

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

Ironton Metropolitan Housing Authority
OH019

PHA Plans

5-Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

V01

PHA Plan Agency Identification

PHA Name: Ironton Metropolitan Housing Authority

PHA Number: OH19

PHA Fiscal Year Beginning: (10/2007)

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

PHA Plan Supporting Documents are available for inspection at:

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5-YEAR PLAN

PHA FISCAL YEARS 2007 – 2011

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 continuing budgetary uncertainty the Housing Authority remains focused on continuous improvement in operations and administration.

Asset Management

Subpart H of Revisions to the Public Housing Operating Fund Program; Final Rule, dated Sept. 19, 2005, requires that certain Public Housing Authorities manage properties according to an asset management model.

The goals of asset management are:

- Improving the operational efficiency and effectiveness of managing public housing assets;
- Better preserving and protecting each asset;
- Providing appropriate mechanisms for monitoring performance at the property level;
- Facilitating future investment and reinvestment in public housing by public and private sector entities.

Asset Management means fundamental organizational change. It requires the implementation of project-based management, project-based budgeting, and project based-accounting.

Asset Management is required for Public Housing Authorities with 250 or more Low-Rent public housing units. The Ironton Metropolitan Housing Authority is required to manage its properties according to the asset management model. Project based accounting is required by Oct. 1, 2007 and the successful transition to asset management is required by Oct. 1, 2011.

Domestic Violence Statement

The Violence against Women Act (VAWA), reauthorized by Congress in January 2006, requires that Public Housing Authorities include a Domestic Violence Policy Statement in their Five (5)-Year Plans. The Ironton Metropolitan Housing Authority (IMHA) has adopted the following goals for Domestic Violence Policy.

- In partnership with victim service providers the IMHA will provide activities, services or programs to child or adult victims of domestic violence, dating violence, sexual assault or stalking.
- In partnership with victim service providers the IMHA will provide activities, services or programs to child or adult victims of domestic violence, dating violence, sexual assault or stalking to maintain housing.
- In partnership with victim service providers the IMHA will provide activities, services or programs to child or adult victims of domestic violence, dating violence, sexual assault or stalking to enhance victim safety in assisted families.

The IMHA will require certification that the individual is a victim of domestic violence, dating violence, sexual assault or stalking. The certification must include the name of the perpetrator and any other statutorily required information and be on a HUD approved certification form. Certification requirements are contained in the IMHA Lease and Admissions and Continued Occupancy Policy.

A victim service provider is a nonprofit, nongovernmental organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking.

**Annual PHA Plan
PHA Fiscal Year 2007**

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-page 35
State/Local Government Certification of Consistency with the Consolidated Plan	Attachment 2-page 39
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 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.	A&O Policy
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	Attachment 3-page 40

program	
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 26
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	Page 21-43
The most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Attachment 5-page 44
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 6-page 45
Safety Addendum/ Other	Page 26
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IMHA Support our Students Program (SOS)	Page 29
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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 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	103		10 %
Extremely Low Income <=30% AMI	88	85	
Very Low Income >30% but <=50%AMI	11	10	
Low Income>50% but <80%AMI	4	5	
Families with Children	32	31	
Elderly families	9	9	
Families with Disabilities	8	8	
Race/ethnicity-White	95	93	
Race/ethnicity-Black	7	6	
Race/ethnicity-Multi	1	1	

Characteristics by Bedroom Size (Public Housing Only)

	# Of Families	% Of Total
1BR	54	52
2BR	31	30
3BR	12	12
4BR	4	4
5BR	2	2
5+BR		

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	26	100
Extremely Low Income <=30% AMI	18	70
Very Low Income >30% but <=50%AMI	8	30
Low Income>50% but <80%AMI	-	-
Families with Children	23	88
Elderly	3	12
Families with Disabilities	18	70
Race/Ethnicity-White	24	92
Race/Ethnicity-Black	2	8

Is the waiting list closed? yes

Characteristics by Bedroom Size (Section 8)

	# Of Families	% Of Total
1BR	16	61
2BR	3	12
3BR+	7	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.

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 2007 grants) Planned \$ Planned Uses

Public Housing Operating Fund	410489	
Public Housing Capital Fund	Unknown	
Annual Contributions for Voucher Tenant-Based Asst	239185	

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	526618	NA
4. Other Income	5000	
Late Charges, returned check fee, excess utilities.	15000	NA
Interest Income	50000	NA
Total Resources	596618	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.

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% 2005 FMR

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

Budget considerations.

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 Public Housing is below:

Board of Commissioners



Executive Director

Public Housing Department

Maintenance Department

- A brief description of the management structure and organization of the PHA Voucher Program is below:

Board of Commissioners



Executive Director



HCV Program

B. HUD Programs under PHA Management

Program Name	Units or Families Served at Yr Beg.	Exp. Turnover
Public Housing	251	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 21-23 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 24-25 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 (1)]

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. A month long summer camp (YEA) was held in the summer of 2007.

(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 policies at admission, reexamination and other appropriate times.

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. Residents are referred to the local Work Force Development Center to fulfill Community Service requirements.

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

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. Yes: 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?
The adoption of the Asset Management Model.
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 III 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 2010P9182209 Capital Fund Program Grant No. 60107 Replacement Housing Factor Grant No.		Federal FY or Grant: 2007	
<input type="checkbox"/> Financial Statement <input type="checkbox"/> Financial Statement/Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report <input type="checkbox"/> Financial Statement/Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for the Reporting Period					
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	1405 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1405 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 Legalized Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1420 Fees and Costs	\$28,000.00	\$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	1450 Dwelling Structures	\$900,000.00	\$0.00	\$0.00	\$0.00
11	1455.1 Dwelling equipment - Nonresidential	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nonresidential Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nonresidential Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Housing	\$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 Collaboration expenses of Local Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1505 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant (Total)	\$928,000.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to LDP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Section 604 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX related to Energy - Field Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Activities	\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program Annual Statement page 1 of 3

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)								
Part II: Supporting Pages								
PHA Name: Ironton Metropolitan Housing Authority			Grant Type and Number: CFP OH10FC1850107 Capital Fund Program Grant No: 50107			Federal FY of Grant: 2007		
AMP/Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP 18-1								
OH18-1	Security	1460	1	\$15,000.00				To be bid
	Professional Fees	1430	1	\$3,000.00				To be bid
Total AMP 18-1				\$18,000.00				
AMP 18-2								
OH18-2	Roof	1400	1	\$85,000.00				To be bid
	Entry System/Security	1400	1	\$20,000.00				To be bid
OH18-3	Roof	1480	1	\$85,000.00				To be bid
	Entry System/Security	1430	1	\$25,000.00				To be bid
	Common Room	1760	1	\$15,000.00				To be bid
	Balcony Railing	1480	1	\$100,000.00				
OH18-4	Door Framing	1480	1	\$40,000.00				To be bid
AMP Wide	Professional Fees	1430	1	\$20,000.00				To be bid
Total AMP 18-2				\$410,000.00				
Total PHA Wide				\$428,000.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program Annual Statement page 2 of 3

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)							
P-FA Name: Ironton Metropolitan Housing Authority		Grant Type and Number OH19PD1950107 Capital Fund Program Grant No. 60107 Replacement Housing Factor Grant No.				Federal FY of Grant: 2007	
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	
OH-C19-1	3/30/2009			8/30/2011			
OH-C19-2	3/30/2009			3/30/2011			
OH-C19-3	3/30/2009			3/30/2011			
OH-C19-4	3/30/2009			8/30/2011			
PHA Wide	3/30/2009			8/30/2011			

PHA Plan Table Library Capital Fund Program Five Year Action Plan Parts I and II

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/AMP/PHA-wide	Year 1	Work Statement for Year 1		Work Statement for Year 2		Work Statement for Year 3	
		FY Grant: 2008 PHA FY	2009 2008 PHA FY	FY Grant: 2010 PHA FY	2011 2009 PHA FY	FY Grant: 2011 PHA FY	2012 2010 PHA FY
OH019-1A	See Annual Statement	\$220,532.00	\$140,000.00	\$321,031.00	\$350,214.00		
OH019-1B		\$120,212.00	\$85,000.00	\$104,000.00	\$100,485.00		
OH019-1D		\$85,000.00	\$80,000.00	\$18,000.00	\$00,000.00		
AMP Wide		\$30,000.00	\$48,000.00	\$33,000.00	\$38,000.00		
Total AMP 19-1		\$456,744.00	\$311,000.00	\$503,031.00	\$587,709.00		
OH019-C		\$40,000.00	\$16,000.00	\$0.00	\$40,000.00		
OH019-2		\$0.00	\$108,000.00	\$38,000.00	\$50,000.00		
OH019-3		\$0.00	\$48,000.00	\$30,000.00	\$0.00		
OH019-4		\$80,000.00	\$10,000.00	\$15,000.00	\$0.00		
AMP Wide		\$21,000.00	\$40,000.00	\$8,000.00	\$3,000.00		
Total AMP 19-2		\$181,000.00	\$207,000.00	\$69,000.00	\$53,000.00		
Total GFP Funds Listed for 5-Year Planning		\$606,744.00	\$578,000.00	\$582,031.00	\$700,709.00		
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: 2008			Activities for Year: 2009			Activities for Year: 2010		
	FFY Grant: 2008			FFY Grant: 2009			FFY Grant: 2010		
	PHA FY:	2008	PHA FY:	2009	PHA FY:	2010	PHA FY:	2011	
AMP/Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
AMP 19-1	OH019-1A	Electrical/Floors/Paint	\$126,032.00	Entry Doors	\$76,000.00	Sidewalks	\$286,031.00	Natural Gas Piping	\$259,214.00
		Community Bldg	\$76,000.00	Playground	\$60,000.00	Porches	\$35,000.00	Kitchens	\$100,000.00
		AC sleeves	\$20,000.00	Locks and Keys	\$18,000.00				
	OH019-1B	Electrical/Floors/Paint	\$106,212.00	Entry Doors	\$60,000.00	Sidewalks	\$119,000.00	Natural Gas Piping	\$75,488.00
		AC sleeves	\$15,000.00	Locks and Keys	\$15,000.00	Porches	\$15,000.00	Kitchens	\$75,000.00
	OH019-1C	Electrical/Floors/Paint	\$76,000.00	Entry Doors	\$60,000.00			Natural Gas Piping	\$45,000.00
		AC sleeves	\$10,000.00	Locks and Keys	\$10,000.00	Porches	\$15,000.00	Kitchens	\$15,000.00
	AMP Wide	Fees and Costs	\$30,000.00	Fees and Costs	\$21,000.00	Fees and Costs	\$33,000.00	Fees and Costs	\$38,000.00
				Vehicles	\$25,000.00				
	Total AMP 19-1		\$468,744.00		\$311,000.00		\$603,031.00		\$607,709.00
AMP 19-2									
AMP 18-2	OH018-1C	Electrical/Floors/Paint	\$35,000.00	Entry Doors	\$10,000.00			Natural Gas Piping	\$30,000.00
		AC sleeves	\$5,000.00	Locks and Keys	\$5,000.00			Kitchens	\$10,000.00
	OH018-2			Air Conditioning	\$61,000.00	Parking Lot	\$18,000.00	Compactor	\$60,000.00
				Locks and Keys	\$15,000.00	Stoves	\$25,000.00		
	OH018-3			Air Conditioning	\$61,000.00	Parking Lot	\$10,000.00		
				Locks and Keys	\$15,000.00	Stoves	\$20,000.00		
	OH018-4	Electrical/Floors/Paint	\$90,000.00	Locks and Keys	\$10,000.00	Parking Lot	\$18,000.00		
	AMP Wide	Fees and Costs	\$21,000.00	Fees and Costs	\$15,000.00	Fees and Costs	\$6,000.00	Fees and Costs	\$3,000.00
				Vehicles	\$25,000.00				
	Total AMP 18-2		\$161,000.00		\$267,000.00		\$69,000.00		\$93,000.00
Total GFP Cost		\$606,744.00	Total GFP Cost	\$578,000.00	Total GFP Cost	\$692,031.00	Total GFP Cost	\$700,709.00	

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 2007, the Housing Authority began the Street Control Patrol Program. The Housing Authority has contracted with the City of Ironton, Ohio, to provide off duty police officers for extra patrols of Housing Authority properties.

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.

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, 2007

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, 2007

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. 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. The program had approximately 80 participants in FY 2006 and continues in FY 2007.



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 July 9, 2007 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.

Resident Advisory Board Meeting

July 9, 2007

Items Discussed:

Capital Fund Program

Resident Satisfaction Survey

1. Jerry W. Davis APT 307
2. Marianne Weisman #403
3. Dee Nunley
4. June Nunley
5. Ray Cline
6. Norma Barnes

7. Ronda Brown
8. Beverly Spillman
9. Mary Van Meter
10. Juanita Wheeler
11. Gloria Harper 302
12. Virginia Brock
13. Beth Allen
14. Dorothy Rucker
15. _____
16. _____
17. _____
18. _____

Resident Advisory Board Meeting

July 9, 2007

Items Discussed:

Capital Fund Program

Resident Satisfaction Survey

1. Betty Diggie 308
2. Carolyn Akers 301
3. Benny Payne 203
4. Frank Clark 408
5. ~~_____~~
6. Ruth Elswick
7. Janet Moore

8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____

Ironton Metropolitan Housing Authority

Fiscal Year 2007 Annual Plan

Attachments

Table of Contents

Attachment Number	Page	Attachment Title
1	35	PHA Certification of Compliance with the PHA Plan and Related Regulations
1-A	37	Disclosure of Lobbying Activities
1-B	38	Certification of Payments to Influence Federal Transactions
2	39	Certification of Consistency with the State of Ohio's Consolidated Plan
3	40	Most recent Board Approved Operating Budget
4	43	HUD approved Capital Fund statements for the active grant year
5	44	Most recent CIAP Budget/Progress Report
6	45	FY 2006 Audit Results
7	47	P&E reports for grants open during the active grant year- CFPOH16P019501-05 and CFPOH016019501-06

**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 Annual/Standard 5 Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2007, 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 MICS in an accurate, complete and timely manner (as specified in PH 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 21.

Attachment 1 Page 1 of 2
Alex Kocsis has original


Page 1 of 2

form HUD-50077 (04/30/2003)

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0349-0046

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

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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Ironton Metropolitan Housing Authority 720 Washington Street Ironton, Ohio, 45638 Congressional District, if known: 6th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U. S. Department Of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable:	
8. Federal Action Number, if known: OH16P01950107	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None	
11. Information requested through this form is authorized by the 31 U.S.C. section 1352. The disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the doer above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$700,000 for each such failure.	Signature:  Print Name: Jim Johnson Title: Director Telephone No.: 740-532-8658 x16 Date: 07/11/2009	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-87)	

Attachment 1-A Alex Kocsis has original.

**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.

(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.

(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-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

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)

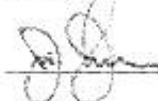
Name of Authorized Official

Jim Johnson

Title

Director

Signature



Date (mm/dd/yyyy)

06/18/2007

Previous edition is obsolete

Form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

2 Certification of Consistency with the State of Ohio's Consolidated Plan pending.

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 2577-0020 (exp. 10/31/2008)			
Public Reporting Burden for this collection of information is estimated to average 75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it display a currently valid OMB control number. This information is required by Section 9001 of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 960 HUD regulations. HUD makes payments for the operation and maintenance of low income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.					
Section 1					
1. Name and Address of Public Housing Agency: Ironton Metropolitan Housing Authority 720 Washington Street Ironton, OH 45638		2. Funding Period: 01/01/2007 to 12/31/2007 3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.			
4. ACC Number: C 5000	5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31 <input type="checkbox"/> 05/31 <input checked="" type="checkbox"/> 09/30	6. Operating Fund Project Number: OH01900107D			
HUD Use Only					
7. DUNS Number: 832608251	8. ROFO Code: 0516				
Section 2					
Calculation of ACC Units for 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:					
	ACC Units on 7/1/2005	Units Added to ACC (+)	Units Deleted from ACC (-)	ACC Units on 6/30/2006 (=)	
Requested by PHA	254	0	3	251	
HUD Modifications					
Line	Category	Column A Unit Months		Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
		Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.
Categorization of Unit Months:					
Occupied Unit Months					
01	Occupied dwelling units -- by public housing eligible family under lease	2,891		2,891	2,891
02	Occupied dwelling units -- by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0			0
03	New units -- eligible to receive subsidy during the Funding Period but not included on Lines 01, 02, or 05-11 of this section	0		0	0
04	New units -- eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy	0		0	0
Vacant Unit Months					
05	Units undergoing modernization	12		12	
06	Special use units	0		0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			0	
07	Units vacant due to litigation	0		0	
08	Units vacant due to disasters	0		0	
09	Units vacant due to casualty losses	0		0	
10	Units vacant due to changing market conditions	0		0	
11	Units vacant and not categorized above	109			
Other ACC Unit Months					
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0			
13	All other ACC units not categorized above	0			

Operating Fund Project No.: OH01900107D

Calculations Based on Unit Months:			
14	Limited vacancies	90	
15	Total Unit Months	3,012	2,903
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)		241
Special Provision for Calculation of Utilities Expense Level:			
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee	0	
Section 3			
Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	\$276.87	
02	Inflation factor	1.02700	
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$284.35	
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$851,060	
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$104.12	
06	UFI (Part A, Line 05 times Section 2, Line 15, Column B)	\$311,831	
Add-Ons			
07	Self-sufficiency	\$0	
08	Energy loan amortization	\$0	
09	Payment in lieu of taxes (PILOT)	\$26,266	
10	Cost of independent audit	\$7,333	
11	Funding for resident participation activities	\$6,025	
	Asset management fee <input type="checkbox"/> Eligible for an Asset Management Fee	\$12,048	
13	Information technology fee	\$6,024	
14	Asset repositioning fee	\$0	
15	Costs attributable to changes in federal law, regulation, or economy	\$0	
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$57,696	
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$1,220,387	
Part B. Formula Income			
01	PUM formula income	\$175.55	
02	PUM changes in utility allowances	\$0.00	
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$175.55	
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$526,818	
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	\$0	
02	Transition funding	-\$76,306	
03	Other	\$0	
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	-\$76,306	
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$697,461	
02	Cost of independent audit (Same as Part A, Line 10)	\$7,333	
03	Formula amount (Greater of Part D, Lines 01 or 02)	\$697,461	
Part E. Calculation of Operating Subsidy (HUD Use Only)			
01	Formula amount (Same as Part D, Line 03)		
02	Adjustment due to availability of funds		
03	HUD discretionary adjustment		
	Funds Obligated for Parted (Part E, Line 01 minus Line 02 minus Line 03)		
	Appropriation symbol(s)		

	Operating Fund Project No.: OH01900107D
Section 4	
Remarks (provide section, part and line numbers):	
Section 5	
Certifications	
<input checked="" type="checkbox"/> In accordance with 24 CFR 903.215, I hereby certify that <u>Ironton Metropolitan Housing Authority</u> is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.	
<input type="checkbox"/> In accordance with 24 CFR 903.190(f), I hereby certify that <u>Ironton Metropolitan Housing Authority</u> has fewer than 250 units and has elected to transition to asset management and therefore is eligible to receive an asset management fee.	
<input checked="" type="checkbox"/> I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.	
<small>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)</small>	
Signature of Authorized PHA Representative & Date: X  14 Sept 2006	Signature of Authorized HUD Representative & Date: X

Approval Pending for the active grant year Capital Fund Grant. (FY 2007)

Attachment 4

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.bhacpas.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, 2006, 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 of the Authority, as of September 30, 2006, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

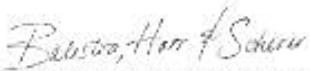
In accordance with *Government Auditing Standards*, we have also issued our report dated February 1, 2007, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements 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.

Ironton Metropolitan Housing Authority
Independent Auditor's Report
Page 2

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. The supplemental financial data presented on pages 21 through 23 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 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 11 to the basic financial statements, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, GASB Statement No. 46, *Net Assets Restricted by Enabling Legislation*, and GASB Statement No. 47, *Accounting for Termination Benefits*.


Balestra, Harr & Scherer, CPAs, Inc.

February 1, 2007

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary					
PHA Name: Ironton MHA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.		Federal FY of Grant: 2005	
		OH16P01950105 N/A			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" 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:		Revision # 3	
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	\$436.00	\$436.00	\$436.00
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	\$33,280.00	\$42,428.40	\$42,428.40	\$36,046.20
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	\$442,129.00	\$430,205.50	\$430,205.50	\$405,850.46
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	1482 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$2,341.10	\$2,341.10	\$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	\$475,409.00	\$475,409.00	\$442,332.86
	Amount of Annual Grant	\$475,409.00	\$475,409.00	\$475,409.00	\$475,409.00

P&E report for grant CFP-501.05 -open during active grant year Page 1 of 4

7/14/2007

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary					
PHA Name: Ironton MHA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.		OH16P01950105 N/A	Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" 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:		Revision # 3	
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 XX Related to Energy Conservation Measures	\$0.00	\$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 II: Supporting Pages								
PHA Name: Ironton MHA		Grant Type and Number: Capital Fund Program Grant No. OH19P059501-05 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH19-1 River Hill Apartments	New Roofs	1450	1	\$387,129.00	\$56,854.51	\$56,854.51	\$56,854.51	Complete
	New Windows and Doors	1480	1	\$0.00	\$252,137.74	\$252,137.74	\$227,782.70	WIP
	New electrical wiring and flooring	1480	1	\$0.00	\$0.00	\$0.00	\$0.00	Cancelled
OH19-2 Christensen House	New Elevator System	1480	1	\$135,000.00	\$121,213.25	\$121,213.25	\$121,213.25	Complete
	Relocation Expenses	1495.1	1	\$0.00	\$2,341.10	\$2,341.10	\$0.00	Complete
PHA Wide	Fees and Costs	1430	1	\$33,280.00	\$42,426.40	\$42,426.40	\$36,046.20	WIP
	Administration	1410	0	\$0.00	\$436.00	\$436.00	\$436.00	Complete
				\$475,409.00	\$475,409.00	\$475,409.00	\$442,332.56	

CFP 501.05 page 3 of 4
1 of 1

7/14/2007

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 MHA			Grant Type and Number Capital Fund Program Grant No. OH16P055501-05 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	
OH19-1	6/30/2007			6/30/2009			No Revision
OH19-2	6/30/2007			6/30/2009			No Revision
PHA Wide	6/18/2005			6/30/2009			No Revision

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary						
PHA Name: Ironton MHA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.		OH16P01950106 N/A	Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No.):		P&E Report for FY 2007 Plan
<input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" 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	\$33,610.00	\$30,333.47	\$30,333.47	
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	\$29,437.00	\$31,528.00	\$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	\$391,095.00	\$390,574.00	\$204,666.53	\$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)	\$420,532.00	\$456,112.00	\$236,000.00	\$30,333.47	
	Amount of Annual Grant	\$420,532.00	\$456,112.00	\$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 MHA		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.		OH16P01950106 N/A	Federal FY of Grant: 2006
<input 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		P&E Report for FY 2007 Plan	
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 XX Related to Energy Conservation Measures	\$0.00	\$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 II: Supporting Pages								
PHA Name: Ironton MHA			Grant Type and Number Capital Fund Program Grant No. OH16P059501-05 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006		
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Obligated	Expended	Status of Work
				Original	Revised			
AMP 19-1								
OH19-1-A	New Windows and Doors	1480	1	\$125,000.00	\$116,380.00	\$128,000.00	\$0.00	WIP
OH019-B	New Windows and Doors	1480	1	\$75,000.00	\$75,000.00	\$75,666.53	\$0.00	WIP
OH019-2	Elevator Service Agreement	1409	1	\$0.00	\$20,558.00	\$18,555.87	\$18,555.67	Complete
OH019-3	New Balcony Railing	1480	1	\$181,095.00	\$199,184.00	\$0.00	\$0.00	To be bid
	Elevator Service Agreement	1409	1	\$0.00	\$13,950.00	\$11,777.80	\$11,777.60	Complete
PHA Wide	Fees and Costs	1430	1	\$28,437.00	\$31,828.00	\$0.00	\$0.00	To be bid
				\$420,632.00	\$466,112.00	\$236,000.00	\$30,333.27	

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 MHA			Grant Type and Number Capital Fund Program Grant No. OH19P055501-08 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006	
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	
OH19-1	6/30/2008			6/30/2010			
OH19-2	6/30/2008			6/30/2010			
OH19-3	6/30/2008			6/30/2010			
PHA Wide	6/30/2008			6/30/2010			