

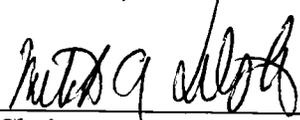
The following resolution was introduced by
in full and considered:

Mr. Luton , read

RESOLUTION 02-12

DATE ADOPTED:

March 26, 2012


Chairperson

SEE ATTACHED RESOLUTION/CERTIFICATION
REGARDING PHA PLAN

Mr. Luton moved that the foregoing resolution be adopted as introduced and read. The motion was seconded by Mr. Garnes , and upon Voice Vote, the following "Ayes" and "Nays" were recorded:

AYES: Ms. Maxie, Mr. Libster, Mr. Garnes, Mr. Luton

NAYS: None

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

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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 ___ XX Annual PHA Plan for the PHA fiscal year beginning 7/1/12, 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.
- NA 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.
- WA 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.
- NA 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.
- NA 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.
- NA 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.

Marion Metropolitan Housing Authority
PHA Name

OH 076
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

XX Annual PHA Plan for Fiscal Years 2012- 2013

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	Mitchell A. Libster	Title	Chairman
Signature		Date	3/26/12

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.

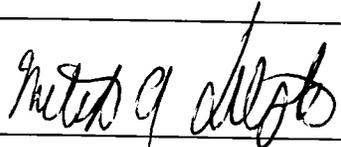
Marion Metropolitan Housing Authority

OH 076

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)

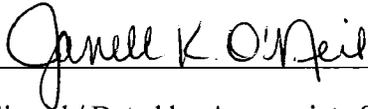
Name of Authorized Official	Mitchell A. Libster	Title	Chairman
Signature		Date	3/26/12

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, Janelle O'Neil the Executive Assistant to the Mayor certify that the Five Year and
Annual PHA Plan of the Marion MHA is consistent with the Consolidated Plan of
City of Marion prepared pursuant to 24 CFR Part 91.



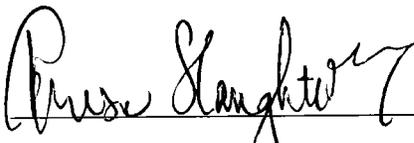
Signed / Dated by Appropriate State or Local Official

**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, Click to Enter Official's Name the Click to Enter Official's Title certify that the Five Year and Annual PHA Plan of the Marion MHA is consistent with the Consolidated Plan of County of Marion prepared pursuant to 24 CFR Part 91.

 3-23-2012
Signed / Dated by Appropriate State or Local Official

**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, Kim Volewik the Marion Public Library certify that the Five Year and
Annual PHA Plan of the Marion MHA is consistent with the Consolidated Plan of
County of Marion prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

A public hearing concerning the Marion Metropolitan Housing Authority's 2012 Five-Year and Annual PHA plan submission was held on Thursday, March 29, 2012, at 1:30 p.m. at the Marion MHA leasing office in Marion, Ohio.

Chairman Mitchell A. Libster opened the hearing at 1:30 p.m. Also attending the hearing were Mr. Patrick A. Heydinger, Director and Mr. Sulu Kelley, landlord in the Housing Choice Voucher Program and representing the Marion Landlord Association.

Mr. Libster informed those present that the public hearing was advertised in The Marion Star, a newspaper of general circulation in Marion County, Ohio.

He noted that the PHA plan has been on public display at the Marion Public Library, the PHA leasing office and the office of the Mayor of the City of Marion, Ohio and the Marion County Commissioners office.

Mr. Libster said that after the public hearing, any comments received would be reviewed and responded to by the Authority.

The Director explained all aspects of the current annual plan update, and noted that all 3,600 PHAs across the country are required to submit such a document. Mr. Heydinger reviewed the data concerning the waiting list and housing needs statistics, noting the significant numbers of Marion County families with incomes below 80% of the median area income.

The Director said there is very little movement within the Voucher waiting list. He noted that there were no significant changes to the annual plan, and very minor changes in the Voucher Administrative Plan.

Mr. Kelley, who had requested and received a copy of all annual plan documents via e-mail in February, said landlords would be more receptive to the program if there were some guarantees of damage payments.

He questioned why the damage provisions were eliminated in the Voucher program, and the Director explained that Congress and HUD did away with certain portions of the Certificate program when they mandated the conversion to the Housing Choice Voucher Program.

The Director speculated that this was a cost-saving measure instituted by HUD and Congress. Mr. Kelley said such a provision would be an incentive to prospective owners and asked why the Authority could not, on its own, institute such a policy.

Mr. Heydinger explained that such provisions are prohibited by federal law.

The Director and Mr. Kelley then reviewed overall Voucher funding for the Marion MHA, both current and projected future expenditures. Mr. Heydinger explained that certain cost-cutting measures would be mandated should Congress fail to reach an agreement on an overall 2013 budget before January 1st.

Mr. Kelley noted that this could have devastating effects not only on landlords and tenants participating on the program, but also on overall Authority operations. The Director and Chairman explained that the members of the Authority board would have to make a decision, if that scenario would come to pass, on how to administer cuts to the program.

They assured Mr. Kelley that landlords would be consulted before any final decision in such a matter would be made.

The parties discussed various other aspects of the program, including inspection requirements and portability costs to the agency.

Following the lengthy discussion, the Chairman asked if there were any other comments. Mr. Kelley said he had no problem or comments on the annual plan but was interested in the future of the agency and the overall Voucher Program.

Hearing nothing further, the Chairman adjourned the public hearing at 2:45 p.m.

Attendees at the March 29, 2012, public hearing for the Marion Metropolitan Housing Authority's 2012 Annual PHA plan, held at 1:30 p.m. in Marion, Ohio.

1. *Mitchell G. Smith*
2. *Patricia A. King*
3. *[Signature]*
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- 14.
- 15.

All three members of the Marion MHA Resident Advisory Council received, via U.S. Mail, a complete copy of the Marion MHA's proposed Annual PHA Plan update for 2012, including supporting documentation of the latest PHA audit and the Section 8 Administrative Plan.

Following receipt of the documents and review time, the members of the Marion MHA Resident Advisory Council met on Thursday, February 23, 2012, at 1:30 p.m. at the Authority leasing offices in Marion, Ohio.

Attending the meeting were members Mr. Earnest E. Robinson, Ms. Simona Creagh and Ms. LaToya Maxie. Others attending were Ms. Tammy Broadwater, Leasing Agent and Ms. Jennifer Berrier, Deputy Director.

Ms. Berrier welcomed members and thanked them on behalf of the Authority for their efforts.

Ms. Berrier explained to the Council the requirements of the U.S. Department of Housing and Urban Development for the Annual Plan update submission.

Ms. Berrier said this document would be reviewed by HUD to meet only certain, specific criteria. The overall Authority goals remain the same, she said, in the plan update and thus no changes have been made.

Ms. Berrier said most of the Annual Plan components do not apply to the local agency because it has no public housing units and because the Authority is not proposing any changes in the plan or goals, there are further reduced submission requirements.

She explained that the plan has been submitted to Marion City and Marion County officials for their review and signoff. She said the Mayor of Marion, Scott Schertzer, and the Marion Regional Planning Commission, which prepares the Consolidated Plan for Marion County, have already reviewed the plan update.

The Deputy Director noted that the Authority has revised certain portions of the Voucher Administrative Plan to deal with clarifications, proposed by HUD, to the Violence Against Women Act (VAWA) and general program updates to conform more closely to actual housing authority practices.

The Deputy Director said the agency was overleased during the last calendar year and is now in the process of trying to maintain as close to baseline funding as possible with available monies. However, he cautioned that current indications from both the Administration and Congress seem to show that funding will remain at current levels, at best, or be reduced even further.

Council members had few questions on the plan and supporting documents. Members expressed their desire that the Authority obtain any and all additional funding, so it can at least reach full contact leasing authority.

Mr. Robinson commented that certainly more funds are needed, as the housing needs in Marion County for low income families remain great. The Director cautioned that it is highly unlikely additional federal funding mechanisms will be made available for low income housing.

Members made generally favorable comments about the Authority and its operations and indicated if they had any additional comments, they would submit them in writing to the Authority. A public hearing is set for March 29, 2011 at 1: 30 p.m. on the plan.

Following a brief discussion, and approval of submission of the plan by members, Ms. Berrier thanked members for their comments and said they would be included in the minutes. The meeting was adjourned at approximately 2:15 p.m.

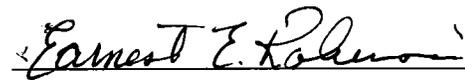
By my signature, I am certifying that I was in attendance at the February 23, 2012, meeting of the Marion Metropolitan Housing Authority's Resident Advisory Council at the MMHA Leasing Office in Marion, Ohio.



Ms. Simona Creagh



Ms. LaToya Maxie



Mr. Earnest Robinson

Following review and discussion of the Marion Metropolitan Housing Authority's Annual Plan for Fiscal Year 2012 –

X

I have no comments on the above-noted plan.

I have the following comments:

Comments:

Ernest E. Robinson
Mr. Ernest Robinson
Ernest

February 23, 2012

Following review and discussion of the Marion Metropolitan Housing Authority's Annual Plan for Fiscal Year 2012 –

I have no comments on the above-noted plan.

I have the following comments:

Comments:


Ms. LaToya Maxie

February 23, 2012

Following review and discussion of the Marion Metropolitan Housing Authority's Annual Plan for Fiscal Year 2012 –

X

I have no comments on the above-noted plan.

I have the following comments:

Comments:


Ms. Simona Creagh

February 23, 2012

MARION METROPOLITAN HOUSING AUTHORITY
943 ADAMS STREET, MARION, OHIO 43302 (740) 3383-5680

February 17, 2012

Ms. LaToya Maxie
822 Windsor Street
Marion, OH 43302

Dear Ms. Maxie:

The three-member Resident Advisory Council of the Marion Metropolitan Housing Authority will meet at the Authority leasing office on Thursday, February 23, 2012, at 1:30 p.m. At this time, the Resident Advisory Council will review and comment on the Marion Metropolitan Housing Authority's 2012 Annual plan.

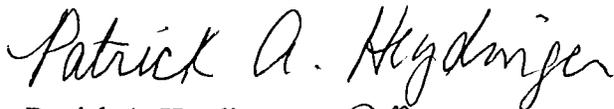
Enclosed you will find a copy of the PHA plan and supporting documentation for your review.

The meeting will be at the Marion MHA Leasing Office, which is now located at 117 North Greenwood Street, #12 in Marion, Ohio.

If you are unable to attend or have any questions, please do not hesitate to contact Ms. Tammy Broadwater at our Marion leasing office.

Thank you for serving on this advisory council.

Sincerely,



Patrick A. Heydinger
Director



MARION METROPOLITAN HOUSING AUTHORITY
943 ADAMS STREET, MARION, OHIO 43302 (740) 3383-5680

February 17, 2012

Mr. Earnest Robinson
203 Senate Street
Marion, OH 43302

Dear Mr. Robinson:

The three-member Resident Advisory Council of the Marion Metropolitan Housing Authority will meet at the Authority leasing office on Thursday, February 23, 2012, at 1:30 p.m. At this time, the Resident Advisory Council will review and comment on the Marion Metropolitan Housing Authority's 2012 Annual plan.

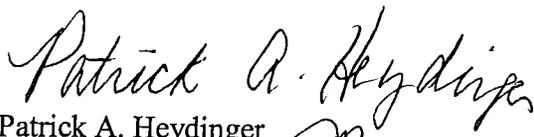
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If you are unable to attend or have any questions, please do not hesitate to contact Ms. Tammy Broadwater at our Marion leasing office.

Thank you for serving on this advisory council.

Sincerely,


Patrick A. Heydinger
Director

MARION METROPOLITAN HOUSING AUTHORITY
943 ADAMS STREET, MARION, OHIO 43302 (740) 3383-5680

February 17 , 2012

Ms. Simona Creagh
259 East Walnut Street
Marion, OH 43302

Dear Ms. Creagh:

The three-member Resident Advisory Council of the Marion Metropolitan Housing Authority will meet at the Authority leasing office on Thursday, February 23, 2012, at 1:30 p.m. At this time, the Resident Advisory Council will review and comment on the Marion Metropolitan Housing Authority's 2012 Annual plan.

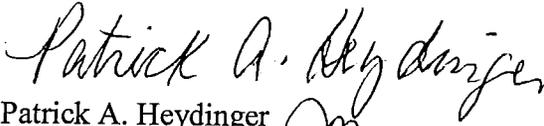
Enclosed you will find a copy of the PHA plan and supporting documentation for your review.

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If you are unable to attend or have any questions, please do not hesitate to contact Ms. Tammy Broadwater at our Marion leasing office.

Thank you for serving on this advisory council.

Sincerely,


Patrick A. Heydinger
Director

MARION METROPOLITAN HOUSING AUTHORITY

P. O. Box 1029 . MANSFIELD, OH 44901 . (419) 524-0029

February 17, 2012

Marion Public Library
Reference Department
445 East Church Street
Marion, Ohio 43302

To Whom It May Concern:

Enclosed you will find the FY 2012 Annual Plan of the Marion Metropolitan Housing Authority.

Please retain this copy of the plan, together with the supporting documentation, in your reference or other applicable department of the library for public review and dissemination.'

Obviously, anyone who has any questions may contact me directly at the Authority office during normal business hours.

As usual, thank you for your cooperation in this matter.

Very truly yours,

Patrick A. Heydinger
Director

MARION METROPOLITAN HOUSING AUTHORITY

P. O. Box 1029 . MANSFIELD, OH 44901 . (419) 524-0029

February 17, 2012

City of Marion Mayor's Office
222 West Center Street
Marion, Ohio 43302

To Whom It May Concern:

Enclosed you will find the FY 2012 Annual Plan of the Marion Metropolitan Housing Authority.

Please retain this copy of the plan, together with the supporting documentation, in your office for public review.

Obviously, anyone who has any questions may contact me directly at the Authority office during normal business hours.

As usual, thank you for your cooperation in this matter.

Very truly yours,

Patrick A. Heydinger
Director

MARION METROPOLITAN HOUSING AUTHORITY

P. O. Box 1029, MANSFIELD, OH 44901. (419) 524-0029

February 17, 2012

The Marion Star
Classified Ad Department
150 Court Street
Marion, Ohio 43302

To Whom It May Concern:

Enclosed you will find a **classified** advertisement which The Marion Metropolitan Housing Authority wishes to place in your publication.

The advertisement should be published in the Legal Notice section of the Classified Advertisements, and should be published two times – once during the first week of March, 2012 and once during the second week of March, 2012.

Proof of publication and billing should be forwarded to me at the above-noted address.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Patrick A. Heydinger 
Director

MARION METROPOLITAN HOUSING AUTHORITY

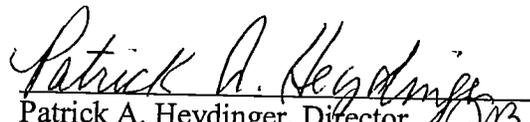
P. O. Box 1029, MANSFIELD, OH 44901. (419) 524-0029

PUBLIC NOTICE

The Marion Metropolitan Housing Authority will hold a public hearing on Thursday, March 29, 2012, at 1:30 p.m. at the Authority leasing office, 117 North Greenwood Street, Suite #12, Marion, Ohio 43302, to receive comments from the public and interested parties on the Housing Authority's proposed FY 2012 Annual Plan update, created pursuant to **Section 511** of the **Quality Housing and Work Responsibility Act of 1998 (QHWRA)**.

Copies of the annual and five-year plans are available for public review at the Marion Public Library, 445 East Church Street, Marion, Ohio, and the Marion Metropolitan Housing Authority's Leasing Office, 117 North Greenwood Street, Suite #12, Marion, Ohio 43302, during normal business hours.

Questions or comments may also be directed to the Office of the Director, Marion Metropolitan Housing Authority, PO Box 1029, Mansfield, Ohio 44901, (419) 526-1622.


Patrick A. Heydinger, Director
Marion Metropolitan Housing Authority

Jennifer Berrier

From: Fraley, Dawn M [mncolegals@gannett.com]
Sent: Monday, February 20, 2012 1:21 PM
To: pah_mmha@embarqmail.com
Subject: Public Notice
Attachments: OrderConf.pdf

Good afternoon! Attached please find an Order Confirmation for your Public Notice to appear in the News Journal. We have scheduled it for 3/1 & 3/8: if you would prefer different dates, please let us know. Thank you very much!

Newspaper Network of Central Ohio - Order Confirmation

<u>Ad Order Number</u> 0004687569	<u>Customer</u> MARION METROPOLITAN	<u>PO Number</u>
<u>Sales Rep.</u> S201	<u>Customer Account</u> S3520	<u>Ordered By</u> PUBLIC HEARING
<u>Order Taker</u> JACarro1	<u>Customer Address</u> PO BOX 1029 MANSFIELD OH 44901-1029 USA	<u>Customer Fax</u>
<u>Order Source</u> Mail	<u>Customer Phone</u> 419-524-0029	<u>Customer EMail</u> pah_mmha@embarqmail.com
		<u>Special Pricing</u> None

<u>Tear Sheets</u> 1	<u>Proofs</u> 0	<u>Affidavits</u> 1
<u>Blind Box</u>	<u>Ad Order Notes</u>	

<u>Invoice Text</u> PUBLIC HEARING	<u>Net Amount</u> \$184.82	<u>Tax Amount</u> \$0.00
	<u>Total Amount</u> \$184.82	<u>Payment Method</u> Pick Up
	<u>Ad Number</u> 0004687569-01	<u>Ad Size</u> : 2.0 X 32 Li
	<u>Ad Type</u> Legal Line	<u>Color</u> <NONE>
	<u>External Ad Number</u>	<u>Ad Attributes</u> No
		<u>Production Method</u> AdBooker
		<u>Production Notes</u> 0004586273
		<u>Payment Amount</u> \$0.00
		<u>Amount Due</u> \$184.82

WYSIWYG Content

PUBLIC NOTICE

The Marion Metropolitan Housing Authority will hold a public hearing on Thursday, April 20, 2012, at 1:30 P.M. at the Authority's leasing office, Marion, Ohio 43302, to receive comments from the public and interested parties on the Housing Authority's proposed annual 2012 annual update, created pursuant to Section 511 of the Housing and Work Responsibility Act of 1998 (QHWRA).

Copies of the annual and five-year plans are available for public review at the Authority's Public Library, 445 East Church Street, Marion, Ohio, and the Marion Metropolitan Housing Authority's Leasing Office, 117 Leeward Street, Suite #12, Marion, Ohio 43302, during normal business hours. Questions or comments may also be directed to the Office of the Director, Marion Metropolitan Housing Authority, P.O. Box 1029, Mansfield, Ohio 44901, (419) 524-1822.

Patrick A. Heydinger, Director
Marion Metropolitan Housing Authority
(Pub:MS;Mar1.8; 12#4687569)

WYSIWYG Content

PUBLIC NOTICE

The Marion Metropolitan Housing Authority, 177 North Greenwood Street, Suite #12, Marion, Ohio 43302, to receive comments from the public and interested parties on the proposed FY 2012 Annual Plan update created pursuant to Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

Copies of the annual and five-year plans are available for public review at the Marion Public Library, 245 East Church Street, Marion, Ohio 43302, the Marion Metropolitan Housing Authority, 177 North Greenwood Street, Suite #12, Marion, Ohio 43302, during normal business hours.

Questions or comments may also be directed to the Office of the Director, Marion Metropolitan Housing Authority, PO Box 1029, Mansfield, Ohio 44901, (419) 526-1622.

Patrick A. Hevlinger, Director
Marion Metropolitan Housing Authority
(Pub:MS,Mar,8, 12#487549)

Product Information

CentralOhio.com:

Marion ROL:

<u>Placement/Classification</u>	<u>Position/SubClass</u>	<u>Run Dates</u>	<u># Inserts</u>
Legal	Legals	3/1/2012, to , 3/8/2012	2
Legal	Legals	3/1/2012, to , 3/8/2012	2

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: Marion Metropolitan Housing Authority PHA Type: <input 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): 07/01/2012 PHA Code: OH 076																														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: N/A Number of HCV units: 572																														
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.)																														
	<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 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: The Housing Choice Voucher Administrative Plan has been updated to conform to recent PIH Notices and applicable changes in federal law. (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 Five-Year and Annual Plans of the Marion MHA are available for review at the main office of the Authority, 88 West Third Street, Mansfield, OH 44902; the Marion MHA leasing office, 117 North Greenwood Street, Suite 12, Marion, OH 43302, the Marion County Public Library, 445 East Church Street, Marion, OH 43302, the City of Marion Mayors Office, 222 West Center Street, Marion, OH 43302																														
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. NA																														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA																														
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. NA																														
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. NA																														
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. NA																														
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. NA High performer (only required for Annual Plan submission with the Five-Year Plan).																														

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. NA- Section 8 only and High Performer (only required for Annual Plan submission with the Five-Year Plan).</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. Not Applicable – High Performer (only required for the Annual Plan submitted with the Five-Year Plan).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Not Applicable –Section 8 only and High Performer (only required for the Annual Plan submitted with the Five-Year 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>

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 thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

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.

9.0 Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

According to the latest available U.S. Census Bureau data available through the American Community Survey updated through 2010, a full 13.1% of Marion County families are living below the federal poverty level.

The Housing Choice Voucher waiting list of the Marion MHA now totals 413 families at the time of writing of this plan. Of this total, 9% (37) are elderly head-of-households, and 91% are families, of which 78.7% are female head-of-households, while 83.8% of the elderly households are female-headed.

Minorities comprise 19.8% total of the current waiting list, of which 76 (18.4%) are black; 2 (0.5%) are Indian; 1 (0.2%) are Asian and 3 (0.7%) are Hispanic.

A total of 387 households (355 families and 32 elderly households) are classified as very low income on the waiting list.

Of the applicant families on the waiting list, 174 have no children; 101 have one child; 77 have two children; 36 have three children; 15 have four children; two have five children; three have six children and five have seven children.

Because of the long wait for rental assistance and the paucity of available new vouchers anytime in the foreseeable future, the members of the Authority voted to close the Housing Choice Voucher waiting list indefinitely. If and when the waiting list would be re-opened, it would be for a three-hour period on one day each month.

Once applications are again accepted, applicants are placed on the waiting list on a first-come, first served basis (by date and time of application) and the only preference the Authority maintains is for veterans, servicemen and their families.

The Marion MHA would like to assist all of these families expeditiously; however, because of the scarcity of rental assistance available nationwide, that is nothing more than a hope at the present time. The economy has forced many households to "double up," even though there are significant numbers of quality rental units available throughout all areas of Marion County.

A. Housing Needs of Families in the Overall Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3736	5	4	4	2	2	2
Income >30% but <=50% of AMI	3050	4	3	2	2	2	2
Income >50% but <80% of AMI	3792	3	2	2	2	2	2
Elderly	17%	4	3	3	3	3	3
Families with Disabilities	7%	4	3	3	3	3	3
Race/Eth White	95%	3	3	2	2	2	2
Race/Eth Black	1%	4	4	3	2	2	2
Race/Eth Hisp	1%	3	3	2	2	2	2
Race/Eth Other	3%	3	3	2	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s State of Ohio
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Updated estimated US Census Data American Community Survey 2006-2010

**B. Housing Needs of Families on the Public Housing and Section 8
Tenant- Based Assistance Waiting Lists**

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	413		120
Extremely low income <=30% AMI	387	94%	
Very low income (>30% but <=50% AMI)	25	6%	
Low income (>50% but <80% AMI)	1	0.2%	
Families with children	239	58%	
Elderly families	37	9%	
Families with Disabilities	130	31%	
Race/eth White	334	80.9%	
Race/eth Black	76	18.4%	
Race/eth Indian	2	0.5%	
Race/eth Other	1	0.2%	
Characteristics by Bedroom Size (Public Housing Only)	NA		
1BR			

Housing Needs of Families on the Waiting List			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.1 Strategy for Addressing Needs

The Marion MHA will apply for any Housing Choice Vouchers that are made available by the U.S. Department of Housing and Urban Development, either free standing or special needs, such as MainStream Vouchers, if the Authority meets the eligibility requirements for said applications. In addition, the MMHA will continue to investigate the possibility of developing, on its own and in partnerships with other local and state agencies, more affordable housing throughout Marion County, although this is difficult for a small, financially limited, HA to accomplish

(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
The MMHA annually reviews Payment Standards in an effort to insure that families will be able to find decent safe and sanitary units within all areas of Marion County, provided sufficient HAP funds are available.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

The Marion MHA routinely holds landlord meetings and meets with the Marion County landlord association to provide information and updates on the Voucher Program.

- 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 of program
The Marion MHA screens all applicants, pursuant to applicable provisions of federal law regarding criminal and drug related activity, along with reviewing provisions for lifetime sexual predators.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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.
- Other: (list below)

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

Strategy 1: 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 requirements for families at or below 30% of AMI in tenant-based section 8 assistance
Because of the number of extremely low income families on the waiting list, the Marion MHA is able to assist more of those families.
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Work with Marion City and County officials to obtain additional HOME Funds

To be utilized by the Authority for additional rental assistance who may be very low on the Authority waiting list thus enabling the Authority to assist more families in a timely manner.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available such as Mainstream.
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: 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
The Marion MHA works very closely with the local Marion Area Counseling Center and MARCA (the local developmental disability center).
- Other: (list below)

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 needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

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 those units as required by federal law. The Marion MHA provides locations of high poverty and high minority population center to applicants and encourages voucher holders to locate units outside of these areas.

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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
Because of the continued cutback in administrative fee funding to operate the Voucher Program, the Marion MHA, as most voucher-only housing agencies, struggles to meet the ever-increasing program requirements mandated by Congress and HUD. The volume and nature of work associated with administering all facets of the program have increased dramatically over the years, and efforts such as the Small Housing Authority Paperwork Reduction Act are little more than window dressing and provide little actual relief to local agencies. Thus, often staffs must answer and meet reporting deadlines and other program requirements and have little time to devote to actually helping families locate units in acceptable areas.
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**MARION METROPOLITAN HOUSING AUTHORITY
2012 ANNUAL PLAN**

PROGRESS STATEMENT IN MEETING GOALS OUTLINED IN 5-YEAR PLAN

The Marion Metropolitan Housing Authority has been issuing vouchers in an effort to assist as many families through the Housing Choice Voucher Program as possible.

At the time of the development of this report, the MMHA is currently below the baseline number of families allotted under the HCV Program and will be increasing its leasing efforts dependent upon continued federal funding for the program. The Authority does not anticipate exceeding the total annual baseline number of families assisted.

To maintain the baseline number of families assisted (624 per month), the Authority must continue to drawdown from its Net Restricted Assets as funding from the U.S. Department of Housing and Urban Development (HUD) is insufficient to enable the agency to assist the total number of baseline families each month.

Unfortunately, at some point in Calendar Year 2012, the agency may not be able to reach the total baseline number of families as all of the available NRA funds will be expended.

And while the board of commissioners of the MMHA has authorized use of their own administrative fee reserve funds to assist in lease-up efforts, reported massive funding cuts by Congress and HUD to the HCV program in Calendar Year 2012 and beyond will go far beyond any additional funding the local agency funds may provide.

Therefore, until the funding situation is stabilized nationally, it is impossible to predict just how many families the agency will continue to be able to assist in the rest of the year and in the immediate future.

The Marion MHA continues its outreach efforts to landlords and the Marion County community with the dissemination of various brochures containing information on the Housing Choice Voucher Program, Housing Quality Standards and all general program requirements. The agency anticipates development of its own website this year which will further enhance outreach efforts.

Ongoing training for staff members is accomplished through Ohio Housing Authority Conference and national training sessions, with local full staff meetings held as needed to further educate employees on changes in policies and HUD program requirements. Viewing of the various webcasts as provided by HUD and national organizations such as NAHRO, NLHA and Nan McKay and Associates is also encouraged for various staff members.

Annually, the agency conducts Fair Housing Training for all employees with the cooperation of the Richland County and City of Mansfield and Marion Fair Housing offices.

Overall management of the Housing Choice Voucher Program remains high as the Authority continues to maintain its High Performer status through the Section Eight Management Assessment Program (SEMAP).

The Authority maintains ongoing working relationships with all of the local social service agencies including Job and Family Services, WSOS Community Action Agency, local Continuum of Care, the local domestic violence shelter, MRDD officials, the City of Marion and other community leaders and agencies.

In addition, the MMHA has been able to secure, with the assistance of the City of Marion and County of Marion, funds through the CHIP program to administer a Tenant Based Rental Assistance Program (TBRA) which is currently helping approximately 20 families with their rent.

These program monies, however, are short term as well and subject to future funding whims of state and federal officials as well. The TBRA program is modeled after the Housing Choice Voucher Program and operates in the same manner.

**MARION METROPOLITAN HOUSING AUTHORITY
2012 ANNUAL PLAN**

**DESCRIPTION OF COMPLIANCE WITH PROVISIONS OF THE
VIOLENCE AGAINST WOMENS ACT (VAWA)**

The Marion MHA works with local social service agencies, law enforcement officials and counseling services to identify and verify victims of domestic violence, sexual assault and/or stalking. If such victim is a current participant on the Authority's housing programs, the agency follows all of the mandated procedures to insure that said victim and her/his family continue to receive rental assistance and that the perpetrator is no longer a member of the household and/or is removed from the household. The Authority notifies all prospective program participants and all landlords of the requirements of the VAWA provisions and assists said victims in any way possible to insure their safety and continued program participation.

Each family and participant receives statements and copies of all required VAWA documents outlining VAWA provisions and describing instances and examples of domestic violence, dating violence, stalking etc.

VAWA information and certification forms are available to all participants through their caseworkers and counselors.

As appropriate, MMHA caseworkers may determine through their interactions with clients of the necessity to file VAWA forms and begin the VAWA process. Caseworkers routinely may referrals to local law enforcement, social service and other agencies when suspected cases of violence or threatened violence or stalking is suspected or ascertained.

The MMHA maintains a close working relationship with these agencies in all such instances.

Finally, a mass mailing was conducted to all current landlords outlining their responsibilities and duties under VAWA, and these same documents are provided to new landlords or management firms/agents prior to commencement of any assistance in Authority housing programs.