

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**

1.0	PHA Information PHA Name: Rome City Housing Authority PHA Code: IN089 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2011				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 50 Number of HCV units: 0				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input 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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
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.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: James Childs Architects began working on the plans for the roofing projects at Warrener Court. Bids will be released on June 4, 2012, a walk thru of the project will be done on June 13, 2012 at 9:00 am, bid opening will take place at James Childs Architects on June 22, 2012, PHA will receive recommendation from architects on June 25, 2012. Recommendation will be presented to the RCHA Board of Commissioners on June 26, 2012 for approval. (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. Copies can be obtained at 500 Front Street, Warrener Court, Main Office, Rome City, IN 46784				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
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 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.				

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 PHA has a waiting list for Warrener Court that generally is a year or so wait. In recent months there has been a high request for 3 bedroom apartments which the PHA only has 10 of. The PHA only has 34 family apartments and is the only apartment complex for families in the Town of Rome City. There are a few apartments that are privately owned that are expensive for low income families. The private owned</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>When an applicant applies for low income housing the long waiting period is discussed. The applicant is told of other complexes that are located in the County as there are not any other complexes in the Town. They are also told about the homeless shelter that is located in the County. There is Noble House for women and children and Pilot House for men.</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.</p> <p>The PHA has been striving to ensure the safety and well being of the tenants. There is a Deputy Town Marshall that is residing at Warrener Court and there is also a reserve officer living at Warrener Court. In speaking with the local police departments, the calls to the PHA have been drastically reduced. The PHA has also been able to complete roof project at Sylvan Manor and are in the process of completing some of the roofing projects at Warrener Court.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>There have not been any significant amendment or substantial deviation/modification to the plan.</p>
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Rome City Housing Authority
Resident Advisory Board Agenda
Meeting, Friday, June 1, 2012
at 1:00 pm
Sylvan Manor Community Room

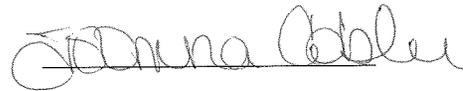
1. Advisory Board Sign In
 - a. Name and Address
2. Review of Housing Authority 2012 Annual Plan
3. List of projects that residents would like to see to improve Housing Authority
 - a. Sylvan Manor
 - b. Warrener Court
4. Adjournment

Rome City Housing Authority
Resident Advisory Board
Meeting, Friday, June 1, 2012
at 1:00pm
Sylvan Manor Community Room
Sign In Sheet

Sharon Oliver, Resident Commissioner
150 Kerr Ave., Apt. 13
Rome City, IN 46784
(260) 854-3965



JoOnna Cobler, Resident Warrener Court
500 Front St., Apt. 29
Rome City, IN 46784
(260) 336-7439



Betty Mackenzie, Resident Sylvan Manor
150 Kerr Ave., Apt. 4
Rome City, IN 46784
(260) 854-3777



Also in attendance:

Cara Babyak-Sisson, Executive Director
Rome City Housing Authority
P.O. Box 415
Rome City, IN 46784
(260) 854-4122



Rome City Housing Authority
Resident Advisory Board
Meeting, Friday, June 1, 2012
at 1:00 pm
Sylvan Manor Community Room
Meeting Minutes

1. Advisory Board Sign In
 - a. Name and Address
Those in attendance were: JoOnna Cobler, Warrener Court Resident, Betty Mackenzie, Sylvan Manor Resident, Sharon Oliver, Resident Commissioner and Cara Babyak-Sisson, Executive Director

2. Review of Housing Authority 2012 Annual Plan
The 2012 Annual Plan was reviewed and discussed. Betty Mackenzie made a motion to approve the 2012 Annual Plan, JoOnna Cobler seconded the motion, the motion carried.

Executive Director, Cara Babyak-Sisson told the Advisory Board that for the next annual plan submission, they would be having a few more meetings prior to the approval of the plan.

3. List of projects that residents would like to see to improve Housing Authority
 - a. Sylvan Manor
Residents would like to see vents cleaned, carpets cleaned, common doors adjusted, more flowers and consistent landscaping in the front.
 - b. Warrener Court
Residents would like to see a smaller slide installed on the playground, more landscaping around the complex and have gutters replaced or maintained better.

4. Adjournment
JoOnna Cobler made a motion to adjourn the meeting, Betty Mackenzie seconded the motion, all were in favor and the meeting was adjourned at 1:45pm.