

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Iron County Housing Commission</u> PHA Code: <u>MI 119</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/09</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>123</u> Number of HCV units: <u>169</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  It is the aim of the Iron County Housing Commission to ensure safe, decent, and affordable housing to create opportunities for resident self-sufficiency and economic independence and to assure fiscal integrity by all program participants. In order to achieve the mission, we will. 1. Recognize the residents as our ultimate customer. 2. Improve PHA management and service delivery efforts through oversight, assistance and selective intervention by highly skilled diagnostic and results-oriented personnel; 3. Seek problem-solving partnerships with PHA, resident, community, and governmental leadership. 4. Act as an agent of change when performance is unacceptable and we judge that local leadership is not capable or committed to improvement. 5. Effectively apply limited HUD resources by using risk free assessment techniques to focus oversight efforts.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  The Iron County Housing Commission shall continue an active effort to solicit applications for housing assistance to provide housing opportunities concerning the low-income, very low-income and extremely low-income. The Iron County Housing Commission represents the largest single landlord agency in Iron County, Michigan. The Iron County Housing Commission shall continue to network with various local private and public institutions to adequately address the housing needs of the low-income, very low-income and the extremely low-income. The Iron County Housing Commission has created the Iron County Housing Foundation, in our efforts to provide resources to expand affordable housing opportunities. However, after repeated attempts we have yet to be successful in this endeavor. Additionally, in FY 2008 the Iron County Housing Commission contacted the Veteran's Facility located in Iron Mountain, Michigan, in an attempt to apply for Section 8 voucher assistance to the homeless veteran and the Iron County Housing Commission contacted the Dickinson-Iron Department of Human Services, to determine if a need exists for Rental Assistance for Non-Elderly Persons w/Disabilities, and Section 8 Family Reunification. The Iron County Housing Commission has actively sought to leverage monies to provide housing opportunities but the challenges remain very steep. However, the need for housing remains great. The Iron County Housing Commission over the next five (5) years shall: 1. Maintain occupancy levels that are favorable. 2. Successfully implement Asset Management procedures, in particular, as the Iron County Housing Commission is a "decliner" agency. 3. To improve our efforts to develop additional opportunities for affordable housing to the low-income, very low-income and extremely low-income located within Iron County, Michigan. 4. To continue to maintain and strengthen our professional associations that exist within our service area to further assist the housing needs of this community. 5. To improve the overall marketability of the existing housing inventory. 6. To effectively use funds in such a manner as a means to serve the greatest number of people needing affordable housing.  The Iron County Housing Commission in evaluating the progress made in meeting the goals and objectives described in the previous 5-Year Plan, has for the most part been successful. One area that the Iron County Housing Commission has not been successful in is the leveraging of additional sources of funding to develop additional opportunities of affordable housing for the low-income, the extremely low-income. Despite great effort on behalf of the management, with support of the Iron County Housing Commission, the Iron County Housing Foundation, and the general community at large, this continues to be an issue unresolved.				

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**6.0**

The 5-Year and Annual Plan are available for public inspection. Copies can be obtained at the central office of the Iron County Housing Commission, 210 North Third Street, Crystal Falls, Michigan, 49920. The 5-Year and Annual Plan is also posted on the PHA web-site at [www.ichc.org](http://www.ichc.org). Additionally, the Iron County Housing Commission has encouraged and received input in the formulation of the 5-Year and Annual Plan from residents participating in both the public housing program and the Section 8 Housing Choice Voucher Program. Copies of the 5-Year and Annual Plan have been provided to all members of the Resident Council. Management has scheduled numerous meetings with the Resident Council and the resident population at large, focusing on the active input of the resident needs over the next 5 years. Additionally, management has actively collaborated with various agencies throughout Iron County, Michigan, to anticipate the needs concerning affordable housing over the next 5 years. There have not been any elements that have been revised since the last Annual Plan submission of the Iron County Housing Commission.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

1. Eligibility, Selection and Admission Policies, Including Documentation and Wait List Procedures. The Iron County Housing Commission provides housing assistance according to the most recent HUD determined income eligible. All applicants are selected from the wait list as maintained by the Iron County Housing Commission. All applications received and once determined eligible are placed on the wait list according to date and time. Once at the top of the wait list, an applicant is given three (3) opportunities to secure housing. Upon the third refusal the application is placed at the bottom of the wait list. All applicants prior to admission must provide adequate third party verification of income and assets. Additionally, applicants prior to admission must agree to a credit search and a criminal background check. Quarterly, the wait list is purged; to remove applicants no longer interested in securing housing from the Iron County Housing Commission. Once the application is removed from the waiting list the application is placed in an inactive file and maintained. Never is an application that is purged from the wait list destroyed.
2. Financial Resources. The main sources of income for the Iron County Housing Commission are comprised of, PHA Operating Subsidies, Capital Fund Programs, tenant rents, Section 8 Housing Choice Voucher Program, Housing Assistance Payments and Administrative fees. Other minor sources of income, include, laundry receipts, and interest income on investments. The Iron County Housing Commission anticipates no non-Federal sources of funding to support each Federal program.
3. Rent Determinations. All rents charged to the public housing and Section 8 Housing Choice Voucher Program, are in accordance to existing HUD regulations regarding rent calculation.
4. Operation and Management. The Iron County Housing Commission has adopted a preventative maintenance program. Residents are encouraged to call the central office of the Iron County Housing Commission to report maintenance issues immediately. Whereupon, the office staff prepares a work order and provides the work order to the maintenance staff. In the event of an emergency all residents are advised of the emergency phone number to call. Staff will respond to these emergency calls. The units of the public housing program are annually inspected; work orders are prepared during this annual inspection, if applicable, are promptly repaired. Residents are routinely charged for damages beyond normal wear and tear. Move-in and move-out inspections are conducted. The Iron County Housing Commission has, in a few instances executed contracts for the eradication of pests. However, this is not a major issue for the Iron County Housing Commission. Management routinely reminds residents of common causes of pest infestation, such as cleanliness, proper storage of food, in particular, cereals, grains, and the like.
5. Grievance Procedures. The Iron County Housing Commission has an adopted Grievance Procedure Policy. Said Policy does encourage that all grievances be dealt with mutually by the parties involved. However, if this is not possible, the PHA Governing Board and the person with the grievance can have the nature of the grievance heard before an independent person for a final grievance determination. Past experience has demonstrated that the amount of grievances is very limited.
6. Designated Housing for Elderly and Disabled Families. To date the Iron County Housing Commission has not and does not anticipate applying for designation for occupancy by elderly and disabled families in the upcoming fiscal year.
7. Community Service and Self-Sufficiency. Currently, the Iron County Housing Commission requires the Community Service of eight (8) hours a month. Residents that do not verify compliance with the community service requirements are evicted at the annual reexamination. The Iron County Housing Commission does actively encourage Section 3 compliance, and in a few instances, residents of both the public housing and Section 8 Housing Choice Voucher Program, received employment due to CFP construction contract activity. Currently, the Iron County Housing Commission does not have any FSS program under management. The Iron County Housing Commission will continue to comply with the community service requirements and shall continue to treat income changes resulting from welfare work requirements. The Iron County Housing Commission does use imputed welfare benefits due to a resident being placed in non-compliance by the local welfare agency failing to execute the State of Michigan mandated work-fare program.
8. Safety and Crime Prevention. The Iron County Housing Commission has management policies relating to crime and safety. Our main apartment complex is locked twenty four, (24) hours per day. Entrance is secured through a telephone system that is monitored 24 hours. The residents of this complex have a pass key to enter the unit. If a friend or family member wishes to visit they can use the intercom and channel 43 on the resident's TV and they can see the person on the screen to allow entrance. The Iron County Housing Commission has an excellent working relationship with the various local police agencies and the Iron County Sheriff's Department. All law enforcement agencies keep the Iron County Housing Commission fully informed on these issues. We work well together to ensure that the public housing community is as safe and crime free as possible. The local law enforcement agencies on a regular basis patrol the public housing sites. The residents are aware of the presence of law enforcement on-site. All applicants prior to admission into the public housing program and the Section 8 Housing Choice Voucher Program must pass a criminal background check.
9. Pets. The Iron County Housing Commission does allow pets in public housing. However, a pet fee of \$300 is charged in the event a pet does damage to the rental unit or lawn. Per behavior is closely monitored by the Iron County Housing Commission. Residents shall be subject to possible eviction if the pet causes any lease violations. Even though the Iron County Housing Commission allows pets, the resident clearly understands that ownership of a pet is not a guarantee in public housing.

	<p>10. Civil Rights Certification. The Iron County Housing Commission actively enforces all of the civil rights laws that are currently enforced. In the approximately forty (40) years that the Iron County Housing Commission has been in business never has a civil rights complaint been filed against the Iron County Housing Commission. The Iron County Housing Commission periodically reviews its program to determine if any impediments exist to fair housing. In these periodic reviews no impediments have been observed. In fact, the major impediment in securing affordable housing is due to the lack of sufficient funding by HUD to assist people on the wait list. The wait list is as of this date very extensive, reflecting the downward spiral of the American economy. The 5-Year and Annual Plan are consistent with the Michigan State Housing Development Authority, (MSHDA), which represents the applicable Consolidated Plan concerning our jurisdiction. The Iron County Housing Commission will carry out the public housing of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.</p> <p>11. Fiscal year Audit. The last audit report on the Iron County Housing Commission was for the FYE 09/30/07. The single finding concerned collateralization of Commission funds located at the First National Bank of Crystal Falls, Michigan. This audit finding has been closed.</p> <p>12. Asset Management. The Iron County Housing Commission on September 19, 2008, received a letter from REAC stating that the Iron County Housing Commission's Year 1 Stop-Loss submission was approved. The Iron County Housing Commission has demonstrated successful conversion to asset management as acknowledged by a REAC Desk Review of Criteria 1-6. On a monthly basis management and maintenance staff review budgets according to expenditures and budgeted line items. Utility consumption levels are closely monitored. Vacancy rates are kept to a minimum. The Iron County Housing Commission has instituted policies and procedures to monitor project performance. In its review REAC has verified that the Iron County Housing Commission has submitted budgets in accordance with project accounting model; that the Iron County Housing Commission is operating within reasonable costs (fees); that the Iron County Housing Commission has developed supporting systems to monitor project-level performance; and that furthermore, the Iron County Housing Commission has incorporated the use of this performance data into its decision making process.</p> <p>13. Violence Against Women Act (VAWA) Currently the Iron County Housing Commission works with various local police agencies, Iron County Human Services Agency, Dickinson-Iron Mental Health Agency, Iron County Health Department, and other agencies to immediately house child or adult victims of domestic violence, dating violence, sexual assault, or stalking. At our Resident Council meetings we discuss such issues with our residents and make the community aware in our ability to assist victims in this area.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>Items 7.0 (a) – (e) is not applicable to the Iron County Housing Commission nor is it anticipated will be over the next five years.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. See Attached</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attached.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See Attached.</i></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of the low-income, very low-income and extremely low-income of Iron County, Michigan have never been greater. Our wait list is longer now than any time since the Iron County Housing Commission was created in 1970. If it were not for the public housing program and the Section 8 Housing Choice Voucher Program, it would be nearly impossible for these income groups to exist. Employment income and employment opportunities in Iron County, Michigan are minimal. The main source of employment is government and the logging industry. Many employment opportunities involve either part-time or low paying full-time jobs. Employment opportunities with benefits are extremely hard to come by. Our vacancy rates are low because housing need is high. The only way this will change is either major economic development or a major investment on the part of HUD to provide additional opportunities for affordable housing.</p> <p>The private rental market is comprised of homes that are approximately eighty (80) to one hundred (100) years in age and are in need of repair. The Iron County Housing Commission will continue to lobby Congress and attempt to leverage additional funds to expand the affordable housing options for the very low-income, low-income and extremely low-income of Iron County, Michigan. Every business day that we are in operation on average two (2) to three (3) applications for rental assistance are accepted.</p>

<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The Iron County Housing Commission remains committed to serving the housing needs of families that are seeking affordable housing opportunities within Iron County, Michigan. The Iron County Housing Commission will continue to seek additional funding resources to provide housing opportunities to the low-income. This shall prove difficult; however, as the wait list is very extensive and in the past the Iron County Housing Foundation has not been successful in securing affordable housing under the Low Income Housing Tax Credit Program, (LIHTC). However, both the management and the PHA Governing Board of Commissioners remain committed to expanding the affordable housing in Iron County, Michigan.</p>
<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Iron County Housing Commission is making every possible attempt to attain progress in meeting the mission and goals described in the 5-Year Plan. The Iron County Housing Commission will continue to make every possible attempt to meet the mission and goals as described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Iron County Housing Commission in submitting the 5-Year and Annual Plan does hereby state that since the submittal of the last 5-Year and Annual Plan, that no Significant Amendment and Substantial Deviation/Modification has been made by the Iron County Housing Commission. For purposes of this submittal the Iron County Housing Commission's definition of "significant amendment" and "substantial deviation/modification" as an action on the part of the PHA Governing Board that would have a major impact on the lives of the residents of the Iron County Housing Commission.</p>
<p>11.0</p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

<b>Part I: Summary</b>		
<b>PHA Name: Iron County Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P119501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no:                    )**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	32,254.00		0.00	-0-
3	1408 Management Improvements				-0-
4	1410 Administration (may not exceed 10% of line 21)	16,127.00		0.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00		0.00	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	92,889.00		0.00	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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



<b>Part I: Summary</b>					
<b>PHA Name:</b> Iron County Housing Commission	<b>Grant Type and Number</b> Capital Fund Program Grant No: Mi33P119501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b>					
<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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	161,270.00		0.00	-0-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director Steve Gagne</b> 06/30/2009		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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<b>Part II: Supporting Pages</b>								
PHA Name: Iron County Housing Commission			<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P119501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
1. HA WIDE	Drawdown of ot offset the cost of operations	1406	1	32,354.00		0.00	-0-	Pending
2. HA WIDE	Drawdown to offset management costs incurred with monitoring CFP activities	1410	1	16,127.00		0.00	-0-	Pending
3. HA WIDE	Contract execution with an Architectural/Engineering firm to formulate the plans, specifications and drawings prepared for bidding documents, administer the opening of bids, and monitor compliance of same by the General Contractor and process payments to the General Contractor.	1430	1	20,000.00		0.00	-0-	Pending
4. HA WIDE	Installation of new flooring and windows	1460	40	92,889.00			-0-	Pending

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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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**

<b>Part II: Supporting Pages</b>								
PHA Name:		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	

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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**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Iron County Housing Commission				<b>Federal FFY of Grant: 2009</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1. HA WIDE	09/30/11		09/30/12		
2. HA WIDE	09/30/11		09/30/12		
3. HA WIDE	09/30/11		09/30/12		
4. HA WIDE	09/30/11		09/30/12		

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



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name:				<b>Federal FFY of Grant:</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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<b>Part I: Summary</b>		
<b>PHA Name: Iron County Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P119501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no:            )**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

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16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
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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**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Iron County Housing Commission	<b>Grant Type and Number</b> Capital Fund Program Grant No: Mi33P119501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b>					
<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			
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<b>Signature of Executive Director Steve Gagne</b> 06/30/2009		<b>Date</b>		<b>Signature of Public Housing Director</b>	
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<b>Part II: Supporting Pages</b>								
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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
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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  
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<b>Part II: Supporting Pages</b>								
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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	

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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  
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 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Iron County Housing Commission				<b>Federal FFY of Grant: 2009</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1. HA WIDE	09/30/11		09/30/12		
2. HA WIDE	09/30/11		09/30/12		
3. HA WIDE	09/30/11		09/30/12		
4. HA WIDE	09/30/11		09/30/12		

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



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name:				<b>Federal FFY of Grant:</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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