

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

# PHA Plans

5-Year Plan for Fiscal Years 2002 -2006

Annual Plan for Fiscal Year 2002

## **PHAPlan AgencyIdentification**

**PHAName:** Ironton Metropolitan Housing Authority

**PHANumber:**OH19

**PHAFiscalYearBeginning:**(10/2001)

## **PublicAccessstoInformation**

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

- ThemainadministrativeofficeoftheIMHAat720 WashingtonStreet,Ironton,Ohio.
- Telephone740 -532-8658

## **DisplayLocationsForPHAPlansandSupportingDocuments**

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:

- ThemainadministrativeofficeoftheIMHAat720WashingtonStreet,Ironton,Ohio.
- Telephone740 -532-8658

PHAPlanSupportingDocumentsareavailableforinspectionat:

- ThemainadministrativeofficeoftheIMHAat720WashingtonStreet,Ironton,Ohio.
- Telephone740 -532-8658

## **5-YEAR PLAN**

### **PHAFISCAL YEARS 2002 –2006**

#### **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.

##### **IMHAGoal#2:Improvethethequalityofassistedhousing.**

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. The on-going effort will be to continue the high performer rankings in ratings such as PHAS and SEMAP. 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.

**IMHAGoal#3:Increasecustomersatisfaction.**

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 customersatisfaction. Voucherunitinspectionswillbecompletedasrequired. Customer satisfaction is increased by a customer -friendly and motivated team of employees. Developmentofstaffthroughtrainingprograms,seminars,etc.,willbesupported. Tenant inputwillbesoughtthroughthedevelopmentoftenantgroupsandinformationgathering techniques such as questionnaires. The IMHA will continue affirmative measures to provideasuitablelivingenvironmentforfamilieslivinginassistedhousing,regardlessof race,color,religionnationalorigin,sex,familialstatus,anddisability.

**IMHA Goal#4:Improvethelivingenvironmentofpublichousing.**

ThroughoutthisFiveYearPlanperiod,theIMHAwillmaintainitspresentrelationships and consider other relationships with groups interested in providing services to public housingresidentsto improvethelivingenvironment. TheIMHAwilldevelopanMOU between the local police force and IMHA with an effort to reduce crime in all IMHA publichousingdevelopments.TheIMHAwillcontinueaffirmativemeasurestoprovidea 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 DevelopmentthroughouttheperiodofthisFiveYearPlan.

**AnnualPHAPlan**

**PHAFiscalYear2002**

**i. Annual Plan Type:**

**StandardPlan**

**ii. Executive Summary of the Annual PHA Plan**

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 goal sand objectives for the next five years:

**IMHA Goal#1: Increase the availability of decent, safe, and affordable housing in the communities we serve.**

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

**IMHA Goal#3: Increase customer satisfaction.**

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

The Ironton Metropolitan Housing Authority is proud of the progress made in recent

years. Much work remains. It is the duty of the housing authority to manage its programs responsibly. The continued adoption of a business like structure to better serve our customers and achieve other purposes is necessary. Improvement in program management and internal operations continues. The development of new strategies and the use of proven strategies improve the effectiveness of our workforce and increases customer satisfaction. As always, the ability of the housing authority to achieve its goals depends greatly on the level of budgetary authority and allocation of human resources. A focus on continuous improvement in operations and administration is necessary in dealing with the uncertainties of the future.

**iii. Annual Plan Table of Contents**

**Table of Contents**

<b>Annual Plan</b>	<b>Page#</b>
Executive Summary	3
Table of Contents	5
Housing Needs	7
Financial Resources	10
Policies on Eligibility, Selection and Admissions	11
Rent Determination Policies	15
Operations and Management Policies	18
Grievance Procedures	18
Capital Improvement Needs	19
Demolition and Disposition	20
Designation of Housing	21
Conversion of Public Housing	21
Homeownership	21
Community Service Programs	22
Crime and Safety	24
Pets	26
Civil Rights Certifications (included with PHA Plan Certifications)	26
Audit	26
Asset Management	26
Other Information	27

**Attachments**

**Required Attachments:**

Admissions Policy for Deconcentration	Attachment 1
FY2002 Capital Fund Program Annual Statement	Attachment 2
PHA Management Organizational Chart	Attachment 3
FY2002 Capital Fund Program 5 Year Action Plan	Attachment 4
Comments of Resident Advisory Board or Boards	Attachment 5
Voluntary Conversion of Developments	Attachment 6

**Supporting Documents Available for Review**

**List of Supporting Documents Available for Review**

<b>Applicable&amp;OnDisplay SupportingDocument</b>	<b>ApplicablePlanComponent</b>
PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Attachment7
State/Local Government Certification of Consistency with the Consolidated Plan	Attachment8
Fair Housing Document ation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	A&OPolicy
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	CHIS2000 -2002Update
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&OPolicy
Section 8 Administrative Plan	Sec8AdminPlan
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&OPolicy&Attachment10
Section 8 rent determination (payment standard) policies	Sec8AdminPlan
Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Attachment10
Public housing grievance procedures	A&OPolicy
Section 8 informal review and hearing procedures	Sec8AdminPlan
The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD52837) for the active grant year	Attachment11
The most recent CIAP Budget/Progress Report (HUD52825) for any active CIAP grant	Attachment12
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	Attachment13
Safety Addendum	Page27
IMHA Work Incentive Program (WIN)	Page29
IMHA Support our Students Program (SOS)	Page30
Exec. Summary of Sec 8 Homeownership Program	Page31

## **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.

### **Housing Needs of Families in the Jurisdiction by Family Type**

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

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

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

## **B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

### **Housing Needs of Families on the Waiting List**

Waiting list type: **Public Housing**

	#OfFamilies	%OfTotal	Annual Turnover
WaitingListTotal	78		15%
Extremely Low Income <=30%AMI	51	65	
Very Low Income >30% but<=50%AMI	23	29	
Low Income>50% but <80%AMI	4	6	
FamilieswithChildren	33	42	
Elderlyfamilies	7	10	
FamilieswithDisabilities	38	49	
Race/ethnicity-White	66	85	
Race/ethnicity-Black	12	15	
Race/ethnicity-Hispanic	0	0	

**CharacteristicsbyBedroomSize(PublicHousingOnly)**

	#OfFamilies	%OfTotal
1BR	45	58%
2BR	26	33%
3BR	3	4%
4BR	4	5%
5BR	0	
5+BR	0	

Isthewaitinglistclosed?No

**HousingNeedsofFamiliesontheWaitingList**

Waitinglisttype:Section **8**tenant -basedassistance

	#OfFamilies	%OfTotal
WaitingListTotal	114	100
Extremely Low Income <=30%AMI	32	28%
VeryLowIncome>30% but <=50%AMI	75	66%
Low Income>50% b ut <80%AMI	7	6%
FamilieswithChildren	40	35%
Elderly	12	10%
FamilieswithDisabilities	52	46%
Race/Ethnicity-White	101	89%
Race/Ethnicity-Black	13	11%

Isthewaitinglistclosed?No

**CharacteristicsbyBedroomSize(Section8)**

	#OfFamilies	%OfTotal
1BR	38	33
2BR	28	25
3BR+	48	42

**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 eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

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

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

- Apply for additional 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

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

- Adopt rent policies to support and encourage work

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

**Strategy 2: Conduct activities to affirmatively further fair housing**

- Counsel 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

**2. Statement of Financial Resources**

**Financial Resources: Planned Sources and Uses**

**Sources**

**1. Federal Grants (FY 2002 grants) Planned \$ Planned Uses**

Public Housing Operating Fund	436331	NA
Public Housing Capital Fund	549118	NA
Annual Contributions for Sec 8 Tenant-Based Asst	198696	NA

**2. Prior Year Federal Grants (unobligated funds only)**

- None

**3. Public Housing Dwelling Rental Income**

Sources	Planned \$	Planned Uses
<b>3. Public Housing Dwelling Rental Income</b>	501000	NA
<b>4. Other Income</b>		
Late Charges, returned check fee, excess utilities.	18000	NA
Interest Income	13000	NA
<b>Total Resources</b>	532000	NA

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

##### **(1)Eligibility**

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

When all necessary information has been provided.

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

Criminal or Drug-related activity

Rental history

Housekeeping

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

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

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

##### **(2)WaitingListOrganization**

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

Community-wide list

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

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

• Telephone 740-532-8658

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

N/A

##### **(3)Assignment**

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

Two

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

##### **(4)AdmissionsPreferences**

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions?

Emergencies

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

Medical Justification

Preferences

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

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

Date and Time

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

Date and Time -1

Working Families and those unable to work because of age or disability -2

4. Relationship of preference to income targeting requirements:

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

**(5) Occupancy**

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

The PHA - resident lease

The PHA Admissions and (Continued) Occupancy policy

PHA briefing seminar or so rwritten materials

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

Anytime family composition changes

**(6) Deconcentration and Income Mixing**

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

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

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

**B. Section 8**

**(1) Eligibility**

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

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

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

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

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

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

Information 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 assistance waiting list merged? -based

None

b. Where may interested persons apply for admission to section 8 tenant -based assistance?

- ThemainadministrativeofficeoftheIMHAat720WashingtonStreet,Ironton,Ohio.
- Telephone740 -532-8658

**(3)SearchTime**

a. Yes: DoesthePHAgiveextensionsonstandar d60 -dayperiodtosearchforaunit?  
No

**(4)AdmissionsPreferences**

a. Incometargeting

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 atorbelow 30% of medianareaincome?

b. Preferences

1 Yes: Has the PHA established preferences for admission to section 8 tenant -based assistance?(Otherthandateandtimeofapplication)

2. Which of the following admission preferences does the PHA plan to emplo y in the comingyear?

LocalPreference

Otherpreferences

DateandTimeofacompletedApplication.

ExtremelyLowIncomeFamilies.

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 throughanabsolutehierarchyorthroughapointsystem), placethesame numbernextto each. Thatmeansyouc anuse“1” morethanonce, “2” morethanonce, etc.

DateandTime -1

ExtremelyLowIncomeFamilies -1.

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

Dateandtimeofapplication

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

.ThePHArequestsapprovalforthispreferencethroughthisPHAPlan.

6. Relationshipof preferenceto incometargeting requirements:

Notapplicable: thepoolof applica ntfamiliesensuresthatthePHA willmeetincome targeting requirements

**(5)SpecialPurposeSection8AssistancePrograms**

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 thePHA contained?

TheSection8AdministrativePlan

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

Through published notices

**4. PHA Rent Determination Policies**

[24CFRPart903.79(d)]

**A.PublicHousing**

**(1)IncomeBasedRentPolicies**

a.Useofdiscretionarypolicies:

ThePHAemploysdiscretionarypoliciesfordeterminingincome-basedrent.

b.MinimumRent

1.WhatamountbestreflectsthePHA’sminimumrent?

\$25

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

1.No:DoesthePHAplantocharge rentsatafixedamountor percentagelessthan30%ofadjustedincome?

d.Whichofthediscretionary(optionaldeductionsand/or exclusions policies does the PHAplantoemploy

Fortheearnedincomeofapreviouslyunemployedhouseholdmember

Forincreasesinearnedincome

e.Ceiling/Marketrents

1.Doyouhaveceiling/marketrents?

Yes,foralldevelopments

2.Forwhichkindsofdevelopmentsareceilingrentsinplace?

Forallddevelopments

3.Selectthespaceorspacesthatbestdescribhowyouarriveatceilingrents

Fairmarketrents(FMR)

OperatingCostsplusallowanceforCapitalImprovements

f.Rent-re-determinations

1.Betweenincome reexaminations, how often must tenants report changes in income orfamilycompositiontothePHA suchthatthechangesresultinanadjustmentto rent?

Anytimethefamilyexperiencesanincomeincrease

g.No :DoesthePHAplantoimplementindividualsavingsaccountsforresidents(ISAs) asanalternativetotherequired12monthdisallowanceofearned incomeandphasinginofrentincreasesinthenextyear?

**(2)FlatRents**

.Insettingthemarket-basedflatrents, whatsourcesofinformationdidthePHAusetoe stablishcomparability?

FairMarketRents

**B.Section8Tenant-BasedAssistance**

**(1)PaymentStandards**

a.WhatisthePHA’spaymentstandard?

At100%ofFMR

b.IfthepaymentstandardislowerthanFMR, whyhas the PHA selected this standard?  
N/A

c.IfthepaymentstandardishigherthanFMR, whyhas the PHA chosen this level?

• N/A

d.Howoftenarepaymentstandardsreevaluatedforadequacy?

Annually

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

Success rates of assisted families

**(2) Minimum Rent**

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

\$25

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

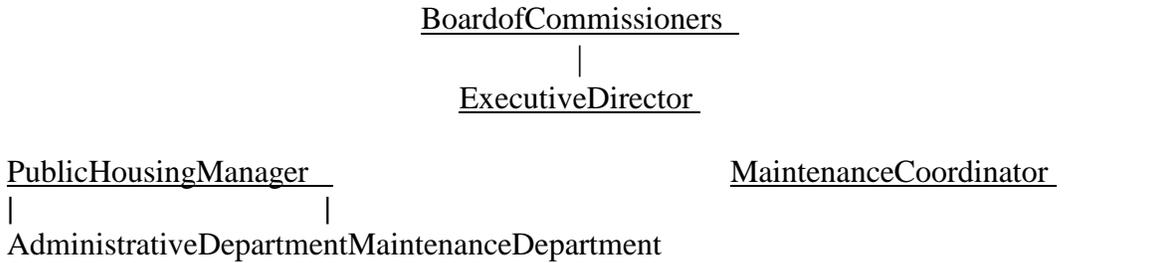
**5. Operations and Management**

[24CFR Part 903.79(e)]

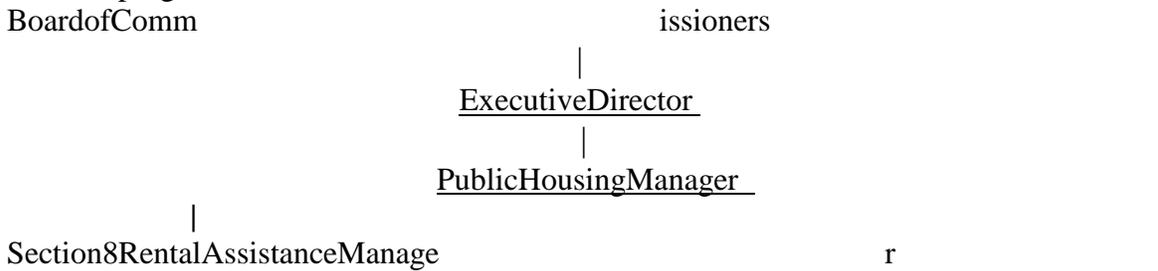
**A. PHA Management Structure**

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:



**B. HUD Programs under PHA Management**

<b>Program Name</b>	<b>Units or Families Served at Yr Beg.</b>	<b>Exp. Turnover</b>
Public Housing	248	10%
Section 8 Vouchers		10%
Section 8 Certificates	60	10%

**C. Management and Maintenance Policies**

(1) Public Housing Maintenance and Management:

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

(2) Section 8 Management:

- 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?
  - 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 office should applicants or assisted families contact to initiate the informal review and informal hearing processes?
  - The main administrative office of the IMHA at 720 Washington Street, Ironton, Ohio.
  - Telephone 740 -532-8658

**7.CapitalImprovementNeeds**

[24CFRPart903.79(g)]

**A.CapitalFundActivities**

**(1)CapitalFundProgramAnnualStatement**

Selectone:

TheCapitalFundProgramAnnualStatementisprovidedasanattachmenttothePHA  
PlanatAttachment(statename)

**(2)Optional5 -YearActionPlan**

a. Yes:IsthePHAprovidinganoptional5 -YearActionPlanfortheCapitalFund?

b.Ifyes,toquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmenttothe  
PHAPlanatAttachment

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

No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?

No:c)DoesthePHAplantoapplyforaHOPEVIrevitalizationgrantinthePlanyear?

No:d)WillthePHAbeengaginginanymixed -financedevelopmentactivitiesforpublic  
housinginthePlanyear?

No:e)WillthePHAbeconductinganyotherpublichousingdevelopmentorreplacement  
activitiesnotdiscussedintheCapitalFundProgramAnnual  
Statement?

**8.DemolitionandDisposition**

[24CFRPart903.79(h)]

1.No: Does the PHA plan to conduct any demolition or disposition  
activities(pursuanttosection18oftheU.S.HousingActof1937  
(42U.S.C.1437p))intheplanFiscalYear?

2.No: Has the PHA provided the activities description information in the  
optionalPublicHousingAssetManagementTable?

**Demolition/DispositionActivityDescription**

NA

**9.DesignationofPublicHousingforOccupancybyElderlyFamiliesor  
Families with Disabilities or Elderly Families and Families with  
Disabilities**

[24CFRPart903.79(i)]

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

**10.ConversionofPublicHousingtoTenant -BasedAssistance**

[24CFRPart903.79(j)]

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD**

**FY1996HUDAppropriationsAct**

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

**11.HomeownershipProgramsAdministeredbythePHA**

[24CFRPart903.79(k)]

**A.PublicHousing**

ExemptionsfromComponent11A:Section8onlyPHAsarenot requiredtocomplete11A.

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

**B.Section8TenantBasedAssistance**

1.Yes 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? Currently developing program and program relationships.

**12.PHACommunityServiceandSelf -sufficiencyPrograms**

[24CFRPart903.79(l)]

**A.P HA Coordination with the Welfare (TANF) Agency**

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

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

- Client Referrals
- Coordinate the provision of self -sufficiency services and programs to eligible families
- Information sharing regarding mutual clients (for rent determinations and otherwise)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self -Sufficiency Policies

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

- Public housing rent determination policies

b. Economic and Social self -sufficiency programs

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

**Goals for Economic opportunities for residents:**

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

Development of local initiatives for resident economic and self-sufficiency as staffing and funding permit

**Services and Programs**

The Ironton Metropolitan Housing Authority currently has an agreement with Operation Be Proud to use the housing authority community building to supply services to tenants who choose to participate. Services available include aptitude testing, GED programs, job readiness programs, and youth programs. IMHA currently has a Support our Students (SOS) educational program to provide school supplies and other educational services to resident families of the PHA who choose to participate.

**(2) Family Self Sufficiency program/s**

a. Participation Description

**Family Self Sufficiency (FSS) Participation**  
Actual Number of Participants (As of: 31/12/01)

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 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.

**C. Welfare Benefit Reductions**

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

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

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

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

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

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

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

- Perform 8 hours per month of the combined activities of community service or participation in an economic self-sufficiency program

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

The requirement is effective for all nonexempt residents following execution of a lease, containing these provisions, by the family head of household. The program is suspended as required by HUD. The PHA is awaiting word on the status of the program.

**13.PHASafetyandCrimePreventionMeasures**

(24CFRPart903.79(m))

**A.Needformeasurestoensurethesafetyofpublichousingresidents**

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

- 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 the PHA's developments
- Residents fearful for their safety and/or the safety of their children

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

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

3. Which developments are most affected?

- Project 19 -1

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

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

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

2. Which developments are most affected?

- Project 19 -1

**C.CoordinationbetweenPHAandthepolice**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

2. Which developments are most affected?

- Project19 -1

**D.Additionalinformationasre quiredbyPHDEP/PHDEPPlan  
NA.**

**RESERVEDFORPETPOLICY**

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

**15.CivilRightsCertifications**

Civil rights certifications are included in the PHA Plan Certifications of Compliance withthePHAPlansandRelatedRegulations.

**16.FiscalAudit**

[24CFRPart903.79(p)]

1. Yes: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?  
(Ifno,skiptocompo nent17.)
2. Yes: WasthemostrecentfiscalauditsubmittedtoHUD?
3. No: Werethereanyfindingsastheresultofthataudit?
4. NA: Iftherewereanyfindings,doanyremainunresolved?  
Ifyes,howmanyunresolvedfindingsremain? \_\_\_\_\_
5. NA Have responses to any unresolved findings been submitted to HUD?  
Ifnot,whenaretheydue?

**17.PHAAssetManagement**

[24CFRPart903.79(q)]

1. No: IsthePHAengaginginanyactivitiesthatwillcontributetothe long -termasset managementofitspubli chousingstock,includinghowtheAgency willplanfor long -termoperating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressedelsewhereinthisPHAPlan?
- .2. Whattypesofassetmanagementactiviti eswillthePHAundertake?  
NA
3. No: HasthePHAincludeddescriptionsofassetmanagementactivitiesinthe **optional** PublicHousingAssetManagementTable?

**18.OtherInformation**

[24CFRPart903.79(r)]

**A.ResidentAdvisoryBoardRecommendations**

1. Yes: DidthePHAreceiveanycommentsonthePHAPlanfromtheResidentAdvisory Board/s?
2. Ifyes,thecommentsare:(ifcommentswerereceived,thePHA **MUST**selectone)  
AttachedatAttachment(RABOH019)
3. InwhatmannerdidthePHAaddressthosecom ments?  
Considered comments, but determined that no changes to the PHA Plan were necessary.

**B.DescriptionofElectionprocessforResidentsonthePHABoard**

1. No: Does the PHA meet the exemption criteria provided section 2(b)(2)oftheU.S.Hous ingActof1937?
2. No: Was the resident who serves on the PHA Board elected by the

residents? ResidentmemberCarolynLewis -appointedbyappointingauthority.

**C.StatementofConsistencywiththeConsolidatedPlan**

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

1.ConsolidatedPlanjurisdiction:

- IrontonandLawrenceCounty,Ohio

2. ThePHAhas taken the following steps to ensure consistency of this PHA Plan with theConsolidatedPlanforthejurisdiction:

ThePHAhas based its statement of needs of families in the jurisdiction on the needs expressedintheConsolidatedPlan/s.

ThePHAhas participated in any consultation process organized and offered by the ConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.

3. TheConsolidatedPlanof the jurisdiction supports the PHA Plan with the following actionsandcommitments:

Lettersofsupport

**Attachments**

**PHAPlan**

**TableLibrary**

**CapitalFundProgramAnnualStatement**

**PartsI,II,andIII**

**AnnualStatement**

**Capital Fund Program (CFP) Part I: Summary** Capital Fund Grant Number - OH16P011950102 -FFYofGrantApproval: (2002)OriginalAnnualStatement

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

**CapitalFundProgramAnnualStatement**

**PartsI,II,andIII**

**AnnualStatement**

**CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA - WideActivities	General Description of Major Work Categories	Development Account Number	Total EstimatedCost
OH-19-1	Installstorage	1460	249,118
<b>TotalOH -19-1</b>			<b>249,118</b>
OH-19-2	Installsecondelevator	1460	225,000
<b>TotalOH -19-2</b>			<b>225,000</b>
OH-19-4	Replace&enhancelandscaping	1450	25,000
	Interiorrenovation	1460	10,000
<b>TotalOH -19-4</b>			<b>35,000</b>
PHAWide	A&E	1430	30,000

	AdminSal	1410	9,000
	Adv	1410	1,000
<b>TotalPHAWide</b>			<b>40,000</b>
<b>TOTAL</b>			<b>549,118</b>

**AnnualStatement**

**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

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**

**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	1430FeesandCosts	30,000
9	1450SiteImprovement	30,000
10	1460DwellingStructures	394,741
20	<b>AmountofAnnualGrant</b>	<b>558,462</b>

**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	Playgroundimprovements	1450	10,000
	Storagesheds,SiteA	1460	212,741
<b>TotalOH -19-1</b>			<b>222,741</b>
OH-19-3	Replaceinteriorelectricalfixtures andwiring	1460	15,000
<b>TotalOH19 -3</b>			<b>15,000</b>
OH-19-4	Eliminateexteriorsteps	1460	3,000
	Regradelawns	1450	20,000
	Carrydownspoutstostreet	1460	20,000
	Replacestormdoors	1460	12,000
	Replace exterior numbers, electricalfixtures,trim	1460	30,000
	Installcanopies	1460	82,000

	Interiorrenovation	1460	20,000
<b>TotalOH 19 -4</b>			<b>187,000</b>
PHAWide	A&E	1430	30,000
	Operations	1406	55,000
	AdminSal	1410	9,000
	Adv	1410	1,000
	MgtImprovements	1408	38,721
<b>TotalPHAWide</b>			<b>133,721</b>
<b>TOTAL</b>			<b>558,462</b>

**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

**AnnualStatement**

**CapitalFundProgramAnnualStatement**

**PartsI,II,andIII**

**AnnualStatement**

**Capital Fund Program (CFP) Part I: Summary of Capital Fund Grant Number - OH16P011950104FFYofGrantApproval: (2004)OriginalAnnualStatement**

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

**AnnualStatement**

**CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA -Wide Activities	General Description of Major WorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	Sidewalks	1460	30,000
	GarbageCanEnclosures	1460	30,000
	ConcreteunderClotheslines	1460	10,000
	WashandSealBrick	1460	30,000
	PlaygroundImprovements	1460	15,000

	ReplaceRoofs	1460	82,399
<b>TotalOH -19-1</b>			<b>197,399</b>
OH-19-2	ReplaceRoof	1460	80,000
	ResurfaceParkingLot	1460	8,000
<b>TotalOH -19-2</b>			<b>88,000</b>
OH-19-3	ReplaceRoof	1460	80,000
	ResurfaceParkingLot	1460	7,000
<b>TotalOH19 -3</b>			<b>87,000</b>
OH-19-4	ReplacePorches	1460	50,000
	ResurfaceParkingLot	1460	10,000
<b>TotalOH19 -4</b>			<b>60,000</b>
PHAWide	A&E	1430	30,000
	AdminSal	1410	19,000
	Adv	1410	500
	MgtImprovements	1408	21,563
	Operations	1406	55,000
<b>TotalPHAWide</b>			<b>126,063</b>
<b>TOTAL</b>			<b>558,462</b>

**AnnualStatement**

**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

DevelopmentNumber/NameHA -WideActivitiesAllFundsObligat ed(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
OH-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

**IrontonMetropolitanHousingAuthority**

**AnnualStatement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number -

OH16P011950105FFYofGrantApproval: (2005)OriginalAnnualStatement

LineNo.	SummarybyDevelopme ntAccount	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 -dwellingstructu res	90,000

20	<b>AmountofAnnualGrant</b>	<b>558,462</b>
----	----------------------------	----------------

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

Development Number/Name HA -Wide Activities	General Description of MajorWorkCategories	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
<b>TotalOH -19-1</b>			<b>170,000</b>
OH-19-2	Replacerefrigerators	1465.1	20,650
<b>TotalOH -19-2</b>			<b>20,650</b>
OH-19-3	Installsecondelevator	1460	217,399
	Replacerefrigerators	1465.1	17,500
<b>TotalOH19 -3</b>			<b>234,899</b>
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
<b>TotalOH19 -4</b>			<b>18,000</b>
PHAWide	A&E	1430	30,000
	AdminSal	1410	10,000
	Adv	1410	1,000
	MgtImprovements	1408	18,913
	Operations	1406	55,000
<b>TotalPHAWide</b>			<b>114,913</b>
<b>TOTAL</b>			<b>558,462</b>

**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

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

AllFundsExpended(30/09/2008)

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

**AnnualStatement**

**Capital Fund Program (CFP ) Part I: Summary** of Capital Fund Grant Number -  
OH16P011950106FFYofGrantApproval: (2006)OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost
4	1410Administration	11,000
7	1430FeesandCosts	30,000
10	1460 DwellingStructures	517,462
20	<b>AmountofAnnualGrant</b>	<b>558,462</b>

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

Development Number/Name HA -Wide Activities	General Description of Major WorkCategories	Development Account Number	Total EstimatedCost
OH-19-1	NewFlooring	1460	210,000
<b>TotalOH -19-1</b>			<b>210,000</b>
OH-19-2	NewFlooring	1460	130,000
<b>TotalOH -19-2</b>			<b>130,000</b>
OH-19-3	NewFlooring	1460	138,462
<b>TotalOH19 -3</b>			<b>137,462</b>
OH-19-4	NewFlooring	1460	40,000
<b>TotalOH19 -4</b>			<b>40,000</b>
PHAWide	Administration	1410	11,000
	FeesandCosts	1430	30,000
<b>TotalPHAWide</b>			<b>41,000</b>
<b>TOTAL</b>			<b>558,462</b>

**AnnualStatement**  
**CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

DevelopmentNumber/NameHA -WideActivitiesAllFundsObligated(30/09/2008)All FundsExpended(30/09/2009

Development Number/Name HA-Wide Activities	All Funds Obligated	All Funds Expended
OH-19-1	9/30/2008	9/30/2009
OH-19-2	9/30/2008	9/30/2009
OH-19-3	9/30/2008	9/30/2009
OH-19-4	9/30/2008	9/30/2009
HA-Wide	9/30/2008	9/30/2009

**AddendumtoAnnualPlan**  
**IrontonMetropolitanHousingAuthority**  
**Safety**

Inordertoaddressthesafetyconcernsof residentsoftheIrontonMetropolitanHousing Authorityadditionalightinghasbeeninstalledincertainareas.Meetingsarealsoheldto discussthemethodsresidentscantaketoenhancetheirsafety.

**IrontonMetropolitanHousingAuthority**

Sept.30,2 001

**RequiredInitialAssessmentofVoluntaryConversionofDevelopmentsfromPublic HousingStock.**

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

<b>Development</b>	<b>Subject to Required Initial Assessment</b>	<b>Assessment Conducted</b>
19-1	Yes	Yes
19-2	Yes	Yes
19-3	Yes	Yes
19-4	Yes	Yes

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

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

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

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

## **IrontonMetropolitanHousingAuthority**

### **IrontonMetropolitanHousingAuthorityWorkIncentive(WIN)Program**

July9,2002

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

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

## **IrontonMetropolitanHousingAuthority**

### **IrontonMetropolitanHousingAuthoritySupportOurStudents(SOS)Program**

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



## **IrontonMetropolitanHousingAuthority**

### **Executive Summary of the Ironton Metropolitan Housing Authority Section 8 HomeownershipProgram**

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