

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5-YearPlanforFiscalYears2001 -2005

AnnualPlanforFiscalYear2001

Revision01

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHAPlan AgencyIdentification

PHAName: Ironton Metropolitan Housing Authority

PHANumber:OH19

PHAFiscalYearBeginning:(10/2000)

PublicAccessstoInformation

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.
- Telephone740 -532-8658

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:

- The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
- Telephone740 -532-8658

PHAPlanSupportingDocumentsareavailableforinspectionat:

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5-YEAR PLAN

PHAFISCAL YEARS 2001 –2005

[24CFRPart903.5]

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

IMHAGoal#1:Increasetheavailabilityofdecent,safe,andaffordablehousing.

To increase the availability of decent, safe and affordable housing the IMHA will increase the supply of assisted housing by applying for additional rental vouchers after a

documented need is established and pursuing other opportunities in the private sector such as acquiring additional units through leveraging of private or public funds.

IMHA Goal#2: Improve the quality of assisted housing.

Throughout this Five Year Plan period, the IMHA will manage the existing public housing program in an efficient and effective manner in order to qualify as at least a standard performer. On-going effort will be maintained to reach the high performer ranking in ratings such as PHAS and SEMAP by Dec. 31. 2005. The IMHA will also tailor management policies and activities as new laws and regulations are developed. The IMHA will also seek grant opportunities made available by the U.S. Department of Housing and Urban Development.

IMHA Goal#3: Increase customer satisfaction.

Throughout this Five Year Plan period, the IMHA will renovate and modernize public housing units as needed to make the units attractive to potential customers and increase customer satisfaction. Voucher unit inspections will be completed as required. Customer satisfaction is increased by a customer-friendly and motivated team of employees. Development of staff through training programs, seminars, etc., will be supported. Tenant input will be sought through the development of tenant groups and information gathering techniques such as questionnaires. The IMHA will continue 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.

IMHA Goal#4: Improve the living environment of public housing.

Throughout this Five Year Plan period, the IMHA will maintain its present relationships and consider other relationships with groups interested in providing services to public housing residents to improve the living environment. The IMHA will develop an MOU between the local police force and IMHA with an effort to reduce crime in all IMHA public housing developments. The IMHA will continue 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. The IMHA will also seek grant opportunities made available by the U.S. Department of Housing and Urban Development throughout the period of this Five Year Plan.

Annual PHA Plan

PHA Fiscal Year 2001

[24CFR Part 903.7]

i. Annual Plan Type:
Standard Plan

ii. Executive Summary of the Annual PHA Plan

An Executive Summary is not required. PHA's may provide an Executive Summary at their option however.

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. We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we also offer rental assistance and other related services to our community in a non-discriminatory manner. The IMHA has prepared this agency plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. We have the following goals and objectives for the next five years:

IMHA Goal#1: Increase the availability of decent, safe, and affordable housing.

To increase the availability of decent, safe and affordable housing the IMHA will increase the supply of assisted housing by applying for additional rental vouchers after a documented need is established and pursuing other opportunities in the private sector such as acquiring additional units through leveraging of private or public funds. 1

IMHA Goal#2: Improve the quality of assisted housing.

Throughout this Five Year Plan period, the IMHA will manage the existing public housing program in an efficient and effective manner in order to qualify as at least a standard performer. Ongoing effort will be maintained to reach the high performer ranking in ratings such as PHAS and SEMAP by Dec. 31, 2005. The IMHA will also tailor management policies and activities as new laws and regulations are developed. The IMHA will also seek grant opportunities made available by the U.S. Department of Housing and Urban Development.

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IMHA Goal#4: Improve the living environment of public housing.

Throughout this Five Year Plan period, the IMHA will maintain its present relationships and consider other relationships with groups interested in providing services to public housing residents to improve the living environment. The IMHA will continue 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. The IMHA will also seek grant opportunities made available by the U.S. Department of Housing and Urban Development throughout the period of this Five Year Plan.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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Attachments

Required Attachments:

Admissions Policy for Deconcentration	Attachment 1
FY2001 Capital Fund Program Annual Statement	Attachment 2
PHA Management Organizational Chart	Attachment 3
FY2001 Capital Fund Program 5 Year Action Plan	Attachment 4
Public Housing Drug Elimination Program (PHDEP) Plan	Attachment 5
Comments of Resident Advisory Board or Boards	Attachment 6

Supporting Documents Available for Review

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations		Attachment 7
State/Local Government Certification of Consistency with the Consolidated Plan		Attachment 8
Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to		A&O Policy

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.	
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	CHIS1997
Most recent board -approved operating budget for the public housing program	Attachment9
Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan	A&O Policy
Section 8 Administrative Plan	Sec8 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 & Attachment 10
Section 8 rent determination (payment standard) policies	Sec8 Admin Plan
Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Attachment 11
Public housing grievance procedures	A&O Policy
Section 8 informal review and hearing procedures	Sec8 Admin Plan
The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Attachment 12
The most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Attachment 12
Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Included as attachment.
The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Attachment 12
Safety	Attachment 13

1.StatementofHousingNeeds

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 Section 8 voucher to rent small single-family homes is high as well as the demand to rent small multi-family apartments in public housing. Elderly housing appears to be sufficient. Caution should be used in the development of elderly housing. An oversupply is not desirable.

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

HousingNeedsofFamiliesintheJurisdictionbyFamilyType

Family type	Overall	Affordability-supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	3	4	3	4	3	3
Income >30% but <=50% of AMI	3	4	3	4	3	3
Income >50% but <80% of AMI	3	4	3	4	3	3
Elderly	3	1	1	2	1	3
Families with Disabilities	3	3	3	3	3	3
Race/Ethnicity-White	3	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity-Black	3	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
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

Waitinglisttype: **PublicHousing**

	#OfFamilies	%OfTotal	Annual Turnover
WaitingListTotal	88		15%
Extremely Low Income <=30%AMI	55	63	
Very Low Income >30% but<=50%AMI	30	34	
Low Income>50% but <80%AMI	3	3	
FamilieswithChildren	36	41	
Elderlyfamilies	15	18	
FamilieswithDisabilities	36	41	
Race/ethnicity-White	84	95	
Race/ethnicity-Black	4	5	
Race/ethnicity-Hispanic	0	0	

CharacteristicsbyBedroomSize(Public Housing)

	#OfFamilies	%OfTotal
1BR	51	57%
2BR	19	21%
3BR	14	16%
4BR	2	3%
5BR	2	3%
5+BR	0	

Isthewaitinglistclosed?No

HousingNeedsofFamiliesontheWaitingList

Waitinglisttype: **Section8tenant -basedassistance**

	#OfFamilies	%OfTotal
WaitingListTotal	77	100
VeryLowIncome>30% but <=50%AMI	74	96
Low Income>50% but <80%AMI	3	4
FamilieswithChildren	38	50
Elderly	30	39
FamilieswithDisabilities	39	50
Race/Ethnicity-White	64	83
Race/Ethnicity-Black	10	13
RaceEthnicity/Hispanic	3	4

Isthewaitinglistclosed?No

CharacteristicsbyBedroomSize(Section8)

	#OfFamilies	%OfTotal
1BR	15	20
2BR	31	39
3BR	22	30
4BR	8	10
5BR	1	1
5+BR	0	0

C.StrategyforAddressingNeeds

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 available decent, safe, and 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:

- Improving voucher management to maintain eligibility for increases in the number of vouchers managed by the housing authority
- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.

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

Strategy 1: Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work
- Providing homeownership opportunities
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing of race, color, religion, national origin, sex, familial status, and disability
- Increase the amount of income received from wages

- Adoptrentpoliciestosupportandencouragework
- Providinghomeownershipopportunities

Need:SpecificFamilyTypes:Familiesatbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatbelow50%ofAMI

- Adoptrentpoliciestosupportandencouragework
- Providinghomeownershipopportunities
- Undertakeaffirmativemeasures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Increase the amount of income received from wages

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

- Undertakeaffirmativemeasures to provide a suitable living environment for families living in assisted housing regardless of age, race, color, religion, national origin, sex, familial status, and disability
- Seekdesignationofpublichousingfortheelderly
- Apply for special -purpose vouchers targeted to the elderly, should they become available
- Attractsupportiveservicestoincreaseindependencefortheelderly.

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

- Carryoutthomodificationsneededinpublichousingbasedonthesection504Needs AssessmentforPublicHousing
- Applyforspecial -purchase vouchers targeted to families with disabilities, should they become available
- Affirmativelymarket to local non -profit agencies that assist families with disabilities and those least likely to apply for housing
- Undertakeaffirmativemeasures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Attractsupportiveservicestoincreaseindependenceforfamilieswithdisabilities

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

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 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

Results of consultation with advocacy groups

2. Statement of Financial Resources

Financial Resources : Planned Sources and Uses

Sources

1. Federal Grants (FY 2001 grants) Planned \$ Planned Uses

Public Housing Operating Fund	379733	NA
Public Housing Capital Fund	558462	NA
Annual Contributions for Sec 8 Tenant-Based Asst	173337	NA
Public Housing Drug Elimination Program	0	0
Resident Opportunity and Self-Sufficiency Grants	0	0

2. Prior Year Federal Grants (unobligated fund only) (list below)

None

3.PublicHousingDwellingRentalIncome

Sources	Planned\$	PlannedUses
3.Public Housing Dwelling RentalIncome	500200	NA
4.OtherIncome		
Late Charges, returned check fee, excessutilities.	32766	NA
InterestIncome	36173	NA
TotalResources	569139	NA

3.PHAPoliciesGoverningEligibility,Selection,an dAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

(1)Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

- At point of application
- When all necessary information has been provided.

b. Which non -income (screening) factors do the PHA use to establish eligibility for admission to public housing (select all that apply)?

- 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 direct ly or through an NCIC -authorized source)

(2)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?

- 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 ; if not, skip to subsection (3) **Assignment**
 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. Incometargeting:

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 transfer take precedence over new admissions? (List below)

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

Preferences

1 Yes: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) **Occupancy**)

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

- Date and Time
- Substandard housing
- Involuntary Displacement

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.

- DateandTime -1
- WorkingFamiliesandthoseunabletoworkbecauseofageordisability -2

4.Relation shipofpreferencetoincometargetingrequirements:

- NA-:thepoolofapplicantfamiliesensures thatthePHAwillmeetincometargeting requirements

(5)Occupancy

a. Whatreference materials can applicants and residents use to obtain information about therulesofoccupancyofpublichousing(selectallthatapply)?

- ThePHA -residentlease
- ThePHAAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomp osition? (Select allthatapply)

- Anytimefamilycompositionchanges
- Atannualreexaminationandleaserenewal
- Atfamilyrequestforrevision

(6)DeconcentrationandIncomeMixing

a. No: Did the PHA’s analysis of its family (general occupancy) developm ents to determine concentrations of poverty indicate the need for measures to promote deconcentrationofpovertyorincomemixing.

b. No: DidthePHAadoptanychangestoitsadmissionspoliciesbasedontheresultsof the required analysis of the need to promote deconcentration of poverty or to assure incomemixing.

d. No: Did the PHA adopt any changes to other policies based on the results of the requiredanalysisoftheneedfordeconcentrationofpovertyandincomemixing.

B.Section8

(1)Eligibility

a. WhatistheextentofscreeningconductedbythePHA?(Selectallthatapply)

- ThePHAwillnotscreenfamilybehaviororsuitabilityfortenancy.

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

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

d. No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes? (EitherdirectlyorthroughanNCIC -authorizedsource)

e. Indicate what kinds of information you share with prospective landlords? (Select all

that apply)

Information to the extent required by law or regulation

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (Select all that apply)

None

b. Where may interested persons apply for admission to section 8 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?

(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 section 8 program to families at or below 30% of median area income?

b. Preferences

1 Yes: Has the PHA established preferences for admission to section 8 tenant -based assistance? (Other than date and time of application) (If no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences).

Local Preference

Other preferences (select all that apply)

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 points 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

Extremely Low Income Families -1.

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

Date and time of application

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

The PHA again requests approval for this preference through this PHA Plan. The preference has been reviewed and approved previously by HUD.

6. Relationship of preference to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special -purpose section 8 program administered by the PHA contained? (Select all that apply)

The Section 8 Administrative Plan

Informal requests for information.

. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

Through published notices

Contacting those families on the waiting list, which are eligible for special -purpose programs.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

The PHA will not employ discretionary rent -setting policies for determining income-based rent in public housing. Income based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent. All income -based rents are subject to HUD mandatory deductions and exclusions when calculated.

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

\$25

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

Hardship rent exemptions determined on a case -by-case basis consistent with QHWRA.

3. If yes to question 2, list these policies below :

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

For the earned income of a previously unemployed household member

For increases in earned income

Weekly travel expense deduction for working families.

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

No

2. For which kinds of development are ceiling rents in place? (Select all that apply)

None

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

NA

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? (Select all that apply)

Anytime 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?(Select all that apply.)

- Fair Market Rents
- Operating Costs
- Rental value of the unit.

B. Section 8 Tenant -Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- 100% of FMR

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (Select all that apply)

- N/A

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

- N/A

d. How often are payment standards reevaluated for adequacy?(Select one)

- Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?(Select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families.
- Rent Reasonableness Survey.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?(Select one)

- \$25

b. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(If yes, list below)

- Hardship rent exemptions determined on a case -by-case basis consistent with QHWA.

5. Operations and Management

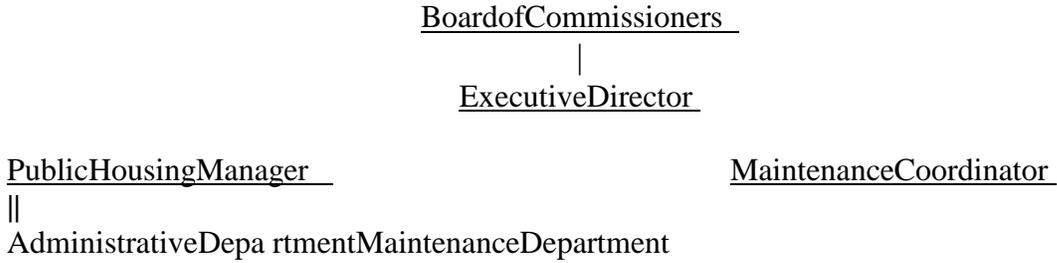
[24CFR Part 903.79(e)]

A. PHA Management Structure

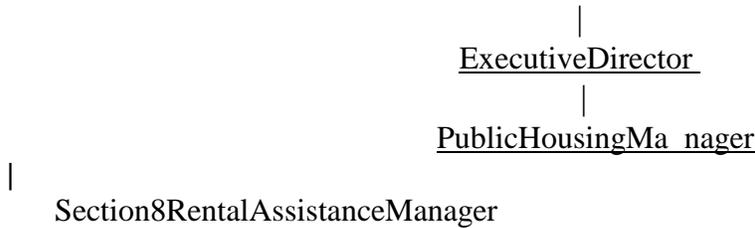
An organization chart showing the PHA's management structure and organization is

below:

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



An organization chart showing the PHA's management structure and organization for the Section 8 program is below:
 Board of Commissioners



B. HUD Programs under PHA Management

Program Name	Units or Families Served at Yr Beg.	Exp. Turnover
Public Housing	246	10%
Section 8 Vouchers		10%
Section 8 Certificates	50	10%

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

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

(2) Section 8 Management: (list below)

- Housing Assistance Payments Contract - Section 8 Tenant - Based Assistance Housing Choice Voucher Program
- Tenancy Addendum Section 8 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 -Section 8 Tenant -Based Assistance -Rental Certificate Program - Rental Voucher Program

Section 8 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? (Select all that apply)

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

B. Section 8 Tenant -Based Assistance

1. Yes: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

Informal Procedures are listed in the Administrative Plan for the Section 8 Certificate and Voucher Plans.

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)

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

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

(2) Optional 5 -Year Action Plan

a. Yes: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

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

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the

PHAPlanatAttachment

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

No: a) Has the PHA received a HOPE VI revitalization grant? (If no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

No: d) Will the PHA be engaging in any mixed -finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8.D Demolition and Disposition
[24CFR Part 903.79(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? (If “No”, skip to component 9 ; if “yes”, complete one activity description for each development.)

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

Table? (If “yes”, skip to component 9. If “No” , complete the ActivityDescriptiontablebelow.)

Demolition/DispositionActivityDescription

- 1a. Developmentname: 1b. Development(project)number:
- 2. Activitytype: DemolitionDisposition
- 3. Application status (select one) Approved submitted, pending approval Planned application
- 4. Dateapplicationapproved, submitted, orplannedforsubmission: (DD/MM/YY)
- 5. Numberofunitsaffected:
- 6. Coverageofaction(selectone) Partofthedevelopment Totaldevelopment
- 7. Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Projectedenddateofactivity:

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

[24CFRPart903.7 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. 1437 e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFRPart903.79(j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing

streamlinedsubmissionsmayskiptocomponent11.)

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHA sarenotrequiredtocomplete11A.

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). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

B.Section8TenantBasedAssistance

1.No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If “No,” skip to component 12; if “yes,” describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)
Program will begin initial development phase in FY2002.

12.PHACommunityServiceandSelf-sufficiencyPrograms

[24CFRPart903.79(l)]

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:Yes:HasthePHAhasenteredintoacooperativeagreement withtheTANFAgency,toshareinformationand /ortargetsupportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

2.OthercoordinationeffortsbetweenthePHAandTANFagency(selectallthatapply)

- Client Referrals
- Coordinate the provision of self-sufficiency services and programsto 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? (Select all that apply)

- 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? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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 Operation Be Proud to use the housing authority community building to supply services to tenants. Services include aptitude testing, GED programs, job readiness programs, and youth programs. Participation is voluntary.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation

Actual Number of Participants (As of: 31/12/00)

Public Housing	7
Section 8	0

- b. Yes: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?

The Ironton Metropolitan Housing Authority currently has an agreement with Operation

BeProud tousethehousingauthoritycommunitybuildingtosupplyservicestotenants. Services include aptitude testing, GED programs, job readiness programs, and youth programs. Participationisvoluntary.

C.WelfareBenefitReductions

1. The PHA is comp lying 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 welfareprogramrequirements)by:(selectallthatapply)

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S.HousingActof1937

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.

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

A.Need formeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

- Incidence of violent and/or drug -related crime in some or all of the PHA's developments
- Incidence of violent and/or drug -related crime in the areas surrounding or adjacent to thePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- People on waiting list unwilling to move into some developments due to perceived crime.

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply)?

- Safetyandsecuritysurveyofresidents
- Policereports
- People on waiting list unwilling to move into some developments due to perceived crime.
- Analysis of crime statistics over time for crimes committed “in or around “ public housingauthority

3.Whichdevelopmentsaremostaffected?

- Project19 -1ASite

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertakeor planstoundertake:

- Contracting with outside and/or resident organizations for the provision of crime - and/or drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activities targeted to at -riskyouth,adults,orseniors

2.Whichdevelopmentsaremostaffected?

- Project19 -1A

C.CoordinationbetweenPHAandthepolice

1.Describe the coordination between the PHA and the appropriate police precincts for carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Police involvement in development, implementation, and/or ongoing evaluation of

drug-eliminationplan

Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction

2. Which developments are most affected?

- Project 19 -1A

D. Additional information as required by PHDEP/PHDEP Plan

- Yes: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- Yes: This PHDEP Plan is an Attachment. (Attachment Filename: **PHDEPOH019**)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

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

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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))?
(If no, skip to component 17.)
2. Yes: Was the most recent fiscal audit submitted to HUD?
3. No: Were there any findings as the result of that audit?
4. No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes/No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

1. No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

What types of asset management activities will the PHA undertake? (Select all that apply)

- NotApplicable

3.No:Has the PHA included descriptions of asset management activities in the Public Housing Asset Management Table? **optional**

18. Other Information

[24CFR Part 903.79(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)

- Attached as Attachment (RABOH019)

3. In what manner did the PHA address those comments? (Select all that apply)

- 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? (If no, continue to question 2; if yes, skip to sub-component C.)

2.No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Appointing authority made resident appointment in consultation with PHA.

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: (select all that apply)

- 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.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Letters of support

D. Other Information Required by HUD

Attachments

**PHA Plan
Table Library**

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

Capital Fund Program (CFP) Part I: Summary Capital Fund Grant Number - OH16P011950101 - FFY of Grant Approval: (2001) Original Annual Statement
Component 7

Line No.	Summary by Development Account	Total Estimated Cost
4	1410 Administration	10,000
7	1430 Fees and Costs	33,000
10	1460 Dwelling Structures	515,462
20	Amount of Annual Grant	558,462

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

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
OH-19-1	New Windows	1460	515,462
Total OH -19-1			515,462
PHA Wide	A&E	1430	33,000
	Admin Sal	1410	10,000
Total PHA Wide			43,000
TOTAL			558,462

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA - Wide Activities All Funds Obligated (30/09/2003)
All Funds Expended (30/09/2004)

Development Number/Name HA-Wide	All Funds Obligated	All Funds Expended

Activities		
OH-19-1	9/30/2003	9/30/2004
OH-19-2	9/30/2003	9/30/2004
OH-19-3	9/30/2003	9/30/2004
OH-19-4	9/30/2003	9/30/2004
HA-Wide	9/30/2003	9/30/2004

AnnualStatement
Capital Fund Program (CFP) Part I: Summary of Capital Fund Grant Number -
 OH16P011950102FFYofGrantApproval: (2002)OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
4	1410Administration	10,000
7	1430FeesandCosts	30,000
9	1450SiteImprovement	25,000
10	1460DwellingStructures	484,118
20	AmountofAnnualGrant	549,118

CapitalFundProgramAnnualStatement
PartsI, II,andII
AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA -Wide Activities	General Description of Major WorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	Installstorage	1460	249,118
TotalOH -19-1			249,118
OH-19-2	Installsecondelevator	1460	225,000
TotalOH -19-2			225,000
OH-19-4	Replace&enhancelandscaping	1450	25,000
	Interiorrenovation	1460	10,000
TotalOH19 -4			35,000
PHAWide	A&E	1430	30,000
	AdminSal	1410	10,000
	Adv	1410	0
	MgtImprovements	1408	0
	Operations	1406	0
TotalPHAWide			40,000
TOTAL			549,118

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedu le
 DevelopmentNumber/NameHA -WideActivitiesAllFundsObligated(30/09/2004)
 AllFundsExpended(30/09/2005)

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
OH-19-1	9/30/2004	9/30/2005

OH-19-2	9/30/2004	9/30/2005
OH-19-3	9/30/2004	9/30/2005
OH-19-4	9/30/2004	9/30/2005
HA-Wide	9/30/2004	9/30/2005

**AnnualStatement
CapitalFundProgramAnnualStatement
PartsI,II,andII
AnnualStatement**

Capital Fund Program (CFP) Part I: Summary of Capital Fund Grant Number -
OH16P011950103FFYofGrantApproval: (2003)OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
2	1406Operations	55,000
3	1408ManagementImprovements	38,721
4	1410Administration	10,000
7	1430Feesand Costs	30,000
9	1450SiteImprovement	30,000
10	1460DwellingStructures	394,741
20	AmountofAnnualGrant	558,462

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA -Wide Activities	General Description of Major WorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	Playgroundimprovements	1450	10,000
	Storagesheds,SiteA	1460	212,741
TotalOH -19-1			222,741
OH-19-3	Replaceinteriorelectricalfixtur es andwiring	1460	15,000
TotalOH19 -3			15,000
OH-19-4	Eliminateexteriorsteps	1460	3,000
	Regradelawns	1450	20,000
	Carrydownspoutstostreet	1460	20,000
	Replacestormdoors	1460	12,000
	Repl. exterior numbers, electrical fixtures,trim	1460	30,000
	Installcanopies	1460	82,000
	Interiorrenovation	1460	20,000
TotalOH19 -4			187,000
PHAWide	A&E	1430	30,000
	Operations	1406	55,000
	AdminSal	1410	9,000
	Adv	1410	1,000
	MgtImprovements	1408	38,721

TotalPHAWide			133,721
TOTAL			558,462

AnnualStatement

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

DevelopmentNumber/NameHA -WideActivitiesAllFundsObligated(30/09/2005)

AllFundsExpended(30/09/2006)

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
OH-19-1	9/30/2005	9/30/2006
OH-19-2	9/30/2005	9/30/2006
OH-19-3	9/30/2005	9/30/2006
OH-19-4	9/30/2005	9/30/2006
HA-Wide	9/30/2005	9/30/2006

IrontonMetropolitanHousingAu thority

AnnualStatement

Capital Fund Program (CFP) Part I: Summary Capital Fund Grant Number -

OH16P011950104FFYofGrantApproval: (2004)OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
2	1406Operations	55,000
3	1408ManagementImprovements	21,563
4	1410Administration	19,500
7	1430FeesandCosts	30,000
10	1460DwellingStructures	432,399
20	AmountofAnnualGrant	558,462

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTabl e

Development Number/Name HA -Wide Activities	General Description of MajorWorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	Sidewalks	1460	30,000
	GarbageCan Enclosures	1460	30,000
	Concreteunder Clotheslines	1460	10,000
	Wash andSealBrick	1460	30,000
	Playground Improvements	1460	15,000
	ReplaceRoofs	1460	82,399
TotalOH -19-1			197,399
OH-19-2	ReplaceRoof	1460	80,000
	ResurfaceParkingLot	1460	8,000
TotalOH -19-2			88,000
OH-19-3	ReplaceRoof	1460	80,000

	ResurfaceParkingLot	1460	7,000
TotalOH19 -3			87,000
OH-19-4	ReplacePorches	1460	50,000
	ResurfaceParkingLot	1460	10,000
TotalOH19 -4			60,000
PHAWide	A&E	1430	30,000
	AdminSal	1410	19,000
	Adv	1410	500
	MgtImprovements	1408	21,563
	Operations	1406	55,000
TotalPHAWide			126,063
TOTAL			558,462

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

DevelopmentNumber/Name HA -WideActivitiesAllFundsObligated(30/09/2006)

AllFundsExpended(30/09/2007)

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
OH-19-1	9/30/2006	9/30/2007
OH-19-2	9/30/2006	9/30/2007
H-19-3	9/30/2006	9/30/2007
OH-19-4	9/30/2006	9/30/2007
HA-Wide	9/30/2006	9/30/2007

AnnualStatement

Capital Fund Program (CFP) Part I: Summary of Capital Fund Grant Number - OH16P011950105FFYofGrantApproval: (2005)OriginalAnnualStatement

LineNo.	Summary byDevelopmentAccount	TotalEstimatedCost
2	1406Operations	55,000
3	1408ManagementImprovements	18,913
4	1410Administration	11,000
7	1430FeesandCosts	30,000
10	1460DwellingStructures	305,399
	1465.1DwellingEquipment	48,150
	1470Non -dwellingstructures	90,000
20	AmountofAnnualGrant	558,462

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA -Wide Activities	General Description of Major WorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	Replacefurnaces	1460	10,000
	Installconcretepatios	1460	70,000

	Rewirecommunityroom& replaceelectricalfixtures	1470	52,000
	Replacewindows,community room	1470	38,000
TotalOH -19-1			170,000
OH-19-2	Replacerefrigerators	1465.1	20,650
TotalOH -19-2			20,650
OH-19-3	Installsecondelevator	1460	217,399
	Replacerefrigerators	1465.1	17,500
TotalOH19 -3			234,899
OH-19-4	Replace hose bibs and shut -off valves	1460	3,000
	Replaceelectricranges	1465.1	10,000
	Install exterior electrical receptacles	1460	5,000
TotalOH19 -4			18,000
PHAWide	A&E	1430	30,000
	AdminSal	1410	10,000
	Adv	1410	1,000
	MgtImprovements	1408	18,913
	Operations	1406	55,000
TotalPHAWide			114,913
TOTAL			558,462

AnnualStatement

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

DevelopmentNumber/NameHA -WideActivitiesAllFundsObligated(30/09/2007)

AllFundsExpended(3 0/09/2008)

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
OH-19-1	9/30/2007	9/30/2008
OH-19-2	9/30/2007	9/30/2008
OH-19-3	9/30/2007	9/30/2008
OH-19-4	9/30/2007	9/30/2008
HA-Wide	9/30/2007	9/30/2008

IrontonMetropolitanHousingAuthority

AddendumtoAnnualPlan

Safety

In order to address the safety concerns of residents of the Ironton Metropolitan Housing Authority additional lighting has been installed certain areas. Meetings are also being held to discuss them ethods residents cantaketo enhancetheirsafety.