

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

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

PHA Plan Agency Identification

PHA Name: Ironton Metropolitan Housing Authority

PHA Number: OH19

PHA Fiscal Year Beginning: (10/2004)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone 740-532-8658

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone 740-532-8658

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5-YEAR PLAN

PHA FISCAL YEARS 2005 – 2009

A. Mission

The mission of the Ironton Metropolitan Housing Authority is to promote safe, sanitary, decent and affordable housing, with economic opportunity in a suitable living environment free from discrimination.

B. Goals

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction through interaction with customers.
- Concentrate on efforts to improve specific management functions.
- Renovate or modernize public housing units:

PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords
- Participate in Assisted Living/ Medicaid Waiver Program for Public Housing.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Statement of Progress

The Ironton Metropolitan Housing Authority has made progress in recent years. Much work remains. It is the duty of the housing authority to manage its programs responsibly. The continued adoption of a businesslike structure to better serve our customers and achieve other purposes is necessary. Improvement in program management and internal operations continues. The development of new strategies and the use of proven strategies improve the effectiveness of our workforce and increases customer satisfaction. Funding reductions affect the ability of the housing authority to achieve its goals in both the Public Housing Program and the Voucher Program. Despite budgetary uncertainty the Housing Authority remains focused on continuous improvement in operations and administration.

**Annual PHA Plan
PHA Fiscal Year 2005**

i. Annual Plan Type:

Standard Plan

ii. Annual Plan Table of Contents

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Supporting Documents Available for Review

List of Supporting Documents Available for Review

Applicable & On Display Supporting Document	Applicable Plan Component
PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Attachment 1
State/Local Government Certification of Consistency with the Consolidated Plan	Attachment 2
Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and	A&O Policy

worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	CHIS 2000-2003 Update
Most recent board-approved operating budget for the public housing program	Attachment 3
Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan	A&O Policy
Section 8 Administrative Plan	Sec 8 Admin Plan
Public housing rent determination policies, including the methodology for setting public housing flat rents and schedule of flat rents offered at each public housing development	A&O Policy
Section 8 rent determination (payment standard) policies	Sec 8 Admin Plan
Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Page 25
Public housing grievance procedures	A&O Policy
Section 8 informal review and hearing procedures	Sec 8 Admin Plan
The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Attachment 4, 5, 6
The most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Attachment 7
Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Page 23
The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Attachment 8
Safety Addendum/ Other	Page 24
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1. Statement of Housing Needs

To be effective in addressing housing needs the Ironton Metropolitan Housing Authority must use strategies that respond to changing economic, social, and political environments. The programs available to the housing authority are tools to address housing needs in the area the housing authority serves. Through its programs, the Ironton Metropolitan Housing Authority is committed to expanding the availability of quality affordable housing, improving neighborhood quality of life, promoting economic vitality, increased self-sufficiency and promoting equal access to housing opportunities. Monitoring of housing legislation and its impact on the area the housing authority serves is also effective in addressing housing needs. Local partnerships are used to

address local housing needs and to provide quality-housing options. Statistically small family housing needs appear to be the greatest, while large family and elderly housing demands do not seem to be growing. Demand for rental vouchers to rent small single-family homes is high as well as the demand to rent small multi-family apartments in public housing. Elderly housing appears to be sufficient. Caution should be used in the development of both family and elderly housing. An oversupply is not desirous.

Housing Needs of Families in the Jurisdiction by Family Type

Family type	Overall	Affordability-supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	N/A	4	3	4	N/A	N/A
Income >30% but <=50% of AMI	N/A	4	3	4	N/A	N/A
Income >50% but <80% of AMI	N/A	4	3	4	N/A	N/A
Elderly	N/A	1	3	1	N/A	N/A
Families with Disabilities	N/A	3	3	3	3	N/A
Race/Ethnicity-White	N/A	3	3	3	3	N/A
Race/Ethnicity-Black	N/A	3	3	3	3	3
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A

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.)

- Lawrence County, Ohio, Community Housing Investment Strategy, 1997
- City of Ironton, Ohio, Community Housing Investment Strategy, FY97-99 Annual Plan

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: **Public Housing**

	# Of Families	% Of Total	Annual Turnover
Waiting List Total	110		15%
Extremely Low Income <=30% AMI	102	93	
Very Low Income >30% but <=50%AMI	6	5	
Low Income>50% but <80%AMI	2	2	
Families with Children	48	44	
Elderly families	16	15	
Families with Disabilities	22	20	
Race/ethnicity-White	101	92	
Race/ethnicity-Black	9	8	
Race/ethnicity-Hispanic	0	0	

Characteristics by Bedroom Size (Public Housing Only)

	# Of Families	% Of Total
1BR	59	54
2BR	28	25

3BR	15	14
4BR	5	5
5BR	3	2
5+BR	0	0

Is the waiting list closed? No

Housing Needs of Families on the Waiting List

Waiting list type: **Voucher Program tenant-based assistance**

	# Of Families	% Of Total
Waiting List Total	63	100
Extremely Low Income <=30% AMI	42	75
Very Low Income >30% but <=50%AMI	19	23
Low Income >50% but <80%AMI	2	2
Families with Children	36	57
Elderly	5	8
Families with Disabilities	24	38
Race/Ethnicity-White	57	90
Race/Ethnicity-Black	6	10

Is the waiting list closed? No

Characteristics by Bedroom Size (Section 8)

	# Of Families	% Of Total
1BR	28	44
2BR	18	29
3BR+	217	27

C. Strategy for Addressing Needs

To be effective in addressing housing needs the Ironton Metropolitan Housing Authority must use strategies that respond to changing economic, social, and political environments. The programs available to the housing authority are tools to address housing needs in the area the housing authority serves. The specific strategies the housing authority will use are listed below.

(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:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional rental vouchers 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 voucher program tenant-based assistance.

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 voucher assistance

- Adopt rent policies to support and encourage work

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 rent policies to support and encourage work

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. available

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel voucher program tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the voucher program to owners outside of 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

- 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

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses

Sources

1. Federal Grants (FY 2005 grants) Planned \$ Planned Uses

Public Housing Operating Fund	\$505665	
Public Housing Capital Fund	\$475409	NA

Annual Contributions for Voucher Tenant-Based Asst	\$235715	
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2. Prior Year Federal Grants (unobligated funds only)

None

3. Public Housing Dwelling Rental Income

Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$517855	NA
4. Other Income	\$22626	
Late Charges, returned check fee, excess utilities.		NA
Interest Income	\$9000	NA
Total Resources	\$549,481.00	NA

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing?

When all necessary information has been provided.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?

Criminal or Drug-related activity

Rental history

Housekeeping

c. Yes: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list?

Community-wide list

b. Where may interested persons apply for admission to public housing?

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.

- Telephone 740-532-8658

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions.

N/A

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?

Two

B. Yes: Is this policy consistent across all waiting list types?

(4) Admissions Preferences

a. Income targeting:

YES: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

- Emergencies
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Medical Justification
- Overhoused
- Underhoused

Preferences

1 Yes: Has the PHA established preferences for admission to public housing (other than date and time of application)?

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

- Local Preference

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices, place the same number next to each.

- Date and Time-1

- Local Preference-2

4. Relationship of preferences to income targeting requirements:

- NA-: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

- The PHA-resident lease
- The PHA Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

b. How often must residents notify the PHA of changes in family composition?

- Any time family composition changes

(6) Deconcentration and Income Mixing

a. No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing.

b. No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.

d. No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing.

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA?

- The PHA will not screen family behavior or suitability for tenancy.

b. No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

e. Indicate the kinds of information you share with prospective landlords.

Information required by law or regulation

(2) Waiting List Organization

a. With which of the following program waiting lists is the voucher program tenant-based assistance waiting list merged?

None

b. Where may interested persons apply for admission to voucher program tenant-based assistance?

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone 740-532-8658

(3) Search Time

a. Yes: Does the PHA give extensions on standard 60-day period to search for a unit?

No

(4) Admissions Preferences

a. Income targeting

Yes: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the voucher program to families at or below 30% of median area income?

b. Preferences

1 Yes: Has the PHA established preferences for admission to voucher program tenant-based assistance? (Other than date and time of application)

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Local Preference

Other preferences

Date and Time of a completed Application.

Extremely Low Income Families.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time-1

Local Preference

Extremely Low Income Families-1.

4. Among applicants on the waiting list with equal preference status, how are applicants selected?

Date and time of application

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction jurisdiction”

The PHA requests approval for this preference through this PHA Plan.

6. Relationship of preferences to income targeting requirements:

Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Voucher Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose voucher program administered by the PHA contained?

The Voucher Program Administrative Plan

How does the PHA announce the availability of any special-purpose voucher programs to the public?

Through published notices

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

The PHA employs discretionary policies for determining income-based rent.

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?

\$25

2. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

1. No: Does the PHA plan to charge rents at a fixed amount or _____ percentage less than 30% of adjusted income?

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ

For the earned income of a previously unemployed household member

For increases in earned income

e. Ceiling/ Market rents

1. Do you have ceiling/ market rents?

Yes, for all developments

2. For which kinds of developments are ceiling rents in place?

For all developments

3. Select the space or spaces that best describe how you arrive at ceiling rents

Fair market rents (FMR)

Operating Costs plus allowance for Capital Improvements

f. Rent-re-determinations

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

Any time the family experiences an income increase

g. No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

Fair Market Rents

B. Voucher Program Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard?

At 100% of FMR

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

• N/A

d. How often are payment standards reevaluated for adequacy?

Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

Success rates of assisted families

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

\$25

b. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

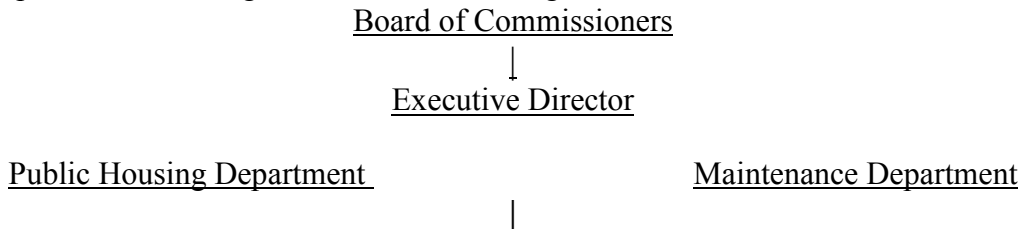
5. Operations and Management

[24 CFR Part 903.7 9 (e)]

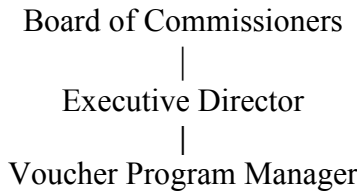
A. PHA Management Structure

An organization chart showing the PHA's management structure and organization is below:

- A brief description of the management structure and organization of the PHA follows:



An organization chart showing the PHA's management structure and organization for the Voucher Program is below:



B. HUD Programs under PHA Management

Program Name	Units or Families Served at Yr Beg.	Exp. Turnover
Public Housing	250	10%
Voucher Program vouchers	84	2%

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management:

- Pest Management Policy
- Residential Lease Agreement
- Admissions and Continued Occupancy Policy

(2) Voucher Program Management:

- Housing Assistance Payments Contract- Voucher Program Tenant- Based Assistance Housing Choice Voucher Program
- Tenancy Addendum Voucher Program Tenant- Based Assistance Housing Choice Voucher Program
- Authorization for the Release of Information/Privacy Act Notice
- Voucher-Housing Choice Voucher Program
- Declaration of Section 214 Status
- Inspection From-Voucher Program Tenant-Based Assistance –Rental Certificate Program-Rental Voucher Program
- Voucher Program Administrative Plan

6.PHA Grievance Procedures

A. Public Housing

1. Yes: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

Grievance Procedures are found in the Residential Lease Agreement.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone 740-532-8658

B. Voucher Program Tenant-Based Assistance

1. Yes: Has the PHA established informal review procedures for applicants to the Voucher program tenant-based assistance program and informal hearing procedures for families assisted by the Voucher program tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

Informal Procedures are listed in the Administrative Plan for the Voucher Program.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone 740-532-8658

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided on pages 19-22 of the PHA Plan.

(2) Optional 5-Year Action Plan

a. Yes: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?

b. If yes, to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided on pages 23-24 of the PHA Plan.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

No: a) Has the PHA received a HOPE VI revitalization grant?

No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1 No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

2. No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table?

Demolition/Disposition Activity Description

NA

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

1. No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Voucher only PHAs are not required to complete 11A.

1. No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

B. Housing Choice Voucher Tenant Based Assistance

1. Yes: Does the PHA plan to administer a Voucher Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? Currently developing program and program relationships.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements: Yes: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

Agreement is informal and has been for years with local TANF Agency.

PHA is participant in Cooperative Agreement for Release of Confidential Information between Ohio Dept. of Jobs and Family Services and HUD dated March 25, 2003.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

Client Referrals

Coordinate the provision of self-sufficiency services and programs to eligible families

Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

Public housing rent determination policies

b. Economic and Social self-sufficiency programs

Yes: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents?

Goals for Economic opportunities for residents:

- Participation in the 5(five) year strategic plan of the county Workforce Development Center as required by the Workforce Investment Act
- Application for grant monies that become available for economic and self sufficiency programs for residents
- Development of local initiatives for resident economic and self-sufficiency as staffing and funding permit

Services and Programs

The Ironton Metropolitan Housing Authority currently has an agreement with the local Family Guidance Center to use the housing authority community building to supply services to tenants who choose to participate. Services available are after school programs and special programs for adults.

(2) Family Self Sufficiency program/s

NA.

The Ironton Metropolitan Housing Authority participates in the strategic plan of the local Workforce Development Resource Center to supply services to tenants. Services include aptitude testing, GED programs, and job readiness programs.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Based on Subpart F Section 960.060 to 960.609 of 24 CFR dated March 29, 2000

Definition of Community Service: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

General Requirements: Except for any family member who is an exempt individual, each adult resident of public housing must:

- Contribute 8 hours per month of community service (not including political activities); or
- Participate in an economic self sufficiency program for 8 hours per month; or
- Perform 8 hours per month of the combined activities of community service or participation in an economic self sufficiency program

Family Violation of Service Requirement: The lease shall specify that it shall be renewed automatically for all purposes, unless the family fails to comply with the service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the 12-month lease term, but not for termination of tenancy during the course of the 12-month lease term.

The requirement is effective for all nonexempt residents following execution of a lease, containing these provisions, by the family head of household. The program is reinstated effective June 20, 2003, by PIH 2003-17.

13. PHA Safety and Crime Prevention Measures

(24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents

- Incidence of crime in some or all of the PHA's developments
- Incidence of crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- Safety and security survey of residents
- Police reports
- People on waiting list unwilling to move into one or more developments due to perceived levels of violent and or drug crime.
- Analysis of crime statistics over time for crimes committed "in or around " public housing authority

3. Which developments are most affected?

- Property 19-1

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake or plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

2. Which developments are most affected?

- Property 19-1

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement as needed in development, implementation, and/or ongoing evaluation of crime prevention measures.
- Police provide crime data to housing authority staff for analysis and action when requested.

2. Which developments are most affected?

- Property 19-1

D. Additional information as required by PHDEP/PHDEP Plan

NA.

RESERVED FOR PET POLICY

- The PHA pet policy is Chapter 10 of the Admissions and Continued Occupancy Policy.

15. Civil Rights Certifications

- Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h))?
2. Yes: Was the most recent fiscal audit submitted to HUD?
3. No: Were there any findings as the result of that audit?
4. NA: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. NA: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake?
NA
3. No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Part of this annual plan.
3. In what manner did the PHA address those comments?
 Considered comments, but determined that no changes to the PHA Plan were necessary.

B. Description of Election process for Residents on the PHA Board

1. No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937?
2. No: Was the resident who serves on the PHA Board elected by the residents?

Resident member Carolyn Lewis-appointed by appointing authority.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction:
 - Ironton and Lawrence County, Ohio
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
 Letters of support

Attachments

PHA Plan Table Library

Capital Fund Program Annual Statement Parts I, II, and II Annual Statement

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary						
PHA Name: Ironton Metropolitan Housing Authority		Grant Type and Number CFP Capital Fund Program Grant No. 50105 Replacement Housing Factor Grant No.			Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.: <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending:						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$43,280.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$432,129.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
		\$0.00	\$0.00	\$0.00	\$0.00	
	Amount of Annual Grant: (Total)	\$475,409.00	\$0.00	\$0.00	\$0.00	
	Amount of Annual Grant	\$475,409.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary					
PHA Name: Ironton Metropolitan Housing Authority		Grant Type and Number CFP Capital Fund Program Grant No. 50105 Replacement Housing Factor Grant No.		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.: <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line 10 Related to Energy Conservation Measures	\$200,000.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)							
Part III: Implementation Schedule							
PHA Name: Ironton Metropolitan Housing Authority			Grant Type and Number 50105 CFP Capital Fund Program Grant No.50105 Replacement Housing Factor Grant No.			Federal FY of Grant: 2005	
Development Number/Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH019-1A	6/30/2007			6/30/2009			
OH019-B	6/30/2007			6/30/2009			
OH019-D	6/30/2007			6/30/2009			

PHA Plan Table Library

Capital Fund Program Five Year Action Plan Parts I and II Five Year Action Plan

Capital Fund Program Five Year Action Plan Part I: Summary										
PHA Name: Ironton Metropolitan Housing Authority					<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.					
Development No./Name/PHA-wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5		
		FFY Grant: PHA FY:	2006 2006	FFY Grant: PHA FY:	2007 2007	FFY Grant: PHA FY:	2008 2008	FFY Grant: PHA FY:	2009 2009	
OH019-1A	See Annual Statement		\$255,380.00		\$203,630.00		\$76,000.00		\$350,000.00	
OH019-1B			\$200,000.00		\$25,000.00		\$0.00		\$75,130.00	
OH019-1C			\$0.00		\$0.00		\$5,880.00		\$30,000.00	
OH019-1D			\$0.00		\$0.00		\$0.00		\$45,000.00	
OH019-2			\$0.00		\$0.00		\$285,000.00		\$0.00	
OH019-3			\$0.00		\$100,000.00		\$135,000.00		\$10,000.00	
OH019-4			\$0.00		\$150,000.00		\$0.00		\$15,000.00	
			\$0.00		\$0.00		\$0.00		\$0.00	
PHA Wide			\$45,029.00		\$46,779.00		\$48,529.00		\$50,279.00	
			\$0.00		\$0.00		\$0.00		\$0.00	
			\$0.00		\$0.00		\$0.00		\$0.00	
			\$0.00		\$0.00		\$0.00		\$0.00	
			\$0.00		\$0.00		\$0.00		\$0.00	
Total CFP Funds Listed for 5-Year Planning				\$500,409.00		\$525,409.00		\$550,409.00		\$575,409.00
Replacement Housing Factor Funds				\$0.00		\$0.00		\$0.00		\$0.00

Capital Fund Program Five Year Action Plan												
Part II: Supporting Pages -- Work Activities												
Activities for Year 1	Activities for Year: 2006			Activities for Year: 2007			Activities for Year: 2008			Activities for Year: 2009		
	FFY Grant: 2006			FFY Grant: 2007			FFY Grant: 2008			FFY Grant: 2009		
	PHA FY: 2006			PHA FY: 2008			PHA FY: 2008			PHA FY: 2009		
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost		
See Annual Statement	OH019-1A	Replace Electrical	\$255,380.00	Replace Electrical	\$203,630.00	Replace Electrical	\$26,000.00	Replace Natural Gas Piping	\$350,000.00			
						Replace Sidewalks	\$50,000.00					
	OH019-1B	Replace Electrical	\$200,000.00	Replace Sidewalks	\$25,000.00		\$0.00	Replace Natural Gas Piping	\$75,130.00			
	OH019-1C		\$0.00		\$0.00	New Appliances	\$5,880.00	Replace Natural Gas Piping	\$30,000.00			
	OH019-1D		\$0.00		\$0.00		\$0.00	Replace Natural Gas Piping	\$45,000.00			
	OH019-2		\$0.00		\$0.00	New Elevator Operating Sys	\$150,000.00		\$0.00			
						Replace Roof	\$135,000.00		\$0.00			
	OH019-3		\$0.00	New Elevator Operating Sys	\$100,000.00	Replace Roof	\$135,000.00	Resurface Parking Lot	\$10,000.00			
	OH019-4		\$0.00	Replace Electrical	\$150,000.00		\$0.00	Resurface Parking Lot	\$15,000.00			
	PHA Wide	Fees and Costs	\$45,029.00	Fees and Costs	\$46,779.00	Fees and Costs	\$48,529.00	Fees and Costs	\$50,279.00			
	Total CFP Cost	\$500,409.00	Total CFP Cost	\$525,409.00	Total CFP Cost	\$550,409.00	Total CFP Cost	\$575,409.00				

Ironton Metropolitan Housing Authority
Safety

In order to address the safety concerns of residents of the Ironton Metropolitan Housing Authority additional lighting has been installed in certain areas. Meetings are held to discuss the methods residents can take to enhance their safety. Open, honest, and effective communication is sought and considered. Self help is encouraged for individuals. In FY 2005 the Housing Authority plans to offer a “Sheltering in Place” presentation to all residents. The presentation by local Emergency Personnel advises residents on how to prepare for emergency conditions.

Customer Service

To assist our resident customers who pay their rent by check or money order, IMHA developed the IMHA Express Pay Program. IMHA Express Pay provides a secure deposit box for customers to use when paying by

check or money order. A receipt is available by mail if requested. IMHA Express Pay is available only during normal business hours and normal rent collection times.

Community Service

IMHA has notified its residents of the reinstatement of Community Service. New tenants are informed at the lease signing.

Pest Policy of the Ironton Metropolitan Housing Authority

The Ironton Metropolitan Housing Authority maintains a regular pest control policy as part of its Maintenance Program. The Housing Authority plans to use the best available methods for pest control subject to budgetary and other constraints. The Housing Authority will invoice a resident occupying a unit when a special pest control treatment is required due to actions of the tenant, such as housekeeping methods.

Admissions Policy for Deconcentration

The Ironton Metropolitan Housing Authority is not required to have a Deconcentration Policy, based on the number of units on each site.

Ironton Metropolitan Housing Authority

June 11, 2005

Required Initial Assessment of Voluntary Conversion of Developments from Public Housing Stock.

On June 22, 2001, HUD published a final rule (Federal Register 24 CFR Part 972) requiring all PHAs to conduct an initial assessment for each of its covered developments by Oct. 1, 2001, to consider the implications of converting public housing to tenant-based assistance. Covered developments are generally those for general occupancy rather than the elderly/disabled developments. The following Ironton Metropolitan Housing Authority developments were assessed on Sept. 30, 2001:

Development	Subject to Required Initial Assessment	Assessment Conducted
19-1	Yes	Yes
19-2	Yes	Yes
19-3	Yes	Yes
19-4	Yes	Yes

For each development, the Ironton Metropolitan Housing Authority conducted the following:

- A review of the developments operation as public housing
- A consideration of the implications of converting the public housing to tenant based assistance

After review and consideration it was determined that conversion would be inappropriate for the following reasons:

- The conversion would not benefit residents of the public housing development to be converted and the community
- The conversion would adversely affect the availability of affordable housing in the community
- The Ironton Metropolitan Housing Authority does not have sufficient vouchers and relocation resources for converting public housing to tenant-based assistance.

Ironton Metropolitan Housing Authority

Ironton Metropolitan Housing Authority Work Incentive (WIN) Program

June 11, 2005

The Quality Housing and Work Responsibility Act of 1998 (**QHWRA**) allows public housing authorities discretion in developing policies to promote homes that are affordable to families in safe and healthy environments. The Act allows permissive deductions from the annual income of a family residing in a public housing dwelling unit. Sec 508 B (i) allows the deduction of excessive travel expenses in the amount not to exceed \$25 per family per week for employment related travel. The Board of Commissioners of the Ironton Metropolitan Housing Authority hereby adopts the Ironton Metropolitan Housing Authority Work Incentive (**WIN**) Program to encourage the continued residence of working families with the following guidelines:

- The **WIN** program is limited to occupants in the public housing development
- The **WIN** program is effective Oct. 1, 2002
- The amount of the permissive deduction from income for travel related expenses is \$100.00 per month
- **WIN** program eligibility is limited to those households whose earned weekly income is at least 30 hours per week multiplied by the current federal minimum wage rate.
- **WIN** program eligibility is limited to those working families who are not participants in a income exclusion program which results in a mandatory income exclusion for determining adjusted income for public housing rent calculation purposes.
- Resident working families must provide information and documentation regarding income, earnings, and wages for verification of compliance with **WIN** program income guidelines and continued eligibility in accordance with the income reporting requirements of the housing authority Admissions and Continued Occupancy Policy. After initial determination of eligibility the family must certify continuing eligibility at annual re-certification
- Resident employees and their families are not eligible for the **WIN** program.
- **WIN** program amendments can occur at any time at the discretion of the management of the housing authority or to ensure continued compliance with federal regulations.
- Termination of the **WIN** program can occur at any time at the discretion of the management of the housing authority or to ensure continued compliance with federal regulations.
- The program currently has about 12 participants.

Ironton Metropolitan Housing Authority

Ironton Metropolitan Housing Authority Support Our Students (SOS) Program

In the year 2001, the Ironton Metropolitan Housing Authority began its Support Our Students (SOS) Program. The program provides resident students (grades K-12) with a basic set of school supplies at the beginning of each school year. Development of the basic set of school supplies occurs with the help of local school officials. Expansion of the program during 2003 allows for a replenishment of school supplies during the winter school break. During 2002, the program provided 67 resident students with school supplies, an increase of 13% from the previous year. Parents/head of households are required to request the school supplies by filing an application listing their children and the school grade they will be entering during the current school year. For 2003, the program had approximately 75 participants, an increase of 12% from 2002. The program had 75 participants in FY 2004 and continues with 79 participants in FY 2005.



Ironton Metropolitan Housing Authority

Executive Summary of the Ironton Metropolitan Housing Authority Section 8 Homeownership Program

- The goal of the Homeownership Program is to move families into economic self sufficiency
- The family must be eligible for the Homeownership Program
- The family must secure its own financing for the purchase of the home
- The family must be classified as a “first time homebuyer”
- The family must have at least a 3% down payment of the purchase price for participation and at least 1% of the purchase price must come from the family’s personal resources
- The financing of the home must meet program requirements such as insurance and generally accepted underwriting standards
- The family must meet Homeownership Program requirements for minimum income and employment
- The home must meet Homeownership Program Inspection requirements
- The family must participate in homeownership counseling
- The housing authority must be provided with a copy of the Contract of Sale
- The family must also meet other Homeownership Program requirements for continued assistance under the Homeownership Program

Resident Advisory Board Meeting

A resident advisory board meeting was held Aug. 8, 2005 to discuss the PHA plan. Renovation plans were discussed. The residents offered suggestions but no change was necessary to the PHA plan. Residents in attendance were in agreement with the work items selected.

Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio, 45638

RAB Meeting
Aug. 8, 2005

1. Juanita Wheeler
2. Virginia Brooks
3. James Donley
4. Jamet Nieves
5. Marlene Johnson
6. Mary Van Meter
7. Hilda Riggs
8. Dolly Mitchell
9. Beverly Payton
10. Paul Barry
11. Donald Hall
12. Ruth Allen
13. Don Torrey
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio, 45638

RAB Meeting
Aug. 8, 2005

1. Edith Woods Apt. 202
2. Marianna Weisman Apt 409
3. Jeray Davis Apt 307
4. Melba Brown Apt 510
5. Dee Munley apt 104
6. June Munley Apt 104
7. Jim Ketchum Apt 403
8. James Estep Apt 301
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio, 45638

RAB Meeting
Aug. 8, 2005

1. Ruth Williams 203
2. Zola . Williams 111
3. Linda Hollback 112
4. Jane Schwickart 501
5. Joyce Innes 101
6. James Cates 301
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Ironton Metropolitan Housing Authority

Fiscal Year 2005 Annual Plan

Attachments

Table of Contents

Attachment Number	Attachment Title
1	PHA Certification of Compliance with the PHA Plan and Related Regulations
1-A	Certification of a Drug-Free Workplace
1-B	Disclosure of Lobbying Activities
1-C	Certification of Payments to Influence Federal Transactions
2	Certification of Consistency with the State of Ohio's Consolidated Plan
3	Most recent Board Approved Operating Budget
4	HUD approved Capital Fund statement for the active grant year
5	Most recent CIAP Budget/Progress Report
6	FY 2004 Audit Results

Standard PHA Plan PHA Certifications of Compliance

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

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

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 standard 5-Year/Annual for the PHA fiscal year beginning 10/01/2005, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this 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.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, 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.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

ATTACHMENT 1


- 13. 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.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
- 16. 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.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
- 20. 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.
- 21. 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.

Ironton Metropolitan Housing Authority OH-019

PHA Name	PHA Number/HA Code
----------	--------------------

X Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2005.

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

Name of Authorized Official	Title
William E. Pratt	Chair
Signature	Date
X 	June 28, 2005

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Ironton Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

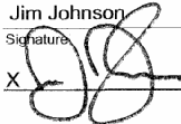
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

720 Washington Street, Ironton, Ohio, 45638

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jim Johnson	Title Executive Director
Signature 	Date 6/28/2005

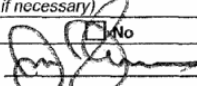
ATTACHMENT 1-A

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Ironton Metropolitan Housing Authority 720 Washington Street Ironton, Ohio, 45638 OH19 Congressional District, if known: 6th			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: None Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known: OH16P01950105			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI): NONE			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
(attach Continuation Sheet(s) SF-LLLA, if necessary)					
11. Amount of Payment (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned			13. Type of Payment (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____		
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____					
14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11: (attach Continuation Sheet(s) SF-LLLA, if necessary)					
15. Continuation Sheet(s) SF-LLLA attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
16. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Bill Johnson Title: Executive Director Telephone No.: 740-532-8658 Date: 06/28/2005		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ATTACHMENT 1-B

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Ironton Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

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

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


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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jim Johnson	Title Executive Director
Signature 	Date (mm/dd/yyyy) 06/28/2005

Previous edition is obsolete

ATTACHMENT 1-C ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3
form HUD 50071 (3/98)



OHIO DEPARTMENT OF DEVELOPMENT

Bob Taft
Governor

Bruce Johnson
Director

August 17, 2005

Jim Johnson
Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio 45638

Subject: Certification of Consistency with the State of Ohio's Consolidated Plan

Dear Mr. Johnson:

Enclosed please find a certification that the Annual Plan for the Ironton Metropolitan Housing Authority is consistent with the State of Ohio's Consolidated Plan.

If you have any questions or need further assistance, please call me at (614) 466-2285.

Sincerely,

A handwritten signature in cursive script that reads "Michael Burns".

Michael Burns
Planner

ATTACHMENT 2

77 S. High St., P.O. Box 1001, Columbus, Ohio 43216-1001 (614)-466-2480

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

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

I, Les Warner the Chief, OHCP, Ohio Department of Development certify
that the 2005-2009 Five-Year Plan and 2005 Annual PHA Plan of
the Ironton Metropolitan Housing Authority is consistent with the Consolidated Plan
of the State of Ohio prepared pursuant to 24 CFR Part 91.



Date: 8/17/2005

Signed / Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD 50075
OMB Approval No. 2577-0226
Expires 03/31/2002
(7/99)
Page 1 of 1



U.S. Department of Housing and Urban Development
Cincinnati Area Office, The Midwest
15 East Seventh Street
Cincinnati, Ohio 45202

September 30, 2004

Mr. James Johnson, Executive Director
Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio 45638

Dear Mr. Johnson:

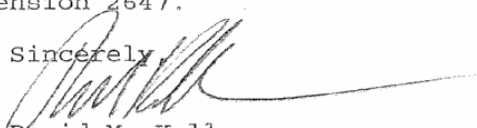
SUBJECT: ~~FYE 09/30/05 Low Rent Operating Subsidy Calculation~~
LOCCS Project No. **OH01900105S**

The Operating Fund Calculation of Operating Subsidy, Form HUD-52723, for fiscal year ending September 30, 2005, has been approved based on the Board of Commissioners' adopting resolution.

Total operating subsidy of \$505,665 is being provided. This amount is based upon a proration level of 98.1% and no utility adjustment.

Questions concerning this letter may be directed to Teresa Bettel at (513) 684-3451, extension 2647.

Sincerely,


David M. Kellner
Coordinator
Public Housing Program Center

Enclosure

ATTACHMENT 3

Operating Fund
Calculation of Operating Subsidy
 IA-Owned Rental Housing

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

OMB Approval No. 2577-0029 (exp.10/31/2004)

Section 1

a) Name and Address of Public Housing Agency Ironton Metropolitan Housing Authority 720 Washington Street P.O. Box 315 Ironton, OH 45638				b) Budget Submission to HUD required <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
d) No. of HA Units 259		e) Unit Months Available (UMAs) 3108	f) Subject FYE 09 / 30 / 2005	g) ACC Number C-5000	h) Operating Fund Project Number 05 OH 0 1 9 0 0 1 0 2 5
i) DUNS Number 832608251					

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	245.05	
02	Part A, Line 01 multiplied by .005	1.23	
03	Delta from form HUD-52720-B, if applicable (see instructions)	0.00	
04	"Requested" year units from latest form HUD-52720-A (see instructions) <i>260</i>		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)	0.00	
06	Total of Part A, Lines 01, 02, 03 and 05	246.28	
07	Inflation factor	1.027	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	252.93	
09	Transition Funding	0.00	
10	Increase to AEL	0.00	
11	Allowable utilities expense level from form HUD-52722-A	82.68	
12	Actual PUM cost of Independent Audit (IA) (Through FYE <i>2004</i>)	2.12	
13	Costs attributable to deprogrammed units	0.00	
	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	337.73	
Part B. Dwelling Rental Income			
01	Total rent roll (as of <i>4/1/04</i>)	\$41,858.77	
02	Number of occupied units as of rent roll date	251	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)	166.77	
04	Average monthly dwelling rental charge per unit for prior budget year	174.07	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	181.40	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)÷ 3)	174.07	
07	50/50 income split ((Part B, Line 03 + Line 06) ÷ 2)	170.42	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	166.77	
09	Rental income adjustment factor	1.03	1.03
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	171.77	
11	Projected occupancy percentage from form HUD-52728	97 %	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	166.62	
Part C. Non-dwelling Income			
01	Other income	7.28	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	173.90	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	163.83	
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	509,183.64	509,184

Previous edition is obsolete for PHA Fiscal Years beginning 1/1/2004 and thereafter

		Project Number: <u>040900105 S</u>	
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	259 251	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	259 251	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	6475	6275
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	6475	6275
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	515,659	515,459
02	Actual cost of Independent Audit (IA)		6,000
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	515,659	515,459
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	6,824.	6,824 0
02	Additional subject fiscal year operating subsidy eligibility (specify)		0
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		0
04	HUD discretionary adjustments		0
05	Other (specify)		0
06	Other (specify)		0
07	Unfunded portion due to proration	()	(9799)
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	6,824.	(9799)
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	522,483.	505,665
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		(0)
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		0
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		505665
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		



Project Number: OH019001055

Line	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

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. (42 U.S.C. 4001; 49 CFR 200.100 S.C. 3729, 3802)

Signature of Authorized HA Representative & Date: X  5/5/2004	Signature of Authorized Field Office Representative & Date: X  Deputy Assistant Secretary Office of Public Housing and Voucher Programs
---	--

APPROVED SEP 20 2004
form HUD-52723 (1/2001)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Public Housing
Cleveland Office, Region V – Midwest Region
The U.S. Bank Centre
1350 Euclid Avenue, Suite 500
Cleveland, Ohio 44115-1815

Phone (216) 522-4058 FAX (216) 522-7100
Internet <http://www.hud.gov>

02 OCT 2003

Jim Johnson
Executive Director
720 Washington Street
Ironton, OH 45638

SUBJECT: CFP 2003 – OH16P019501-03 Preapproval

Dear Mr. Johnson:

This is to inform you that Ironton Metropolitan Housing Authority's Consolidated Annual Contributions Contract (ACC) for Federal Fiscal Year 2003 in the amount of \$438,647, submitted for the Capital Fund Program (CFP), has been approved for CFP Grant No. **OH16P01950103**.

As provided in the PIH Notice 2003-19, Section 6, Page 5, the funds are now available to obligate and expend on the work items that are already part of your HUD approved 5-year PHA Plan and the current unapproved PHA Plan. The funds have been entered into the Line of Credit Control System (LOCCS). An Obligation End Date of September 16, 2005 has been established for all of your FY2003 CFP funds.

A copy of the ACC and the LOCCS printout are attached for your record. If you have any questions, you may contact Andrea Vrankar, Engineer, of my staff at (216) 522-4058 ext. 7128.

Very sincerely yours,


for Shawn M. Sweet, Director
Finance and Facilities Management Division
Cleveland Office of Public Housing

Enclosures

ATTACHMENT 4

**Capital Fund Program
(CFP) Amendment**

To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Ironton Metropolitan Housing Authority (OH019) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) C5000

dated: 09/29/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 438,647 for Fiscal Year 2003 to be referred to under Capital Fund Grant Number OH16P01950103

PHA Tax Identification Number (TIN) 31-6014844

Whereas, HUD and the PHA are entering into the CFP Amendment Number CP50103

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on Sept. 17, 2003. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development
By: Thomas S. Marshall Date: 9/17/03
Title: THOMAS S. MARSHALL
DIRECTOR
OFFICE OF PUBLIC HOUSING
U. S. DEPT. OF HUD

PHA Executive Director
By: [Signature]
Date: 8/29/03
Title: Director

Previous versions obsolete



OFFICE OF PUBLIC HOUSING

U.S. Department of Housing and Urban Development

Cleveland Area Office, Region V – Midwest Region
U.S. Bank Centre Building
1350 Euclid Avenue, Suite 500
Cleveland, OH 44115-1815

MAR 04 2004

Jim Johnson
Executive Director
Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, OH 45638-1774

SUBJECT: OH16-P019-502-03 Approval of Funds

Dear Mr. Johnson:

This is to inform you that Ironton Metropolitan Housing Authority's Annual Statement for Federal Fiscal Year 2003 CFP Bonus funds in the amount of **\$87,421**, submitted for the Capital Fund Program (CFP), has been approved. The Annual Statement for **CFP Grant No. OH16P01950203** is binding upon HUD and the Housing Authority (HA) until such time as the HA submits and HUD approves an amendment to the Statement (budget).

The executed Amendment Number **CP50203** to the Consolidated Annual Contributions Contract (ACC) for this grant showing the total amount and the budget line items as shown in the Annual Statement has been entered into the Line of Credit Control System (LOCCS). An obligation start date of **February 13, 2004** has been established in accordance with the instruction issued to the HA in the letter dated December, 29, 2003, from HUD Headquarters.

A copy of the approved Annual Statement, the ACC, and the LOCCS printout of BLI distribution are attached for your record. If you have any questions, you may contact Andrea Vrankar, Engineer, of my staff at 216-522-4058 extension 7128.

Sincerely,

Shawn M. Sweet, Director
Finance and Facilities Management Division

Enclosure(s)

www.hud.gov espanol.hud.gov

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Ironton Metropolitan Housing Authority (OH019) (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) C5000

dated: 9/29/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 87,421 for Fiscal Year 2003 to be referred to under Capital Fund Grant Number OH16P01950203

PHA Tax Identification Number (TIN) 31-6014644

Whereas, HUD and the PHA are entering into the CFP Amendment Number CP5203

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.


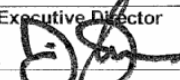
6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on FEB 13, 2004. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By:  Date: <u>2/13/04</u>	PHA Executive Director By:  Date: <u>1/22/04</u> Title: <u>Director</u>
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Previous versions obsolete
OFFICE OF PUBLIC HOUSING
U.S. DEPT. OF HUD

form HUD-52840-A 03/04/2003

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Ironton Metropolitan Housing Authority (OH019) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) C5000 dated: 9/29/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 508,000 for Fiscal Year 2004 to be referred to under Capital Fund Grant Number OH16P01950104

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number CPS0104

Now Therefore, the ACC(s) is (are) amended as follows:

- 1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).
- 2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.
- 3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on SEPT. 14, 2004. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By: <u>[Signature]</u> Date: <u>9/14/2004</u>	PHA Executive Director By: <u>[Signature]</u> Date: <u>8/19/04</u>
Title: <u>THOMAS S. MARSHALL</u> <u>DIRECTOR, CLERK OF PUBLIC HOUSING</u>	Title: <u>Director</u>

Previous versions obsolete

U.S. DEPT. OF HUD

form HUD-52840-A 03/04/2003

The Ironton Metropolitan Housing Authority has no active CIAP grants.

ATTACHMENT 5

BALESTRA, HARR & SCHERER, CPAS, INC.
528 South West Street, P.O. Box 687
Piketon, Ohio 45661

Telephone (740) 289-4131
Fax (740) 289-3639
www.bhscpas.com

Member American Institute of Certified Public Accountants

Ohio Society of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Ironton Metropolitan Housing Authority
720 Washington Street
Ironton, Ohio 45638

We have audited the accompanying financial statements of the business-type activities of the Ironton Metropolitan Housing Authority (the Authority), Lawrence County, as of and for the year ended September 30, 2004, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and cash flows of the Authority, as of September 30, 2004, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2005, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 3 through 8 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

ATTACHMENT 6

Ironton Metropolitan Housing Authority
Independent Auditor's Report
Page 2

Our audit was performed for the purpose of forming an opinion on the general purpose financial statements of Ironton Metropolitan Housing Authority taken as a whole. The supplemental financial data is presented for additional analysis as required by the U.S. Department of Housing and Urban Development and is not a required part of the general purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general purpose financial statements taken as a whole.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying schedule of Federal awards expenditures is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

As described in Note 12 to the basic financial statements, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements for State and Local Governments: Omnibus*, GASB Statement No. 38, *Certain Financial Statement Note Disclosures*, and GASB Interpretation No. 6, *Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statements*.



Balestra, Harr & Scherer, CPAs, Inc.

March 31, 2005