

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 2008 - 2012

Annual Plan for Fiscal Year 2008

V02

PHA Plan Agency Identification

PHA Name: Ironton Metropolitan Housing Authority

PHA Number: OH19

PHA Fiscal Year Beginning: (10/2008)

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 2008 – 2012

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 property owners
- 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. The Housing Authority is beginning the process of possibly leveraging Capital Funds to address modernization needs or development opportunities.

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 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. The Housing Authority requested an exemption from Asset Management for FY 2008.

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 2008**

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	Page 31
State/Local Government Certification of Consistency with the Consolidated Plan	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	Page 38

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 20
The most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Page 45
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	Page 52
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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	117		10 %
Extremely Low Income <=30% AMI	94	79	
Very Low Income >30% but <=50%AMI	17	16	
Low Income>50% but <80%AMI	6	5	
Families with Children	25	23	
Elderly families	15	13	
Families with Disabilities	38	35	
Race/ethnicity-White	106	90	
Race/ethnicity-Black	11	10	
Race/ethnicity-Multi			

Characteristics by Bedroom Size (Public Housing Only)

	# Of Families	% Of Total
1BR	65	57
2BR	27	21
3BR	13	12
4BR	7	6
5BR	5	4
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	21	100
Extremely Low Income <=30% AMI	17	97
Very Low Income >30% but <=50%AMI	3	2
Low Income>50% but <80%AMI	1	1
Families with Children	5	20
Elderly	1	1
Families with Disabilities	7	30
Race/Ethnicity-White	21	100
Race/Ethnicity-Black	0	

Is the waiting list closed? yes

Characteristics by Bedroom Size (Section 8)

	# Of Families	% Of Total
1BR	13	62
2BR	3	11
3BR+	5	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 2008 grants) Planned \$ Planned Uses

	AMP 19-1	AMP 19 -2	PHA Wide/HCV
Public Housing Operating Fund	\$292158	\$349285	
Public Housing Capital Fund			\$462230
Annual Contributions for Voucher Tenant-Based Asst(HCV)			\$293379(HCV)

2. Prior Year Federal Grants (unobligated funds only)

- None

3. Public Housing Dwelling Rental Income

Sources	Planned \$ AMP 19-1	Planned \$ AMP 19-2
3. Public Housing Dwelling Rental Income	\$293085	227712
4. Other Income	\$5000	\$4000
Late Charges, returned check fee, excess utilities.	0	0
Interest Income	0	0
Total Resources	\$298085	\$231712

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

- When all necessary information has been provided.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

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

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

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

(2) Waiting List Organization

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

Community-wide list

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

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

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

N/A

(3) Assignment

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

Two

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

Emergencies

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Medical Justification

Overhoused

Underhoused

Preferences

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

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

Local Preference

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

Date and Time-1

Local Preference-2

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

The PHA-resident lease

The PHA Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

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

Any time family composition changes

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

(1) Eligibility

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

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

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

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

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

e. Indicate the kinds of information you share with prospective property owners.

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”

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 some developments

2. For what developments are ceiling rents in place?

For developments 19-1 and 19-4

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

Fair market rents (FMR)

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 90% 2008 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

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 2008.

(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 used 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? The PHA has chosen not to participate in Asset Management for 2008.
- .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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary		Grant Type and Number		FY of Grant:	
PHA Name: Ironton Metropolitan Housing Authority		CFP Grant No: OH16PC05811-04 Date of CFPF: _____		RHP Grant No: FY of Grant Approval: 2008	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Dispositions (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$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	1420 Fees and Costs	\$30,030.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1430 Site Improvement	\$132,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$50,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$155,200.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$35,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$60,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grants (sum of lines 2-19)	\$462,230.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date:		Signature of Public Housing Director	
		7/0 02 2008			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Part II: Supporting Pages									
PHA Name: Ironton Metropolitan Housing Authority		Grant Type and Number C/F Grant No.: 501-88 R/F Grant No.:		C/F? (Yes/No):		Federal FFY of Grants: 2008			
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 19-1 A Site	Resurface Parking Lots	1450	1	\$7,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-1 A Site	Replace sidewalks	1450	5000 sq ft	\$108,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-1	Professional fees	1450	1	\$8,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Replace Site 19-3 Lobby Flooring	1460	5	\$25,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Replace Site 19-2 Lobby Flooring	1460	3	\$25,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Resurface Parking Lots	1450	3	\$20,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Replace Site 19-2 Cooking Stoves	1465.1	57	\$34,200.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Replace 19-5 Site Cooking Stoves	1465.1	40	\$20,800.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Install ACs 19-2 Site	1465.1	40	\$40,975.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Install ACs 19-2 Site	1465.1	57	\$57,975.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Remodel 19-3 Community Room	1470	1	\$35,000.00	\$0.00	\$0.00	\$0.00	Pending	
AMP 19-2	Professional Fees	1450	3	\$22,300.00	\$0.00	\$0.00	\$0.00	Pending	
PHA Wide	New Vehicles	1475	3	\$60,000.00	\$0.00	\$0.00	\$0.00	Pending	
Total 1430		30830							
Total 1450		132800							
Total 1460		50000							
Total 1465.1		155200							
Total 1470		35000							
Total 1475		60000							
Total		462230							
				5462,230.00	\$0.00	\$0.00	\$0.00		

Part III: Implementation Schedule for Capital Fund Financing Program

PIHA Name: Ironton Metropolitan Housing Authority					Federal FFY of Grant: 2008
Development Number/ Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1S-1	6/12/2010		6/12/2012		NA
AMP 1B-2	6/12/2010		6/12/2012		NA
PHA Wide	6/12/2010		6/12/2012		NA

¹Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

Capital Fund Program -- Five Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0276
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Ironton Metropolitan OH019		Ironton City, Lawrence County, Ohio			<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.	
A.	Development No./Name/PHA-wide	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY 2008	FFY 2009	FFY 2010	FFY 2011	FFY 2012
B.	Physical Improvements		\$627,000.00	\$481,600.00	\$405,000.00	\$442,550.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$0.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$35,000.00	\$35,000.00	\$33,000.00	\$40,000.00
G.	Operations		\$0.00	\$0.00	\$0.00	\$0.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing - Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$662,000.00	\$514,600.00	\$438,000.00	\$482,550.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$662,000.00	\$514,600.00	\$438,000.00	\$482,550.00

Capital Fund Program – Five Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY	Work Statement for Year FFY 2009			Work Statement for Year FFY 2010			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	AMP 19-1 Site A- Rewire units	68	\$402,000.00	AMP 19-1 Site B Rewire Units	44	\$378,400.00	
			\$0.00			\$0.00	
	AMP 19-1 Site D-Rewire Units	16	\$135,000.00	AMP 19-1 Professional Fees	1	\$28,000.00	
			\$0.00			\$0.00	
	AMP 19-1 Professional Fees	1	\$35,000.00	AMP 19-2 C Site Rewire Units	12	\$109,200.00	
			\$0.00			\$0.00	
			\$0.00	AMP 19-2 Professional Fees	1	\$7,000.00	
			\$0.00			\$0.00	
			\$0.00			\$0.00	
			\$0.00			\$0.00	
			\$0.00			\$0.00	
	Subtotal of Estimated Cost		\$662,000.00	Subtotal of Estimated Cost		\$514,500.00	

Capital Fund Program -- Five Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year FFY 2011			Work Statement for Year FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 19-2 Site 19-4 Rewire Units	24	\$240,000.00	AMP 19-1 A Site		
	AMP 19-2 Professional Fees	1	\$18,000.00	Replace Natural Gas Piping	2300 ft.	\$115,000.00
	AMP 19-2 Site 19-2			AMP 19-1 B Site		
	Replace Trash Compactor	1	\$75,000.00	Replace Natural Gas Piping	2700 ft.	\$135,000.00
	AMP 19-1 A Site			AMP 19-1 C Site		
	Replace Sidewalks	5000 sq ft	\$90,000.00	Replace Natural Gas Piping	700 ft.	\$35,000.00
	AMP 19-1 Professional Fees	1	\$15,000.00	AMP 19-1 D Site		
			\$0.00	Replace Natural Gas Piping	900 ft.	\$45,000.00
			\$0.00	AMP 19-1 Professional Fees	1	\$25,000.00
			\$0.00			
			\$0.00	AMP 19-2 Professional Fees	1	\$15,000.00
			\$0.00			
			\$0.00	AMP 19-1 Wide		
			\$0.00	Replace Door Locks	118	\$5,900.00
			\$0.00			
			\$0.00	AMP 19-2 Wide		
			\$0.00	Replace Door Locks	133	\$6,650.00
			\$0.00			
			\$0.00	AMP 19-1 Wide		
			\$0.00	Security System	1	\$50,000.00
			\$0.00			
			\$0.00	AMP 19-2 Wide		
			\$0.00	Security System	1	\$50,000.00
			\$0.00			
	Subtotal of Estimated Cost		\$438,000.00	Subtotal of Estimated Cost		\$482,550.00

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. The program continues in 2008.

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. The service continues in 2008.

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.

Leveraging of Capital Funds

The Ironton Metropolitan Housing Authority is exploring the possibility of leveraging capital funds, to acquire funding for modernization needs. By leveraging capital funds the Housing Authority can:

- Engage in modernization projects that cost more than the annual Capital Fund allocation.
- Achieve economies of scale by avoiding piecemeal rehabilitation.
- Promote tenant harmony by renovating all units in a development.
- Increase marketability of units to compete with newer developments.

Financing by leveraging of Capital Funds may be used for any Asset Management Project.

Ironton Metropolitan Housing Authority

July 8, 2008

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

July 8, 2008

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 an 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 and other activities

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 2007 and continues in FY 2008.

Other

The Housing Authority participated in a youth program (YEA) during the summer of 2008 through use of the Community Building and playground.

The Housing Authority also participates in a summer food program for youth through use of the Community Building during the summer of 2008. The Community Building is used as a feeding location. Free lunches are provided to youth up to 18 years of age.



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, 2008 to discuss the PHA plan. Renovation plans were discussed. The residents offered suggestions but no change was necessary to the PHA plan. Residents in attendance were in agreement with the work items selected.

Ironton Metropolitan Housing Authority

Fiscal Year 2008 Annual Plan

Attachments

Table of Contents

Page	Attachment Title
33	PHA Certification of Compliance with the PHA Plan and Related Regulations
35	Disclosure of Lobbying Activities
36	Certification of Payments to Influence Federal Transactions
37	Certification of Consistency with the State of Ohio's Consolidated Plan
38	Most recent Board Approved Operating Budget
42	HUD approved (approval pending) Capital Fund statements for the active grant year
45	Most recent CIAP Budget/Progress Report
46	P&E reports for grants open during the active grant year-CFPOH16P019501-06 and CFPOH016019501-07
52	FY 2007 Audit Results
54	Resident Advisory Board Roster

**Standard PHA Plan
PIIA 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 (PIA) listed below, as its Chairman or other authorized PIA official if there is no Board of Commissioners, I approve the submission of the standard Annual, ~~the~~ standard 5-Year/Annual or streamlined 5-Year/Annual PIA Plan for the PHA fiscal year beginning 2008, 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 PIA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIE Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
- 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.)
- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Ironton OH019
 PHA Name PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__- 20__ , including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__ , including Annual Plan for FY 20__

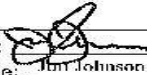
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C.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

Name of Authorized Official William Pratt	Title Chair
Signature x	Date 7/8/08

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Ironton MHA 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. Dept. Of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known: OT116P01950108			9. Award Amount, if known: \$ 462,230		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="border: 1px solid black; width: 100px; height: 30px; text-align: center; margin: 10px auto;">None</div>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the law 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 \$100,000 for each such failure.			Signature:  Print Name: Jan Johnson Title: Director Telephone No.: 740-532-8658 x16 Date: 07/08/08		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**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 loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

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

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

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

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

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

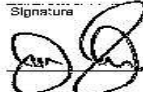
Name of Authorized Official

Jim Johnson

Title

Director

Signature



Date (mm/dd/yyyy)

07/08/08

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7405.1, & 7485.3

Consistency with Ohio Plan

The certification from the State of Ohio is pending. When received the original document is mailed to the Cleveland Office of Public Housing.

Operating Fund Suboffice of Operating Subsidy PHA-Overseer Rental Housing		APP 19 1		U.S. Department of Housing and Urban Development Office of Public and Indian Housing	
Public Reporting Burden: The collection of information is estimated to average 15 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and reviewing the data needed, reviewing the collection of information, and reviewing the collection of information. This species may be obtained from the Public Reporting Burden Act or the annual report of Congress. HUD also issues the information as the basis for HUD's annual appropriations from Congress. HUD is not to be held responsible for the collection of information or the use of the information. The information requested does not include the collection of information for the purpose of providing a benefit. The information requested does not include the collection of information for the purpose of providing a benefit. The information requested does not include the collection of information for the purpose of providing a benefit.					
Enter Total Number of ACC Units for FY 2008: 0					
1. Name and Address of Public Housing Agency: Ironton Metropolitan Housing Authority 720 Washington Street Ironton, OH 43028		2. Funding Period: 01/01/2008 to 12/31/2008		3. Type of Subsidy: 01-18030001	
4. ACC Number: 00007	5. Fiscal Year End: 12/31	6. Operating Fund Project Number: 01-18030001		HUD Use Only	
7. DUHH Number: 03000001	8. HOPC Code: 3010				
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:					
Requested by PHA HUD Modification		ACC Units on 7/1/2008 (After Adjusted)	Units Deleted from ACC	ACC Units on 6/30/2007	
		110	0	110	
Line No.	Category	Column A Units by PHA	Column B Units by HUD	Column C Resident Participant Unit Months	Column D Resident Participant Unit Months
Occupied Unit Months					
01	Occupied dwelling units - in public housing or other public housing	1,330	1,330	1,330	1,330
02	Occupied dwelling units - in PHA employee or family owned or	30	30	30	30
03	New units - eligible for rental assistance under the 10% or 12.5% of	0	0	0	0
04	New units - eligible for rental assistance under the 10% or 12.5% of	0	0	0	0
Vacant Unit Months					
05	Units undergoing major renovation	32	32		
06	Residential units	0	0		
07	Units in LEAD that are occupied by public housing and PHA	0	0		
08	Units occupied by PHA	0	0		
09	Units occupied by PHA	0	0		
10	Units occupied by PHA	0	0		
11	Units occupied by PHA	0	0		
Other ACC Unit Months					
12	Units in PHA employee or family owned or	0	0		
13	All other ACC units not otherwise shown	0	0		
		Operating Fund Project No. 01-18030001			
Calculation Based on LIFE MONTHS:					
14	Life Months	1,416	1,416	1,416	1,416
15	Life Months	1,416	1,416	1,416	1,416
16	Life Months	1,416	1,416	1,416	1,416
Special Provisions for Calculation of Life Months (LIFE MONTHS):					
17	Life Months	1,416	1,416	1,416	1,416
Section 3					
Line No.	Description	Requested by PHA		HUD Modification	

Part A. Formula Expenses			
Project Expense Line	PSL	Description	Amount
01	01	Initial Development Costs (P&I)	\$1,000
02	01	Minor P&I	1,000
03	01	Public Safety P&I (Part A, Line 01 to via Line 05)	\$384.77
04	01	P&I (Part A, Line 03 minus Section 2, Line 15 Column B)	\$325,921
05	01	Public Safety Expense (P&I) (from Line 03 of Form HUD-21722)	\$1,000
06	01	IDL (Part A, Line 03 minus Section 2, Line 15 Column B)	\$121,799
Sub-Total			
07		Special Services	\$0
08		Energy Conservation	\$0
09		Residential Rehabilitation (R&I)	\$12,199
10		Cost of Rehabilitation	\$1,940
11		Funding for new development activities	\$1,000
12		Asset Management Fee	\$0
13		Financial Reporting Fee	\$0
14		Asset Repositioning Fee	\$0
15		Costs attributable to changes in federal law, regulation, or economic	\$0
16		Total R&I (Part A, Line 09 through 15)	\$13,139
17		Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$528,760
Part B. Formula Income			
21		Public Formula Income	\$122,24
22		Public Charge or Other Revenue	\$0
23		Public Charge Formula Income (Part B, Line 21 plus Part C, Line 03 plus Part D, Line 04)	\$122,24
24		Total Formula Income (Part B, Line 21 plus Section 2, Line 16 Column B)	\$221,76
Part C. Other Formula Provisions			
01		View-to-Work (VWV)	\$0
02		Transfer Funding	\$0
03		Other	\$0
04		Total Other Formula Provisions (Part C, Lines 01 through 03)	\$0
Part D. Calculation of Formula Amount			
01		Formula Available (Part A, Line 17 minus Part B, Line 24 plus Part C, Line 04)	\$221,76
02		Cost of Rehabilitation (from Part A, Line 10)	\$1,940
03		Formula Amount (from Part D, Line 01 minus Part D, Line 02)	\$219,82
Part E. Calculation of Operating Subsidy (HUD Use Only)			
01		Formula amount (from Part D, Line 03)	
02		Subsidy to be used for R&I	
03		HUD Operating Subsidy	
04		Funding Subsidy for R&I (Part E, Line 01 minus Line 02 plus Line 03)	

Worksheet: Part E Report No.
Section 4

Sheet: 0000001

(Print this form for section, part and line numbers)

Operating Fund
 Calculation of Operating Subsidy
 PHA: On-site Rental Housing

AMP 19-2

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

PHAs requesting Subsidy for the collection of information not related to coverage of Fair Housing Complaints, including the time for reviewing applications, detaching existing data on HUD's system and processing the data received, and conducting and reviewing the collection of information. This agency may submit copies of the Funding Period to HUD/PHAs/PIHAs based on the approval by Congress. HUD reserves the information as the basis for reviewing applications for coverage from Congress. Responses to the collection of information are required to obtain benefits. The information is required to obtain benefits.

Enter "0" for number of ACC Units for this PHA. >

Section 1

1. Name and Address of Public Housing Agency: Ironton Metropolitan Housing Authority
 700 Washington Street
 Ironton OH 45628

2. Funding Period: 09/01/2006 to 12/31/2008

3. Type of Submission:

4. ACC Month: 08/2008

5. Fiscal Year End: 12/31

6. Operating Fund Project Number: 094916603002

7. BLNE Number: 03010000

8. HOPD Code: 001

HUD Use Only

Section 2

Calculation of ACC Units for 12-month period from 9/1 to 12/31/08 PHA's Report on the

Requested by PHA		ACC Units on 7/1/2008	Units Added to	Units Deleted from ACC	ACC Units on 8/31/2008
HUD Modifications		138	0	0	138
Line No.	Category	Column A Units on 7/1/08	Column B Units on 7/1/08	Column C Units on 7/1/08	Column D Units on 7/1/08
Categories of Unit Months:					
Occupied Unit Months:					
01	Month-end total of units in public rental housing units	138	0	0	138
02	Month-end total of units in PHA inventory, not in receipt of	0	0	0	0
03	Month-end total of units in receipt of funding	0	0	0	0
04	Month-end total of units in receipt of funding (HUD use only)	0	0	0	0
Vacant Unit Months:					
05	Units under repair (vacant)	0	0	0	0
06	Units under repair (vacant) - HUD use only	0	0	0	0
07	Units vacant due to HUD use	0	0	0	0
08	Units vacant due to HUD use - HUD use only	0	0	0	0
09	Units vacant due to HUD use - HUD use only	0	0	0	0
10	Units vacant due to HUD use - HUD use only	0	0	0	0
11	Units vacant, not categorized above	0	0	0	0
Other ACC Unit Months:					
12	Units eligible for assisted occupancy but not on ACC	0	0	0	0
13	Other ACC units not categorized above	0	0	0	0
2. Annual Operating Period No. 094916603002					
Calculation of Total Unit Months:					
14	Occupied Unit Months	138	0	0	138
15	Total Unit Months	138	0	0	138
16	Total Unit Months (HUD use only)	0	0	0	0
Special Provision for Calculation of Effective Expenses:					
17	Units under repair (vacant) - HUD use only	0	0	0	0

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
----------	-------------	------------------	-------------------

Part A. Formula Expenses		
Project/Expense Level (P/L)		
01	PLU (person expense level (P/L))	\$716,800
02	PLU (PLU) fee	1,500.00
03	PLU (PLU) fee (Part A, Line 01 plus Line 02)	\$718,300
04	P/E - Part A, Line 03 plus Section 2, Line 15, Column B)	\$150,000
S		
09	PLU (PLU) fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$719,800
09	PLU (PLU) fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$150,000
Acad-Other		
07	Acad-Other fee	\$0
08	Acad-Other fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$0
09	Acad-Other fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$0
10	Acad-Other fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$0
11	Acad-Other fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$0
12	Acad-Other fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$0
13	Acad-Other fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$0
14	Acad-Other fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$0
15	Acad-Other fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$0
16	Acad-Other fee (Part A, Line 01 plus Part B, Line 29 of Form OH19-001)	\$0
17	Acad-Other fee (Part A, Line 03 plus Section 2, Line 15, Column B)	\$0
Part B. Formula Income		
01	PLU (PLU) income	\$1,000.00
02	PLU (PLU) income (Part A, Line 01 plus Part B, Line 01 of Form OH19-001)	\$1,000.00
03	PLU (PLU) income (Part A, Line 03 plus Section 2, Line 15, Column B)	\$1,000.00
04	Total Formula Income (Part A, Line 01 plus Part B, Line 01 plus Part B, Line 03)	\$2,000.00
Part C. Other Formula Provisions		
01	Moving to Work (M/W)	\$0
02	Transition funding	\$0
03	Other	\$0
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$0
Part D. Calculation of Formula Amount		
01	Formula amount (Part A, Line 04 plus Part B, Line 04 plus Part C, Line 04)	\$220,000
02	Formula amount (Part A, Line 04 plus Part B, Line 04 plus Part C, Line 04)	\$220,000
03	Formula amount (Part A, Line 04 plus Part B, Line 04 plus Part C, Line 04)	\$220,000
Part E. Calculation of Operating Subsidy (MHO) (Line 04)		
01	Formula amount (Same as Part D, Line 01)	
02	Formula amount (Same as Part D, Line 01)	
03	Formula amount (Same as Part D, Line 01)	
04	Formula amount (Same as Part D, Line 01)	

Operating Fund Budget No. 01-01133001
 Section 4

Remarks to be used only for the electronic

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary					
PHA Name: Ironton Metropolitan Housing Authority		Grant Type and Number CFP Grant No. OH16-9189501-06 RHF Grant No. _____ Date of CFP: _____		FFY of Grant: 2008 FFY of Grant Agreement: 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$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	\$30,050.00	\$0.00	\$0.00	\$0.00
8	1450 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$122,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$25,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$155,350.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$60,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstrations	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grants (sum of lines 2-19)	\$462,396.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LDP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Retained to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director <i>[Signature]</i>		Date: <i>13 June 2008</i>		Signature of Public Housing Director Date:	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RFF funds shall be included here.

PHIA Name:		Grant Type and Number		CFFP (Yes/No)		Federal FY of Cost:		
Ironton Metropolitan Housing Authority		CFFP Grant No.: 501-08		CFFP (Yes/No)		2008		
Development Number/ Name/PIHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AKP 19-1 A Site	Resurface Parking Lots	1490	-	\$4,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-1 A Site	Replace sidewalks	1490	6000 sq ft	\$108,000.00	\$0.00	\$0.00	\$0.00	Pending
AMP 19-1	Professional Fees	1490	1	\$8,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-2	Replace Site 19-3 Lobby Flooring	1460	5	\$25,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-2	Replace Site 19-2 Lobby Flooring	1490	3	\$25,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-2	Resurface Parking Lots	1490	3	\$20,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-2	Replace Site 19-2 Cooking Stoves	1455.1	57	\$24,200.00	\$0.00	\$0.00	\$0.00	Pending
AMP 19-2	Replace Site 19-2 Cooking Stoves	1455.1	40	\$54,000.00	\$0.00	\$0.00	\$0.00	Pending
AMP 19-2	Install AC's 19-3 Site	1455.1	40	\$40,075.00	\$0.00	\$0.00	\$0.00	Pending
AMP 19-2	Install AC's 19-2 Site	1455.1	57	\$57,075.00	\$0.00	\$0.00	\$0.00	Pending
AMP 19-2	Remodel 19-3 Community Room	1460	1	\$15,000.00	\$0.00	\$0.00	\$0.00	Pending
AKP 19-2	Professional Fees	1490	3	\$22,000.00	\$0.00	\$0.00	\$0.00	Pending
PIHA Wide	New Vehicles	1475	3	\$6,000.00	\$0.00	\$0.00	\$0.00	Pending
Total 1430		30130						
Total 1450		112400						
Total 1460		85700						
Total 1465.1		158280						
Total 1475		60000						
Total		462380						
				\$623,880.00	\$0.00	\$0.00	\$0.00	

The Ironton Metropolitan Housing Authority has no active CIAP grants.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacements, Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary		Grant Type and Number		FY of Grant:	
PHA Name: Ironton Metropolitan Housing Authority		CFP Grant No.: OH19A099501-06	RHP Grant No.:	FY of Grant Approval: 2006	
		Date of CFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revisor No.:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Outlays (may not exceed 20% of line 20) ³	\$0.00	\$33,610.00	\$30,333.47	\$30,333.47
3	1408 Management Expenditures	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$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	\$30,050.00	\$31,928.00	\$22,421.50	\$18,896.50
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	\$403,357.03	\$330,568.86
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	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 5% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grants (sum of lines 2-19)	\$421,125.00	\$456,112.00	\$456,112.00	\$359,196.83
21	Amount of line 20 Related to LDP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date:		Signature of Public Housing Director	
<i>[Signature]</i>		13 July 2008			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP Funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Ironton Metropolitan Housing Authority					Federal FY of Grant: 2006
Development Number/ Name/PHA-wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 19-1	7/17/2008	7/3/08	8/12/2012		Obligated
AMP19-2	7/17/2008	7/3/08	8/12/2012		Obligated
PHA Wide	7/17/2008	7/3/08	8/12/2012		Obligated

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FY of Grant:	
PHA Name: Ironton Metropolitan Housing Authority		CFP Grant No.: OH16FC59501-07 Date of CFP:		RIF Grant No.: FY of Grant Approval: 2007	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disaster/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$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	1420 Fees and Costs	\$31,022.00	\$31,022.00	\$29,998.75	\$22,578.50
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	\$412,154.00	\$4,2154.00	\$348,994.83	\$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	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Capitalization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	1500 Capitalization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of Lines 2-19)	\$443,176.00	\$443,176.00	\$378,993.58	\$22,578.50
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 13 July 2008		Signature of Public Housing Director	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RIF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Ironton Metropolitan Housing Authority				Federal FFY of Grant: 2007	
Development Number/ Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 18-1	9/12/2006		9/12/2011		NA
AMP 18-2	9/12/2006		9/12/2011		NA
PHA Wide	9/12/2006		9/12/2011		NA

Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 8) of the U.S. Housing Act of 1937, as amended.

BALESTRA, HARR & SCHERER, CPAs, INC.
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Piketon, Ohio 45661

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Member American Institute of Certified Public Accountants

Ohio Society of Certified Public Accountants

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

INDEPENDENT AUDITOR'S REPORT

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, 2007, 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 basic 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.

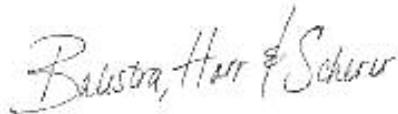
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of September 30, 2007, and the respective changes in financial position and cash flows thereof, for the year then 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 March 21, 2008, 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, 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 the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Members of the Board
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, *Auditors 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 20 through 22 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.



Balestra, Harr & Scherer, CPAs, Inc.
March 21, 2008

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

July 9, 2008

Attendance Roster

Resident Advisory Board Meeting

Marianne Weisman	403
Jean Schwickhart	501
Ray Chapman	405
Steve Chapman	208
Ray Cline	509
Jean & Alex Munday	114
Jerry Davis	307
Mary Ann Jeffers	409
Rosemary Blair	302
Roy George Wilson	210