

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Delaware Metropolitan Housing Authority</u> PHA Code: <u>OH079</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2009</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>441</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goal: Expand the supply of assisted housing. Objectives: Apply for additional rental vouchers; Leverage private or other public funds to create additional housing opportunities. Goal: Improve the quality of assisted housing. Objectives: Improve voucher management: (SEMAP score) 100%. Increase customer satisfaction Goal: Increase assisted housing choices Objectives: Provide voucher mobility counseling: Conduct outreach efforts to potential voucher landlords Utilize voucher homeownership program Goal: Promote self-sufficiency and asset development of assisted families and individuals Objectives: Increase the number and percentage of employed persons in assisted families Provide or attract supportive services to improve assistance recipients' employability 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 Goal: To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community. Goal: To attain and maintain a high level of standards and professionalism in our day-to-day management of all voucher program components. Goal: To administer an efficient, high-performing agency through continuous improvement of the PHA's support system and commitment to our employees and their development. Goal: To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level. Goal: To ensure that all housing units meet Housing Quality Standards and families pay fair and reasonable rents. Goal: To promote fair housing and the opportunity for very-low income families of all ethnic backgrounds to experience freedom of housing choice. Goal: To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very-low income families.																										

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Changed chapter 6 to include provisions of the Upfront Income Verification Procedures and other minor legislative rule changes in the program. 2. Adopted a local preference for families of federally declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction to receive preference over other waiting list placeholders. 3. Added the Violence Against Women Act (VAWA) provisions pursuant to Federal Law. 4. Added an addendum for the Family Self-Sufficiency Program and to the Fair Housing Policy. 5. Changed the application procedures to accept applications in office once a month and to have applications available for download on the PHA's website. Also changed a provision for applicants to call every six months to update their application. 6. Added an addendum to further fair housing to Non-Elderly Persons with Disabilities. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ol style="list-style-type: none"> 1. Main administrative office of the PHA. 2. PHA local offices. 3. Main administrative office of the local City government. 4. Main administrative office of the local County government. 5. Public Library.
7.0	<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>Delaware MHA currently manages a Homeownership option and we have had 13 successful closings since the onset of the program and we plan to continue offering the option for the next 5 years.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A</p>
8.1	<p>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. N/A</p>
8.2	<p>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. N/A</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input 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. N/A</p>
9.0	<p>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.</p> <p>The housing needs for Delaware's jurisdiction varies. Generally, the needs range from 1 to 3 bedroom units some of which may have to meet requirements for persons with specific disabilities and needs. Delaware County has many agencies that we partner with the help provide service to those that need it and landlords are for the most part cooperative in helping meet those needs.</p>
9.1	<p>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.</p> <p>Delaware MHA is continually reaching out to attract new owners , landlords and property managers to give our clients as many housing options as we possibly can.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. Delaware MHA has made much progress in meeting the mission and goals set forth in the 5-year plan. We continue to strive to work in accordance with HUD regulations and provide the best service possible to our clients and to the community.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>

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)

Chapter 21

VIOLENCE AGAINST WOMEN ACT (VAWA) PROVISIONS

NOTE: The provisions of this chapter are temporary and in effect until guidance and official direction is received from the U.S. Department of Housing and Urban Development.

The Violence Against Women Act (VAWA) requires local Housing Authorities to notify their participants and owners under the Housing Choice Voucher Program about changes in the law and how it affects them.

The law specifies that incidents of domestic violence or stalking in which participants or members of their families are the victims do not qualify as serious or repeated violations of the lease nor do they constitute grounds for termination of a tenancy.

In addition, all Voucher holders are notified by mail or at time of Voucher issuance that their voucher may be portable between jurisdictions to escape an imminent threat of further violence or stalking.

The law explicitly states that:

“an applicant or participant (who) is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

Criminal activity directly relating to domestic violence, dating violence, or stalking engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that domestic violence, dating violence or stalking.

An owner or manager may bifurcate (split, divide) a lease under this section, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members

or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

Nothing...may be construed to limit the authority of a public housing agency, owner or manager when notified to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

Nothing....limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner or manager does not subject an individual who is or has been a victim of domestic violence, dating violence or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

Nothing.... may be construed to limit the authority of an owner, manager or public housing agency to evict or terminate from assistance any tenant or lawful occupant if the owner, manager or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing services to the property if that tenant is not evicted or terminated from assistance.”

The law also specifically states that:

“An owner, manager or public housing agencymay request that an individual certify via a HUD approved certification form that the individual is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse....Such certification shall include the name of the perpetrator. The individual shall provide such certification within 14 business days after the owner, manager or public housing agency requests such certification.

If the individual does not provide the certification within 14 business days after the owner, manager or public housing agency or assisted housing provider has requested such certification in writing, nothing ...may be construed to limit the authority of an owner or manager to evict, or the public housing agency or assisted housing provider to terminate voucher assistance for any tenant or lawful occupant that commits violations of a lease. The owner, manager, public housing agency or assisted housing provider may extend the 14-day deadline at their discretion.

An individual may satisfy the certification requirement ...by providing the requesting owner, manager or public housing agency with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical

professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of the abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence or stalking has signed or attested to the documentation or by producing a Federal, State, tribal, territorial or local police or court record.”

The law also permits the owner, manager or public housing agency, at their discretion, to accept a self-certification from the victim as to the domestic violence, dating violence, sexual assault or stalking.

HUD has provided such a certification form, form HUD-50066.

If a tenant, applicant or a member of the tenant/applicant family are a victim or threatened victim of domestic violence, dating violence, sexual assault or stalking and wish to port the Voucher to another jurisdiction or are threatened with eviction because of such incidents, they are required to contact their Housing Authority counselor immediately.

The victim or alleged victim, whether a participant or applicant, will then have an opportunity to complete the certification form and/or provide the documentation as required so that they may maintain tenancy and assistance or be issued a Voucher to relocate.

In addition, new Housing Assistance Payments Contracts and lease addendums have been added which incorporate the VAWA provisions. These documents, too, were just recently provided by HUD to local HA's.

9.0 Housing Needs

Section 8 Waiting List

Delaware Metropolitan Housing Authority is Section 8 only and currently has 544 applicants on our Housing Choice Voucher waiting list. Of these 544 applicants, 169 require 1 bedroom units, 171 require 2 bedroom units, 129 require 3 bedroom units, 42 require 4 bedroom units, 9 require 4 bedroom units and 0 require 6 bedroom units. Of the 544 applicant families on the list, 446 or 82% have listed the head of household as female and 98 or 18% have documented male head of household. Of the 544 applicant families on the waiting list, the family status recap indicates that 26 applicant families state they are elderly and/or elderly-disabled families, 347 applicant families state that they are non-elderly households while 171 document they are non-elderly disabled families. Of those applicants on the Section 8 Housing Choice Voucher Waiting List, the primary race recap states that 357 applicants or 65.6% are white, 176 applicants or 32.4% are black, 9 applicants or 1.6% are Indian and 2 applicants or .4% are Asian. The ethnicity recap states that 540 or 99% are Non-Hispanic and 4 or 1% are Hispanic applicants. Based on the family recap, 347 or 64% of the 544 applicants on the waiting list are families with children of these numbers: 141 have 1 child, 103 have 2 children, 58 have 3 children, 30 have 4 children, 9 have 5 children, 5 have 6 children and 1 family has 9 children. The annual income of applicants on our waiting list that are at or below 30% of the Median Income Guideline total 469 applicants or 86% and 75 or 14% of applicants are at 50%. Delaware MHA's waiting list is currently closed.

9.1 Strategy for Addressing Housing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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 PHA regardless of unit size required.

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside areas of minority and poverty concentration.

Maintain or increase section 8 lease-up rates by effectively screening applicants to increase owner acceptance of the program.

Participate in the consolidated Plan development to ensure coordination with broader community strategies.

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

Applying for additional Section 8 funding should it become available.

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

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

Adopt policies to encourage work ethics.

Exceed HUD federal targeting requirements for families at or below 30% of AMI.

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

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

Adopt policies to support and encourage work.

Need: Specific Family Types: Elderly

Strategy 1: Target available assistance to the elderly

Apply for special-purpose vouchers targeted to the elderly should they become available.

Need: Specific Family Types: Non-Elderly Families with Disabilities

Strategy 1: Target available assistance to Non-Elderly Families with Disabilities

Apply for special-purpose vouchers targeted to non-elderly families with disabilities should they become available.

Affirmatively market to local non-profit agencies that assist non-elderly families with disabilities.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate housing needs.

Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

Strategy 2: 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 to those units.

Market the section 8 program to owners outside areas of poverty/minority concentrations.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

Funding constraints

Staffing constraints

Limited availability of sites for assisted housing

Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

10.0 Progress

Delaware MHA's statement on progress made in meeting the goals and objectives described in the previous 5-year plan for the period FY 2005 -2009.

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

Goal: Expand the supply of assisted housing

Objective: Apply for additional voucher to provide additional units for Section 8 by applying for HUD assistance.

Progress: There was no Notices of Funding Availability published or award of units granted for Conventional Housing Choice Vouchers during the 5-year period.

Objective: Leverage private or other public funds to create additional housing opportunities: Delaware MHA will partner with other local agencies and non-profit organizations and seek public funds from local, state and federal entities to provide additional housing assistance within the next 5years .

Progress: DMHA partnered The City of Delaware and Delaware County to administer the HOME program and provided housing assistance for applicants on the waiting list for approximately 100 families over the last 5 years.

Goal: Improve the quality of assisted housing:

Objective: Improve voucher Management: (SEMAP score) 100%

Progress: DMHA is proud to have maintained a SEMAP score of 100% consistently since SEMAP started.

Objective: Increase Customer Satisfaction. DMHA will continue to improve service to the public by applying for additional funding as it becomes available and setting payment standards at levels that provide more housing opportunities.

Progress: Although there was not much opportunity for additional federal vouchers, DMHA did partner with local government to administer the HOME program in our area and we have worked with other agencies to provide inspections for the Direct Housing Program.

Objective: Provide replacement vouchers: and Opt-out vouchers when requested.

Progress: There were no replacement or Opt-out vouchers requested in the last 5-year period.

Goal: Increase assisted housing choices

Objective: Provide voucher mobility counseling

Progress: DMHA continually counsels clients on voucher portability when entering the program and at annual re-certifications.

Objective: Conduct outreach efforts to potential landlords. DMHA will contact potential landlords to market the program to increase housing opportunities for our clients.

Progress: DMHA is constantly in contact with potential landlords by performing inspections for other agencies.

Objective: Implement Voucher Homeownership Program: DMHA implemented a section 8 Housing Choice Voucher Program in January 1, 2002 and will continue to operate and have at least two families per year participating in the program over the next 5-year period.

Progress: During the previous 5-year period a total of 11 families have successfully closed on a home.

HUD Strategic Goal: Promote Self-Sufficiency and Asset Development of Families and Individuals

Goal: Promote Self-Sufficiency and asset Development of assisted households

Objective: Increase the number and percentage of employed persons in assisted families: DMHA will improve the quality of life for residents and clients by continuing to maintain Family Self-Sufficiency (FSS) Coordinator funding in the Section 8 Program and providing Homeownership Coordinator services.

Progress: DMHA was successful in maintaining the FSS Coordinator funding and gain funding to support an FSS Homeownership coordinator to conduct homeownership activities and retain 39 FSS program Slots.

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

Progress: Clients are counseled by the FSS Coordinator on where to seek employment, going to job fairs, etc on an on-going basis.

Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing

Objective: Undertake affirmative measures to ensure access to assisted housing

regardless of race, color, religion, national origin, sex, familial status, age, or disability: DMHA provides Fair Housing Booklets to Applicants, Tenants, and Clients and will assist the family if additional help is needed to file a claim.

Progress: In addition to the above protected classes, DMHA has updated our Nondiscrimination Policy to include that DMHA will not discriminate on the basis of marital status or sexual orientation. The Delaware Metropolitan Housing Authority not use any of these factors to: Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to participate in the housing choice voucher, public housing or other DMHA programs, provide housing that is different from that provided to others, subject anyone to segregation or disparate treatment, restrict anyone's access to any benefit enjoyed by others in connection with DMHA's housing programs, treat a person differently in determining eligibility or other requirements for admission, steer an applicant or participate toward or away from a particular area based on any of these factors, deny anyone access to the same level of services, deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program, discriminate in the provision of residential real estate transactions, discriminate against someone because they are related to or associated with a member of a protected class, publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Other PHA Goals and Objectives (List below)

Objective: To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.

Progress: DMHA maintains a high occupancy rate and applies for additional funding when available to help with the local economy.

Objective: To attain and maintain a high level of standards and professionalism in our day-to-day management of all voucher program components.

Progress: Through on-going training and education, DMHA maintains a high level of professionalism in our daily voucher program management.

Objective: The administer an efficient, high-performing agency through continuous improvement of the PHA's support system and commitment to our employees and their development.

Progress: DMHA maintains the "High performer" status due to the knowledge, years of

experience and dedication of its employees.

Objective: To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.

Progress: Inspectors are trained and certified to ensure HQS is being met and unassisted units are evaluated to ensure rents are fair and reasonable.

Objective: To promote fair housing and the opportunity for very-low income families of all ethnic backgrounds to experience freedom of Housing Choice.

Progress: DMHA takes all measures necessary to ensure clients are not discriminated against regardless of race, color, religion, national origin, sex familial status, and disability.

Objective: To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very-low income families.

Progress: DMHA continually tries to outreach to landlords and act as mediators professionally when situations arise to be fair to both parties involved.

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

I, Michael A. Hiler, Chief, OHCP, Ohio Department of Development certify
that the 2010-2014 Five-Year Plan and 2010 Annual PHA Plan of
the Delaware Metropolitan Housing Authority is consistent with the Consolidated Plan
of the State of Ohio prepared pursuant to 24 CFR Part 91.



Date: June 24, 2010

Michael A. Hiler, Chief
Office of Housing and Community Partnerships
Ohio Department of Development

**Statement of Consistency of the Public Housing Authority Plan
With the Community Housing Improvement Strategy**

The **2010 Five Year Plan for the Delaware Metropolitan Housing Authority** is
consistent with the Community Housing Improvement Strategy of the **City of Delaware**
prepared pursuant to 24 CFR part 91.



Signature

David Efland

Printed Name of Signatory

Director of Planning & Community Development

Title

6/29/10

Date

**Certification of Consistency of the Public Housing Authority Plan
By State or Local Officials**

The **2010** Five Year Plan for the **Delaware Metropolitan Housing Authority** is consistent with the Consolidated Plan of **Delaware County** prepared pursuant to 24 CFR part 91.



Signature

Tommy Thompson

Printed Name of Signatory

President Delaware County Commissioners

Title

Date

June 28, 2010

MINUTES

DELAWARE METROPOLITAN HOUSING AUTHORITY July 9, 2010

The Delaware Metropolitan Housing Authority (DMHA) met at 12:00 pm on Friday, July 9, 2010 at Hoggy's Restaurant, Delaware, OH 43015

Members present were: **Jackie Kuhns**
Charlene Tynes
Cecelia Monahan
Scott Wolf

Others present were: Steve Cooper, Executive Director
Cindi Kauble, Deputy Director
Marsha Inscho, Financial Officer

Upon motion by **Charlene** and seconded by **Jackie** minutes of the previous meeting were unanimously approved.

Marsha Inscho reviewed financial reports with the Board members. **Scott** moved to accept the financial reports. **Cecelia** seconded the motion and members unanimously approved.

Resolution 1 approved Delaware Metropolitan Housing Authority's 5-Year Agency Plan.

Resolution 2 approved the Director to submit the SEMAP Certification for FY2010

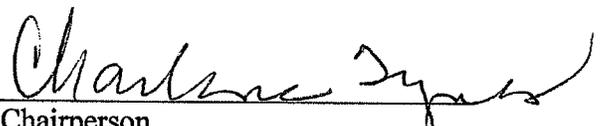
OLD BUSINESS:

CMHA Inspections

NEW BUSINESS:

Vouchers for Non-Elderly persons with Disabilities
Dissolve non-profit
Project-Based Vouchers

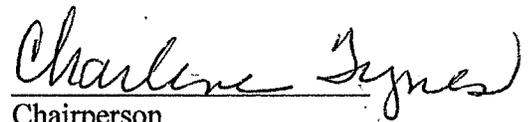
There being no further business to come before the Authority and upon a motion by **Scott** and a second by **Jackie**, the chairperson adjourned the meeting.


Chairperson

The following resolution was introduced by **Steve**, read in full and considered.

RESOLUTION 10-3

Date Adopted:
July 9, 2010


Chairperson

SEE ATTACHED RESOLUTION
REGARDING PHA PLAN

Scott moved that the foregoing resolution to approve DMHA's 5-year plan be adopted as introduced and read. The motion was seconded by Jackie, and upon Voice Vote, the following "Ayes" and "Nays" were recorded:

AYES: Cecelia, Charlene, Jackie, Scott

NAYS: None

Whereupon, the Chairman declared said motion passed and the resolution adopted.

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

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

**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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/01/2010, 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.

Delaware Metropolitan Housing Authority

OH079

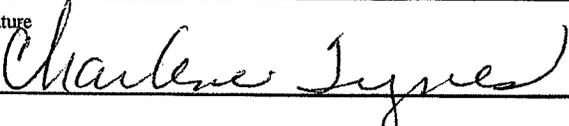
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official Charlene Tynes	Title Chairperson
Signature 	Date July 9, 2010

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.

Delaware Metropolitan Housing Authority

OH079

PHA Name

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 Charlene Tynes	Title Board Chairperson
Signature <i>Charlene Tynes</i>	Date 7-9-10

Following review and discussions of the Delaware Metropolitan Housing Authority's
2008 Annual Plan:

X I have no comments on the above-noted plan.

_____ I have the following comments:

William Sparkman
Mr. William Sparkman

6-25-10
Date

Following review and discussions of the Delaware Metropolitan Housing Authority's 2008 Annual Plan:

 I have no comments on the above-noted plan.

 ✓ I have the following comments:

1) WHAT IS A HOPE 1 or 2 PROJECT? These are special HUD Housing Projects which DMHA, being Section 8 only, are NOT involved in.

2) IS THERE A CHANGE IN DOMESTIC VIOLENCE? No. VAWA WAS ADDED TO THE 5-YEAR PLAN NOW BECAUSE IT WAS NOT IN EFFECT THE LAST TIME THE 5-YEAR PLAN WAS SUBMITTED

Ms. Carol Tolson

Ms. Carol Tolson

6/25/10

Date

- 1) Carol Tolson Sign In Resident ADVISORY BOARD
6/25/10
- 2) William Parkman
- 3) No Show