. In order for jurisdictions to certify to the federal government that they are affirmatively furthering fair housing, the jurisdiction must:

- Conduct an Analysis of Impediments to fair housing choice
- Take appropriate action to overcome the effects of impediments identified through that analysis
- Maintain records reflecting the analysis and actions.

The purpose of the Analysis of Impediments (AI) is to provide essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates. The AI assists in building public support for fair housing efforts both within a state or entitlement jurisdiction's boundaries and beyond.

Fort Wayne Office of Community Development, as lead agency for the programs covered under the Consolidated Plan conducted the analysis. Census and other data were collected in order to augment the data presented in the City's initial Analysis of Impediments. Interviews were conducted of local planners, housing advocates, fair housing regulators, and city community development personnel. A number of meetings on housing and related community development topics were held throughout the community. Written materials on fair housing problems and programs, local demographics, transportation issues, and local zoning ordinances were collected and reviewed. Various federal, state and local statutes and ordinances (and the literature around them) were consulted.

The report is based on a substantial amount of data; however, it is not meant to be a complete compendium of all the data available on each topic covered. Many of the recommendations will require the dedication of new resources by local government. Low income Americans are certainly bearing their share and more of the weight of the economic downturn. Local governments, as primary problem solvers in our society, are looked to as drivers in the process of change, yet a partnership must exist with housing providers, housing advocates, services agencies, etc. to enact such change.

The review process identified nine impediments to the achievement of fair housing in Fort Wayne. Some are well-documented problem areas; some are problem areas that need further research to determine the best way to solve the problem. The impediments are shown below followed by a section of corresponding recommendation(s) for correction or improvement.

FAIR HOUSING PLAN: AN ANALYSIS OF IMPEDIMENTS AND STRATEGIES TO ADDRESS THEM

I. INTRODUCTION

A. Fair Housing Requirements

HUD's Consolidated Plan regulation (24 CFR 91) requires each state and local government to submit a certification that it is affirmatively furthering fair housing. This means that the jurisdiction will:

1. Conduct an analysis of impediments to fair housing choice;
2. Take appropriate actions to overcome the effects of impediments identified through that analysis; and,
3. Maintain records reflecting the analysis and actions.

The purpose of this report is to identify "impediments" to the achievement of the goals of fair housing. These impediments include: Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices; or any actions, omissions, or decisions which have the effect of restricting housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.

The analysis of impediments is a comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures, and practices affecting the location, availability and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice. The analysis is not limited to the identification of actions purposefully meant or designed to disadvantage members of a protected class. Impediments also include policies, practices or procedures that appear neutral on their face, but which operate to deny or adversely affect the provision of housing to persons of a particular [protected class].

The class of impediments includes actions or policies which have a disparate, i.e., a disproportionate, impact on the housing choices of protected classes, even though the actions or policies are neutral on their face and were adopted without any intent to produce a discriminatory impact. The impacts test is, in this way, *result oriented* and not *intent oriented*. The task of this study is to evaluate the current situation in Fort Wayne to determine: (1) whether impediments to fair housing confront protected classes; (2) if such impediments do exist, to understand why; (3) to set forth what is being done to eliminate these impediments; and (4) to make recommendations for improvement.

B. Context of the Study

There are three major factors that comprise the background of this study. The first was the concern over the inordinate number of foreclosures occurring within Fort Wayne. This situation has revealed that the poor are paying dramatically higher cost for loans through predatory lending institutions. This scenario contributed to the extremely high foreclosure rates in our community. Additional credit problems that often accompany foreclosure proceedings have produced more negative consequences including limiting the ability of these families to find safe, decent housing.

The second factor involves the movement of HUD to sharply restrict the availability of Section 8 vouchers in the closing months of FY2004 and onward along with the apparent decision of the federal government to cut between \$1 and \$2 billion from the Section 8 program beginning in 2005. These moves will have substantial adverse consequences for

the large number of low-income people who depend upon these resources for their ability to have a roof over their heads.

The third factor was expressed by the citizens of Fort Wayne numerous times throughout the Comprehensive and Consolidated Plan processes. Homeowners indicate that they have very little ability to perform normal home maintenance on their aging housing, and even less ability to deal with major housing maintenance problems that arise. This issue was expressed over and over again at community meetings and through survey information collected during a community telephone survey, web based surveys and social service provider surveys.

C. How the Analysis Was Conducted

Census and other data was collected in order to augment the data presented in the County's initial analysis of impediments. Numerous interviews were conducted of local planners, advocates, housing industry representatives, care providers, police, housing providers, fair housing regulators, and county housing officials. A number of conferences and meetings on the Comprehensive Plan, the Consolidated Plan and Housing specifically were held throughout the community. Written materials on housing problems and programs, regional and local demographics, transportation issues, and local zoning ordinances were collected and reviewed. Various federal, state and local statutes and ordinances (and the associated literature) were consulted.

II. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The needs assessment completed for the 2006-2010 Consolidated Plan established the creation and maintenance of affordable housing as a high priority. There are a number of factors, however, that present barriers to meeting this need. This document discusses fair housing issues in Fort Wayne and discusses how the City will address these issues as it moves towards the completion of the goals of the Consolidated Plan.

Identified Barriers to Affordable Housing

In 2005 the City of Fort Wayne completed an update to the Analysis of Impediments to Fair Housing Choice. A community survey conducted at several public meetings asked specific questions related to fair housing. The identified barriers to affordable housing in Fort Wayne range from inadequate public transportation for low-income workers and poor credit history to a lack of housing that is accessible to the disabled and community issues with NIMBYism (Not In My Back Yard). CDBG and HOME funds will continue to be used to address these challenges.

Housing in Fort Wayne remains very affordable when compared to other cities of similar size. Fort Wayne is among a group of communities—those that are losing population, those marginally growing, and those that have declining cores – that are classified as “weak market communities.” Most of the existing housing structures are single-family detached units. The central city/southeast side zip codes, 46803 and 46806, had both the lowest median and the lowest average housing prices in Fort Wayne. (see Map 2 of 2000 Census Poverty Areas).

Median housing value of owner-occupied housing units in Fort Wayne (\$74,600) were relatively low compared to the median home values for the Nation, the State, and the County. According to the 2000 Census, the median value of owner-occupied units was \$119,600 nationally, \$94,300 in the State of Indiana, \$88,700 in Allen County, and \$74,600 in Fort Wayne. The lower median housing value may be attributed, in part, to the general age and condition of housing (most of which is in the 25 years following WWII), the relative

income levels, and the overall supply (which shows a surplus). This is supported by the Fort Wayne Housing Strategy which indicated that the cost of housing in the City is significantly lower than the national average. Affordable, safe, and permanent housing for very-low income families is still needed.

III. SUMMARY OF IDENTIFIED IMPEDIMENTS

1) Decent, Safe Affordable Housing

One barrier to affordable housing is really two-fold and seemingly a dichotomy: Fort Wayne's housing stock is so affordable that many of its homeowners are very low-income residents who oftentimes do not have the resources to maintain their homes. Additionally, Fort Wayne lacks a supply of affordable housing that is decent and safe. Research suggests that individuals should pay no more than 30 percent of their income for housing related costs. According to recent housing data from HUD, nearly 15,000 residents in Fort Wayne spend more than half of their monthly income on housing costs.

2) Predatory Lending

A poor credit history can make it difficult to obtain affordable housing. This creates opportunity for predatory lenders to enter the housing loan market. These lending organizations frequently put citizens into situations that actually damage their opportunity to utilize homeowner as a means to create wealth.

3) Accessibility Issues

ADA compliant housing and infrastructure availability appears to be lacking in Fort Wayne. Through various service providers in Fort Wayne who seek to serve the disabled population, the need is being addressed.

4) Zoning

Historically, those areas that are either designated as disadvantaged or are part of the low/moderate income Sub-Area have been victims of permissive zoning practices. In many cases, varied small businesses are allowed to operate in areas that are zoned residential or have been traditionally residential. Likewise, many areas that are zoned for single-family residential structures have been allowed to become predominantly multi-family. These two scenarios have lessened the desirability of some neighborhoods because there is increased traffic, over crowded housing, insufficient parking, added noise, a high density of non-owner occupied dwellings, and a glut of incompatible commercial uses.

5) Not In My Back Yard (NIMBY)

Attempts by developers to add subsidized or similar types of housing units continue to be met with strong opposition from neighborhoods and individuals throughout Fort Wayne.

6) Incentives for Developers

It is difficult to lure for-profit housing developers into working within city limits. It is even more difficult to get for-profit housing developers to build within the low/moderate income Sub-Area as private sector and other suburban projects are perceived to be more lucrative and easier to market. The central city of Fort Wayne currently has a severe lack of amenities that are needed by the residents living within the area. Grocery stores, pharmacies and convenience stores are not easily accessible to residents.

7) Lead-Based Paint in Housing Occupied By Protected Class Children

Lead based paint is a problem issue in our central city as the majority of the housing stock was built before 1978. The City is actively working with the Allen County Board of Health to eliminate lead in homes where there are identified lead-poisoned children. Further

cooperation is needed as the community collectively seeks ways to address this costly and widespread problem.

8) Problems in the Maintenance of Housing of Last Resort

Housing of last resort is housing where the residents are overcrowded; where the condition of the housing is substandard; where residents are living in "housing" which is not housing (e.g. garages); or, where the conditions in housing are substandard due to drug running, violence, or abusive conditions of other sorts.

9) Insufficiency of Programs to Assure Accessible Housing Choice

Recent housing analysis has identified a need for more safe, sanitary, affordable housing that complies with the accessibility standards of the Americans with Disabilities Act.

IV. ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE

1) Decent, Safe Affordable Housing

In an effort to address this concern, in 2005 the City of Fort Wayne leveraged over a half million dollars in CDBG human services funding for supportive housing services identified as gaps in the 2005 Continuum of Care Strategy. In addition, the City is providing direct homeownership assistance to low-income homebuyers. These funds can be used for down payment and closing cost assistance or direct mortgage subsidy. This increases the affordability of housing in Fort Wayne for homeownership. The City's Emergency Repair program has been funded at \$500,000 for the next budget year and this program will continue to operate to assist homeowners in crisis situations.

Strategic housing rehabilitation is being done in target neighborhood areas to improve the condition of housing in our older city areas. This program is intended for low and moderate income homeowners and utilizes a combination of grants and low interest loans.

2) Predatory Lending

The City of Fort Wayne promotes fair lending practices by supporting educational efforts by Consumer Credit Counseling, Project Renew and the Fort Wayne Housing Authority. These agencies all receive HUD Housing Counseling grants for short-term housing counseling. Consumer Credit Counseling also provides long-term credit counseling. Project Renew focuses on counseling those interested in purchasing a home. To expand these services, 2005 CDBG funds were awarded to the Fort Wayne Housing Authority (FWHA) to provide homeownership training for prospective homeowners. FWHA will work with families with larger credit concerns that require more attention and time. Each of these organizations is open to all persons interested in purchasing or renting in Fort Wayne.

The Fort Wayne Homeownership Center will serve as an access point for consumer education and be located in a central location on a major public transportation route to ensure accessibility to all citizens. A contract with a certified CHDO will also provide home buying education classes tied directly to down payment assistance grants to low and moderate income buyers. This focus on educating the citizens to be informed consumers will help to reduce the predatory lending practices which have been a problem in Fort Wayne.

3) Accessibility Issues

The City of Fort Wayne will continue to monitor this issue and address any impediments that may occur. Frequent collaboration and communication with Turnstone Center for the Disabled on related boards and commissions allows city staff to stay up to date on the current needs of this segment of the population. Additionally, the "4Community" planning

effort, which was previously discussed, has the City working with Aging and In-Home Services. Beside the obvious case coordination benefits of this initiative, the project will also produce a plan for allowing seniors to remain in their own home.

4) Zoning

The City of Fort Wayne has created a solid citizen participation model through its Community-Oriented Government processes. There are over 250 organized neighborhoods in Fort Wayne and each of them has a voice through our Area Partnership process. This organizational process has allowed neighborhoods to be heard and it has helped neighborhoods initiate various downzoning efforts. (See Map 1 of City with current neighborhood associations)

The City's Board of Zoning Appeals (BZA) will continue to encourage these downzoning efforts. The amount of down zoning that occurs during each Consolidated Plan cycle is difficult to predict because they are community driven. The City of Fort Wayne will evaluate all down zoning requests each December in order to look for trends and outcomes of these efforts. Additionally, the City has begun the process of proactively rezoning areas such as the downtown to facilitate redevelopment efforts through its Downtown Plan.

5) Not In My Back Yard (NIMBY)

The City of Fort Wayne will produce Fair Housing/Anti-Discrimination fliers during National Fair Housing Month each year. These fliers will be distributed to all City Utilities customers each April as an insert in the monthly water bill. Additionally, individual cases of NIMBYism will be addressed in public meetings and through meetings with affected neighborhoods in an attempt to clarify the situations and the laws on these issues.

The Metropolitan Human Relations Commission (MHRC) will continue to participate in Community Wide Housing Fairs and will contribute written information on Fair Housing whenever the need presents itself. The MHRC will continue to provide its education and outreach services to groups and individuals who request information on Fair Housing.

6) Incentives for Developers

The City of Fort Wayne will continue to seek out and provide the incentives necessary to encourage developers to participate in city-sponsored projects. These incentives will include, but not be limited to, the donation of land, provision of new and/or improved infrastructure and the demolition of properties that are unsafe and too expensive. To encourage targeted neighborhood investment these incentives will be offered in areas of disinvestment located both within qualified census block groups and Community Development Planning Areas (see Map 3 of QBG-CDAP areas).

7) Lead-Based Paint in Housing Occupied by Protected Class Children

Some specific strategies have been developed by the Allen County Board of Health, focusing mostly on educating the community on the issues surrounding lead-based paint. One of the education recommendation includes the development of a strategic inspection program to identify and eliminate lead-based paint in housing occupied by protected class children. This initiative includes implementing additional "neighborhood sweeps" in areas where older housing is located (see Map 3 of QBG-CDAP areas).

Another recommendation in the Allen County Plan to address lead paint issues deals with collaborating with the City of Fort Wayne and Housing Authority to remediate lead paint issues in abandoned housing units, and then making these units available to Housing Authority clients.

8) Problems in the Maintenance of Housing of Last Resort

The key to resolving this problem is to correct the condition of this housing without a resulting reduction in net housing units available to this population. One way to do this is to create a trust fund combined with a program of building inspections. When dilapidated buildings are identified and the landlord won't or can't make the necessary repairs, the trust fund in appropriate cases will make the repairs and take a lien on the property.

9) Insufficiency of Programs to Assure Accessible Housing Choice

Fort Wayne should adopt an ordinance that requires all housing developed with public money, in-kind assistance or other economic or technical support from the jurisdiction to comply with the accessibility standards of the Americans with Disabilities Act (five percent of the units are to be physically accessible and two percent are accessible to hearing and sight-impaired residents). Secondly, Fort Wayne should adopt ordinances requiring all housing (private market and those units developed with public money, in-kind assistance or other economic or technical support from the jurisdiction) to rent to an otherwise qualified household with a Section 8 voucher where the housing contains accessibility features needed by a family member.

V. ADDITIONAL ACTIONS RECOMMENDED TO PROMOTE FAIR HOUSING

Fort Wayne Housing Strategy Recommendations related to Fair Housing Issues

Recommendation 8.9: Create a Fort Wayne Homeownership Center.

- o Within Community Development, create a "one-stop shop" for homeownership in the City in partnership with banks and realtors.
- o Assemble together information about the various types of homeownership loans available.
- o Provide homeowner's access to information about City programs including homeowner repair and homeownership loans, and information about vacant lots for sale by the City that can be purchased by homeowners.
- o Make the Center the location for decision making regarding the new loan pool.

Recommendation 8.10: Expand First Call for Help to act as a centralized resource for information and resources to assist low-income families both over the telephone and on the Internet.

- o Engage in discussions with First Call for Help and the United Way about proposed changes and enhancements to the system, particularly related to housing assistance.
- o Explore the possibility of using First Call for Help as a vehicle through which resources throughout the community are easily accessible to the public via an on-line web-site.

Recommendation 8.11: Develop a centralized list of landlords accepting Section 8 vouchers.

- o Convene a meeting between the Fort Wayne Continuum of Care committee and the Fort Wayne Housing Authority to discuss the creation of a centralized list of landlords and units that accept Section 8, including a sub-list of units that are accessible to disabled tenants.
- o Determine who should be responsible for updating and maintaining the list to ensure that it is a timely resource for households to find available housing opportunities.

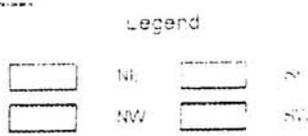
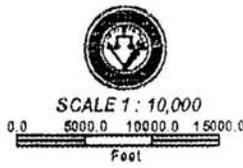
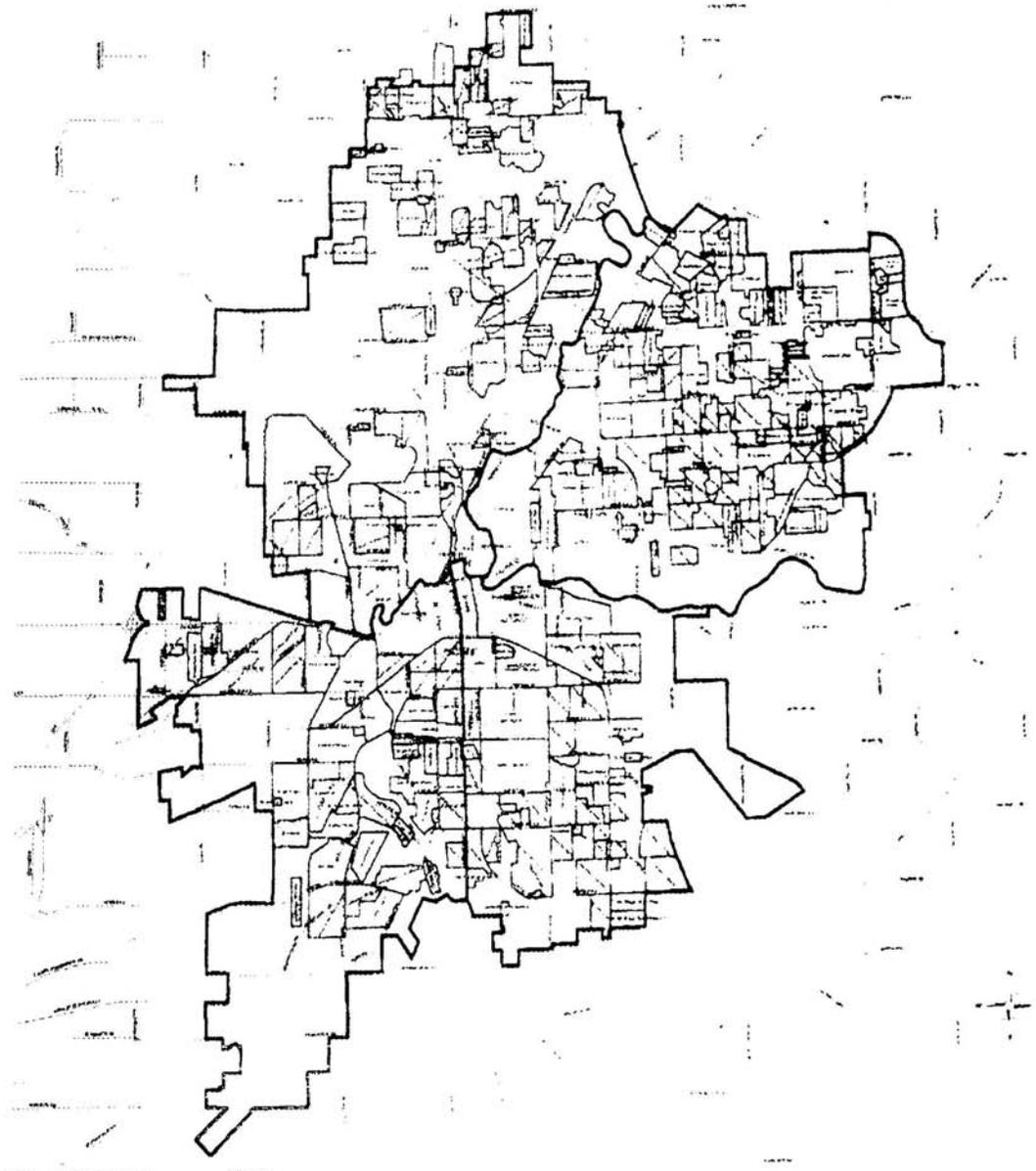
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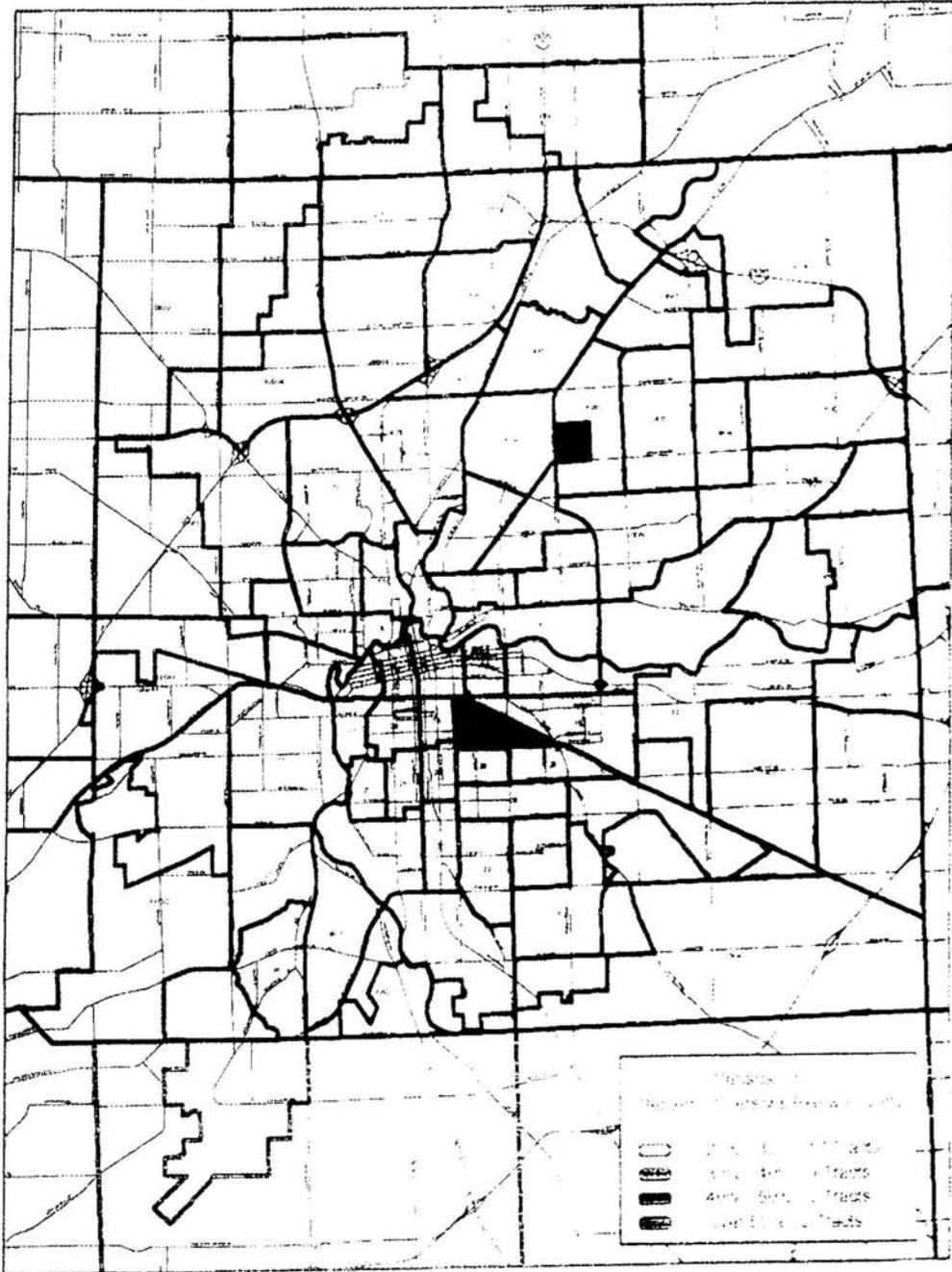
MAP 1

Neighborhoods and Area Partnerships



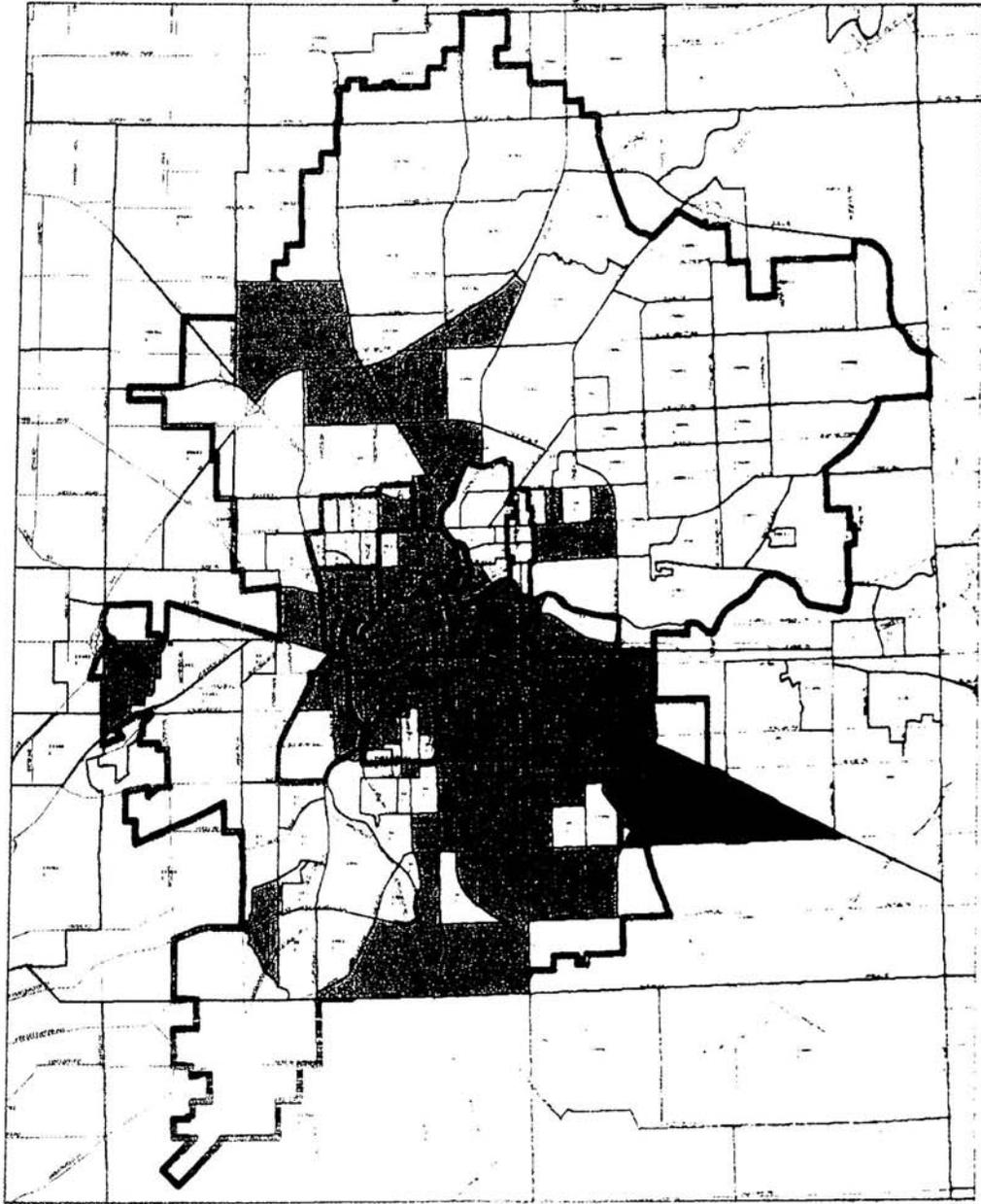
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MAP 2



MAP 3

City of Fort Wayne



-  North Side District
-  Downtown City Center District
-  City of Fort Wayne
-  Unincorporated Area

Scale: 1 inch = 1 mile
Source: City of Fort Wayne, Indiana
Map No. 1007

CITIZEN PARTICIPATION PLAN

The City of Fort Wayne will produce Fair Housing/ Anti Discrimination fliers during national Fair Housing Month each year. These fliers will be distributed to all City Utilities customers each April as an insert in the monthly water bill.

The Metropolitan Human Relations Commission (MHRC) will continue to participate in Community Wide Housing Fairs and will contribute written information on Fair Housing whenever the need presents. The MHRC will continue to provide its education and outreach services to groups and individuals who request information on Fair Housing. The City is currently in discussion with MHRC to provide CDBG funding assistance on increase the educational components of their message.

The City of Fort Wayne will continue its strong commitment to Fair Housing through both financial and service provision assistance (i.e., staff time and resources). Our goals is to insure that all residents are treated fairly and that all people have equal access to housing that is safe, decent, sanitary and affordable. This Analysis of Impediments (AI) to Fair Housing Choice has identified barriers to fair housing that are most prevalent. These impediments exist despite the best efforts of the community as a whole to eliminate them.

Impediments such as steering and redlining continue to evolve and sometimes become difficult to spot over time. The City of Fort Wayne will continue to monitor and address these types of impediments, with the assistance of the MHRC staff.

The impediments noted in this plan are known and, therefore, they are currently being addressed. Due to the nature of most impediments, the process of documentation, resolution and monitoring takes time. Resident involvement through our Community Oriented Government that actively encourages resident participation, especially through neighborhood organizations, provides good sounding boards for issues concerning housing.

The Fort Wayne Housing Authority (FWHA) also has a Fair Housing Plan in place as part of the existing FWHA Five Year Plan. The Fair Housing process was revised and updated for their current update to the agency's new FWHA Five Year Plan.

The City of Fort Wayne has a Housing Strategy adopted by the City Council. Several elements in this strategy directly relate to Fair Housing issues. These elements are listed below. The entire document is available for review on the city's website at www.cityoffortwayne.org

Attachment C

Fiscal Year Audit

DRAFT

PAMELA J. SIMPSON, C.P.A.
433 WEST PERSHING ROAD
DECATUR, ILLINOIS 62526
(217) 872-1908

Board of Commissioners
Housing Authority of the city of Ft. Wayne
Ft. Wayne, Indiana

In planning and performing my audit of the financial statements of Housing Authority of the city of Ft. Wayne as of and for the year ended June 30, 2008, in accordance with auditing standards generally accepted in the United State of America, I considered the Housing Authorities internal control over financial reporting (internal control) as a basis for designing my auditing procedures for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Housing Authority of the city of Ft. Wayne's internal control. Accordingly, I do not express an opinion on the effectiveness of Housing Authority of the city of Ft. Wayne's internal control.

The administration of the Housing Authority is responsible for establishing and maintaining a system of internal accounting control. In fulfilling this responsibility, estimates and judgements by the administration are required to assess the expected benefits and related costs of control procedures. The objectives of a system are to provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use of disposition and that transactions are executed in accordance with authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles.

Because of inherent limitations in any system of internal accounting control, errors or irregularities may nevertheless occur and not be detected. Also, projection of the system to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the degree of compliance with the procedures may deteriorate.

My study and evaluation made for the limited purpose described in the first paragraph would not necessarily disclose all material weaknesses in the system. However, my study and evaluation disclosed certain conditions in the following areas of which you should be aware in order to improve operating efficiencies and strengthen internal controls:

1. It was noted that the Housing Authority does not have a current formal policy for the review and write off of old outstanding checks. The Authority should adopt a policy that should indicate procedure for review, approval and frequency of that review and subsequent write off. At June 30, 2008, the Housing Choice Voucher bank reconciliation contained more than \$16,000 of old outstanding checks.
 2. Adequate internal control policies require two separate sets of procedures for (1) a normal month end close of the general ledger (financial reporting) and (2) the year end closing. At the end of the current fiscal year, the same procedures were used and as a result many accounts were found not to reconcile to the subsidiary ledgers or other supporting documentation. Many of these accounts are only adjusted annually, therefore are not address in monthly procedures. All written procedures should be complete for the entire fiscal process.
-

3. During the 2008 fiscal year, the formally adopted capitalization policy was not followed. The policy states that only items with a cost greater than \$500 will be capitalized, however, during 2007-08 many new appliances with a cost of less than \$500 a piece were added to the depreciation schedule. The Housing Authority should review its current policy for any needed revisions or correct the depreciation schedule.
4. Several trial balances provided for audit, were not in balance. Discussion with financial personnel indicate that there is periodically a software problem by which not all transactions are properly updated. Adequate internal controls over financial statement reporting (including the software used in the process) should be implemented in order to correct this problem and to avoid out of balance financial statements.
5. During a review of fourteen public housing tenant file, I noted that there was not a consistent method of anticipating tenant income for the calculation of tenant rent utilized in each file. Several different methods were used depending on the date of the certification/re-certification and the housing personnel completing the certification. I also noted that the EIV reports were not used consistently. Adequate internal controls would define the acceptable methods to be used to calculate anticipated income so that every tenant's file is comparable.

This communication is intended solely for the information and used of management, the Board of Commissioners, and others within the housing authority, and is not intended to be and should not be used by anyone other than these specified parties. Please feel free to contact me if you have any questions.

Decatur, Illinois
April 24, 2009



Certified Public Accountant

PAMELA J. SIMPSON, C.P.A.

433 WEST PERSHING ROAD
DECATUR, ILLINOIS 62526
(217) 872-1908

Independent Auditor's Report

Board of Directors
Housing Authority of the City of Ft. Wayne
Ft. Wayne, Indiana

I have audited the accompanying financial statements of Housing Authority of the City of Ft. Wayne and the aggregate discretely presented component unit, as of and for the year ended June 30, 2008, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. My responsibility is to express an opinion on these basic financial statements based on my audit.

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

In my opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of Housing Authority of the City of Ft. Wayne and the aggregate discretely presented component unit, as of June 30, 2008 and the respective changes in financial position and cash flows for the year end in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated April 24, 2009, on my consideration of the Housing Authority of the City of Ft. Wayne's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal controls over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

The management's discussion and analysis and budgetary comparison information on pages 3 through 11, are not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming opinions on the financial statements of the Housing Authority of the City of Ft. Wayne, taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U. S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the financial statements of the Housing Authority of Ft. Wayne. The accompanying financial data schedule and other additional statements and schedules listed as supplemental data in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Housing Authority of the City of Ft. Wayne. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, is fairly stated in all materials respects in relation to the financial statements taken as a whole.

Decatur, Illinois
April 24, 2009



Certified Public Accountant

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

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

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

FINANCIAL HIGHLIGHTS

- Revenues decreased by \$2.8 million (or 14%) during 2008, and were \$20.1 million and \$17.3 million for 2007 and 2008 respectively.
- The total expenses of all Authority programs increased by \$2.2 million (or 14%). Total expenses were \$16.5 million and \$ 18.7 million for 2007 and 2008 respectively.

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
USING THIS ANNUAL REPORT

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

MD&A
Management's Discussion
And Analysis

Basic Financial Statements
Authority-wide Financial Statements
Notes to Financial Statements

Other Required Supplementary Information
Required Supplementary Information
(Other than the MD&A)

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

DRAFT

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Authority-Wide Financial Statements

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

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

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

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Fund Financial Statements

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

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

The Authority's Funds

Business Type Funds

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

AUTHORITY-WIDE STATEMENTS

Statement of Net Assets

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

TABLE 1

STATEMENT OF NET ASSETS

	2008 (In millions Of dollars)	2007 (In millions Of dollars)
Current and Other Assets	\$ 12.3	\$ 15.1
Capital Assets	15.1	15.0
Total Assets	27.4	30.1
Current Liabilities	0.8	1.6
Long-Term Liabilities	3.7	3.9
Total Liabilities	4.5	5.5
Net Assets:		
Invested in Capital Assets, Net of Related Debt	11.5	11.4
Restricted	5.2	6.9
Unrestricted	6.2	6.3
Total Net Assets	\$22.9	\$24.6

For more detailed information see for the Statement of Net Assets.

Major Factors Affecting the Statement of Net Assets

During 2008, current and other assets and liabilities remain stable.

Capital assets changed insignificantly, increasing from \$15.0 million to \$15.1 million. The \$.1 million increase may be attributed primarily to a combination of net acquisitions, less current year depreciation and amortization. For more detail see "Capital Assets and Debt Administration" below.

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Table 2 presents details on the change in Unrestricted Net Assets

TABLE 2

CHANGE OF UNRESTRICTED NET ASSETS

	Millions of Dollars
Unrestricted Net Assets 06/30/07	\$ 6.3
Results of Operations	(1.4)
Adjustments:	
Depreciation (1)	1.0
Adjusted Results from Operations	(0.4)
Capital Expenditures (2)	0.5
Prior Year Adjustments	(0.2)
Unrestricted Net Assets 06/30/08	\$ 6.2

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

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

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

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

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

	2008 (Million of dollars)	2007 (Million of dollars)
Revenues		
Tenant Revenue – Rents and Other	\$ 1.2	\$ 1.2
Operating Subsidies and Grants	14.6	17.4
Capital Grants	0.4	1.0
Investment Income	0.2	0.2
Other Revenues	0.3	0.3
Total Revenue	16.7	20.1
Expenses		
Administrative	2.1	1.8
Tenant Services	0.0	0.0
Utilities	0.5	0.5
Maintenance	1.4	1.4
Protective Services	0.0	0.0
General	0.3	0.5
Housing Assistance Payments	12.9	11.3
Depreciation	1.0	1.0
Total Expenses	18.2	16.5
Net Increase(Decrease)	\$ (1.5)	\$ 3.6

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

Tenant revenue was stable during 2007 in comparison to 2008. Operating Subsidies, Grants and Capital Grants decreased. The decrease was due to two major factors: (1) the Authority has been engaging in a low level of Capital Improvement activity, which has resulted in decreased Grant Revenues, and (2) the Authority has not been aggressively pursuing additional Operating Subsidies.

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

Most expenses increased moderately due to inflation, except for Maintenance, and Housing Assistance Payments. Housing Assistance Payments increased due to a higher level of leasing activities within the Authority's Housing Choice Voucher Program. The Authority rented units to more low-income households, which increased Housing Assistance Payments as well as the associated HUD revenue. Maintenance expenses increased in excess of inflation due to a higher level of maintenance activity during the fiscal year 2008.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had \$15.1 million invested in a variety of capital assets as reflected in the following schedule.

TABLE 4

CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	Business-type Activities	
	2008 (Millions of dollars)	2007 (Millions of dollars)
Land and land rights	\$ 1.7	\$ 1.2
Buildings	24.6	32.4
Equipment – Administrative	2.4	3.1
Equipment – Dwelling	1.3	.8
Accumulated Depreciation	(29.6)	(28.7)
Leasehold Improvements	14.5	.0
Construction In Progress	0.2	6.2
Total	<u>\$15.1</u>	<u>\$15.0</u>

HOUSING AUTHORITY OF THE CITY OF FORT WAYNE

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in the notes.

TABLE 5
CHANGE IN CAPITAL ASSETS
(IN MILLIONS)

	Business Type Activities
Beginning Balance	\$15.0
Additions, Net of Retirements	1.1
Depreciation and Amortization	<u>(1.0)</u>
Ending Balance	<u>\$15.1</u>

This year's major additions primarily capital expenditures related to modernizing the Authority's housing developments. There was also an amount of equipment purchases.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provide by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is Carolyn M. Nichter, Fiscal Services Director of the Housing Authority of the City of Fort Wayne, at (260) 449-7816. Specific requests may be submitted to the Housing Authority of the City of Fort Wayne at 2025 South Anthony Blvd., PO Box 13489, Fort Wayne, Indiana, 46868-3489.

Attachment D

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

DRAFT

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

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 ___x 5-Year and/or ___x Annual PHA Plan for the PHA fiscal year beginning 2010, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
5. 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.
6. 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
8. For PHA Plan that includes 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 2006-24);
 - 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 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. 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).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

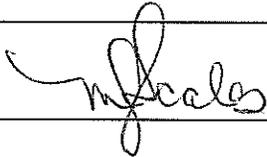
Housing Authority of the City of Fort Wayne
PHA Name

IN003
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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 Maynard Scales	Title Executive Director
Signature 	Date 02/04/2010

Attachment E

Certifications for a Drug-Free Workplace

DRAFT

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Fort Wayne

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

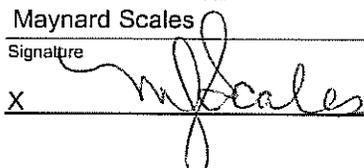
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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 Maynard Scales	Title Executive Director
Signature 	Date February 4, 2010

Attachment F

**Certifications of Payments to
Influence Federal Transactions**

DRAFT

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Fort Wayne

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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 Maynard Scales	Title Executive Director
Signature 	Date (mm/dd/yyyy) 02/04/2010

Attachment G

Disclosure of Lobbying Activities

DRAFT

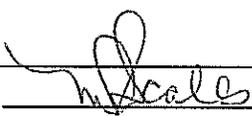
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> <u>2-14-2010</u> Print Name: <u>Maynard Scales</u> Title: <u>Executive Director</u> Telephone No.: <u>260-449-7811</u> Date: <u>02/04/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Attachment H

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

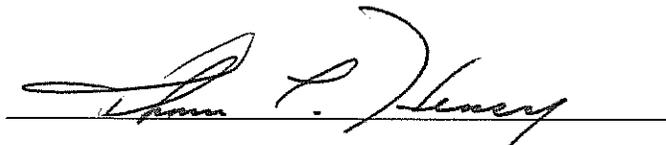
DRAFT

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

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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

I, Mr. Thomas Henry the Mayor certify that the Five Year and
Annual PHA Plan of the Housing Authority of the City of Fort Wayne is consistent with the Consolidated Plan of
the City of Fort Wayne, Indiana prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Attachment I

Resident Advisory Board Comments

DRAFT

Attachment J

Public Hearing Comments

DRAFT