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| <p>5.2</p> | <p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Iron County Housing Commission shall continue an active effort to solicit applications for housing assistance to provide housing opportunities concerning the low-income, very low-income and extremely low-income. The Iron County Housing Commission represents the largest single landlord agency in Iron County, Michigan. The Iron County Housing Commission shall continue to network with various local private and public institutions to adequately address the housing needs of the low-income, very low-income and the extremely low-income. The Iron County Housing Commission has created the Iron County Housing Foundation, in our efforts to provide resources to expand affordable housing opportunities. However, after repeated attempts we have yet to be successful in this endeavor. Additionally, in FY 2008 the Iron County Housing Commission contacted the Veteran’s Facility located in Iron Mountain, Michigan, in an attempt to apply for Section 8 Voucher assistance to the homeless veteran and the Iron County Housing Commission contacted the Dickinson-Iron Department of Human Services, to determine if a need exists for Rental Assistance for Non-Elderly Persons w/Disabilities, and Section 8 Family Reunification. In February 2010 the Iron County Housing Commission requested technical assistance for the Detroit Field Office of HUD, the Office of Public Housing concerning the Rural Homeless Program. Additionally, in this request the Iron County Housing Commission requested technical assistance and support for the HUD Field Office concerning any opportunity available to advance the affordable housing program opportunities for Iron County, Michigan. The Iron County Housing Commission has actively sought to leverage monies to provide housing opportunities but the challenges remain very steep. However, the need for housing remains great. The Iron County Housing Commission over the next five (5) years shall: 1. Maintain occupancy levels that are favorable. 2. Successfully implement Asset Management procedures, in particular, as the Iron County Housing Commission is a “decliner” agency. 3. To improve our efforts to develop additional opportunities for affordable housing to the low-income, very low-income, and extremely low-income, located within Iron County, Michigan. 4. To continue to maintain and strengthen our professional associations that exist within our service area to further assist the housing needs of this community. 5. To improve the overall marketability of the existing housing inventory. 6. To effectively use funds in such a manner as a means to serve the greatest number of people seeking affordable housing.</p> <p>The Iron County Housing Commission in evaluating the progress made in meeting the goals and objectives described in the previous 5-Year Plan, has for the most part been successful. One area that the Iron County Housing Commission has not been successful concerns the leveraging of additional sources of funding to develop additional opportunities of affordable housing for the low-income, the extremely low-income. Despite great effort on behalf of the management, with support of the Iron County Housing Commission, the Iron County Housing Foundation, and the general community at large, this continues to be an issue unresolved.</p> |
| <p>6.0</p> | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>To the best of our knowledge, no PHA Plan elements have been revised by the Iron County Housing Commission since our last Annual Plan submission.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Annual Plan is available for public inspection. Copies can be obtained at the central office of the Iron County Housing Commission, 210 North Third Street, Crystal Falls, Michigan, 49920. The Annual Plan is also posted on the PHA web-site at www.ichc.org. Additionally, the Iron County Housing Commission has encouraged and received input in the formulation of the Annual Plan from residents participating in both the public housing program and the Section 8 Housing Choice Voucher program. Copies of the Annual Plan have been provided to all members of the Resident Council. Management has scheduled numerous meetings with the Resident Council and the resident population at large, focusing on the active input of the resident needs over the next one (1) year. Additionally, management has actively collaborated with various agencies throughout Iron County, Michigan, to anticipate the needs concerning affordable housing over the next one (1) year. There have not been any elements that have been revised since the last 5-Year and Annual PHA Plan submission by the Iron County Housing Commission.</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admission Policies, Including Documentation and Wait List Procedures. The iron County Housing Commission provides housing assistance according to the most recent HUD determined income eligible. All applicants are selected from the wait list as maintained by the Iron County Housing Commission. All applications received and once determined eligible placed on the wait list according to date and time. Once at the top of the wait list, an applicant is provided three (3) opportunities to secure housing. Upon the third refusal the application is placed at the bottom of the wait list. All applicants prior to admission must provide adequate third party verification on income and assets. Additionally, applicants prior to admission must agree to a credit search and criminal background check. Quarterly, the await list is purged; to remove applicants no longer interested in securing housing from the Iron County Housing Commission. Once the application is removed from the wait list the application is placed in an inactive file and maintained. Never is an application that is purged from the wait list destroyed. 2. Financial Resources. The main sources of income for the Iron County Housing Commission are comprised of, PHA Operating Subsidies, Capital Fund Programs, ARRA CFP, tenant rents, Section 8 Housing Choice Voucher Program, Housing Assistance Payments, and Administrative Fees. Other minor sources of income, include, laundry receipts, and interest income from investments. The Iron County Housing Commission anticipated that no non-Federal sources of funding to support each Federal housing program. 3. Rent Determinations. All rents charged to the public housing and Section 8 Housing Choice Voucher program, are in accordance to existing HUD regulations regarding rent calculation. 4. Operation and Management. The Iron Housing Commission has adopted a preventative maintenance program. Residents are encouraged to call the central office of the Iron County Housing Commission to report maintenance issues immediately. Whereupon, the office staff prepares a work order and provides that work order to the maintenance staff. In the event of an emergency all residents are advised of the emergency phone number to call. Staff will respond to these emergency calls. The units of each public housing program are annually inspected; work orders are prepared |

during this annual inspection, if applicable, are promptly repaired. Residents are routinely charged for damages beyond normal wear and tear. Move-in and move-out inspections are conducted. The Iron County Housing Commission has, in a few instances, executed contracts for the eradication of pests. However, this is not a major issue for the Iron County Housing Commission. Management routinely reminds residents of common causes of pest infestation, such as cleanliness, proper storage of food, in particular, cereals, grains, and the like.

5. **Grievance Procedures.** The Iron County Housing Commission has an adopted Grievance Procedure Policy. Said policy does encourage that all grievances be dealt with mutually by the parties involved. However, if this is not possible, the PHA Governing Board and the person with the grievance can have the nature of the grievance heard before an independent person for a final grievance determination. Past experience has demonstrated that the amount of grievances is very limited.

6. **Designated Housing for Elderly and Disabled Families.** To date the Iron County Housing Commission has not and does not anticipate applying for designation for occupancy by elderly and disabled families in the upcoming fiscal year.

7. **Community Service and Self-Sufficiency.** Currently, the Iron County Housing Commission requires the Community Service of eight (8) hours per month. Residents that do not verify compliance with the community service requirements are evicted at the annual reexamination. The Iron County Housing Commission does actively encourage Section 3 compliance, and in a few instances, residents of both the public housing program and the Section 8 Housing Choice Voucher Program, received employment due to CFP construction contract activity. Currently, the Iron County Housing Commission does not have any FSS program under management. The Iron County Housing Commission will continue to comply with the community service requirements and shall continue to treat income changes resulting from welfare work requirements. The Iron County Housing Commission does use imputed welfare benefits due to a resident being placed in non-compliance by the local welfare agency failing to execute the State of Michigan mandated work-fare program.

8. **Safety and Crime Prevention.** The Iron County Housing Commission has management policies relating to crime and safety. Our main apartment complex is locked twenty four (24) hours per day. Entrance is secured through a telephone system that is monitored 24 hours. The residents of this complex have a pass key to enter the unit. If a friend or family member wishes to visit they can use intercom and channel 43 on the resident's TV and thus they can see the person on the screen to allow entrance. The Iron County Housing Commission has an excellent working relationship with the various local police agencies and the Iron County Sheriff's Department. All law enforcement agencies keep the Iron County Housing Commission fully informed on these issues. We work well together to ensure that the public housing community is safe and crime free as possible. The local law enforcement agencies on a regular basis patrol the public housing sites. The residents are aware of the presence of law enforcement on-site. All applicants prior to admission into the public housing program and the Section 8 Housing Choice Voucher Program must pass a criminal background check.

9. **Pets.** The Iron County Housing Commission does allow pets in public housing. However, a pet fee of \$300 is charged in the event a pet does damage to the rental unit or lawn. Pet behavior is closely monitored by the Iron County Housing Commission. Residents shall be subject to possible eviction if the pet causes any lease violations. Even though the Iron County Housing Commission allows pets, the resident clearly understands that ownership of a pet is not a guarantee in public housing.

10. **Civil Rights Certification.** The Iron County Housing Commission actively enforces all of the civil rights laws that are currently enforced. In the approximately forty (40) years that the Iron County Housing Commission has been in business never has a civil rights complaint been filed against the Iron County Housing Commission. The Iron County Housing Commission periodically reviews its program to determine if any impediments exist to fair housing. In these periodic reviews no impediments have been observed. In fact, the major impediment in securing affordable housing is due to the lack of sufficient funding by HUD to assist people on the wait list. The wait list as of this date is very extensive, reflecting the downward spiral of the American economy. The Annual Plan is consistent with the Michigan State housing Development Authority, (MSHDA), which represents the applicable Consolidated Plan concerning our jurisdiction. The Iron County Housing Commission will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the American with Disabilities Act of 1990. The Iron County Housing Commission shall also affirmatively further fair housing.

11. **Fiscal Year Audit.** The last audit report on the Iron County Housing Commission was for FYE 09/30/08. Said audit report contained no findings and HUD has by letter officially acknowledged this and closed the audit.

12. **Asset management.** The iron County housing Commission on September 19, 2008, received a letter from REAC stating that the Iron County Housing Commission's Year 1 Stop-Loss submission was approved. The iron County Housing Commission has demonstrated successful conversion to asset management as acknowledged by a REAC Desk Review of Criteria 1-6. On a monthly basis management and maintenance staff reviews budgets according to expenditures and budgeted line items. Utility consumption levels are closely monitored. Vacancy rates are kept to a minimum. The Iron County Housing Commission has instituted policies and procedures to monitor project performance. In its review REAC has verified that the Iron County Housing Commission has submitted budgets in accordance with project accounting model; that the Iron County Housing Commission is operating within reasonable costs (fees); that the iron County housing Commission has developed supporting systems to monitor project-level performance; and that furthermore, the Iron County Housing Commission has incorporated the use of this performance data into its decision making process.

13. Violence Against Women Act (VAWA). Currently, the Iron County Housing Commission works with various local police agencies, Iron County Human Services Agency, Dickinson-Iron Mental Health Agency, Iron County Health Department, and other agencies immediately house child or adult victims of domestic violence, sexual assault, or stalking. At our Resident Council meetings we discuss such issues with our residents and make the community aware of our ability to assist in this area. See attached file with additional VAWA forms.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Items 7.0 (a) -(e), are not applicable to the Iron County Housing Commission nor is it anticipated over the next year.

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| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>See Attached</p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attached</p> |
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See Attached.</i></p> |
| 8.3 | <p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> |
| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing needs of the low-income, very low-income and the extremely low-income of Iron County, Michigan have never been greater. Our wait list is longer now than at any time since the Iron County Housing Commission was created in 1970. If it were not for the public housing program and the Section 8 Housing Choice Voucher Program, it would be nearly impossible for these income groups to exist. Employment income and employment opportunities in Iron County, Michigan, are minimal. The main source of employment is government and the logging industry. Many employment opportunities involve either part-time or low paying full-time jobs. Employment opportunities with benefits are extremely difficult to achieve. Our vacancy rates are low because housing need is high. The only way this will change is either major economic development or a major investment on the part of HUD to provide additional opportunities for affordable housing.</p> <p>The private rental market is comprised of homes that are approximately eighty (80) to one hundred (100) years of age and are in need of repair. The Iron County Housing Commission will continue to lobby Congress and attempt to leverage additional funds to expand the affordable housing options for the very low-income, low-income, and extremely low-income of iron County, Michigan. Every business day that we are in operation on average six (6) to eight (8) applications for rental assistance are accepted.</p> |
| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Iron County Housing Commission remains committed to serving the housing needs of families that are seeking affordable housing opportunities within Iron County, Michigan. The iron County Housing Commission will continue to seek additional funding sources to provide housing opportunities for the low-income. This shall prove difficult. However, as the wait list is very extensive and in the past the iron County Housing Commission has not been successful in securing affordable housing under the Low Income Housing Tax Credit Program , (LIHTC),. However, both the management and the PHA Governing Board of Commissioners remain committed to expanding affordable housing in Iron County, Michigan.</p> |

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| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Iron County Housing Commission is making every possible attempt to attain progress in meeting the goals described in the 5-Year Plan and this Annual Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Iron County Housing Commission in submitting the Annual Plan does hereby state that since the submittal of the lat 5-Year and Annual Plan, that no Significant Amendment and Substantial Deviation/Modification has been made by the iron County Housing Commission. For purposes of this submittal the iron County Housing Commission definition of “significant amendment” and “substantial deviation/modification” as an action of the part of the PHA Governing Board that would have a major impact on the lives of the residents of the Iron County Housing Commission.</p> <p><u>No comments received from RAB.</u></p> |
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| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. <u>No comments received from RAB.</u></p> <p>(g) Challenged Elements <u>No challenge elements</u></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |
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Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

APR - 5 2010

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Martha Baumgart the State of Michigan Consolidated Plan Coordinator certify that the Five Year and Annual PHA Plan of the Iron County Housing Commission is consistent with the Consolidated Plan of the State of Michigan prepared pursuant to 24 CFR Part 91.

Martha Baumgart March 29, 2010

Signed/Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Resolution Number 10-04

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or~~XX~~ Annual PHA Plan for the PHA fiscal year beginning 10/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Iron County Housing Commission

MI 119

PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 10 - 20 10

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

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| Name of Authorized Official Steve Gagne | Title Executive Director |
| Signature  | Date 03/23/10 |

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Iron County Housing Commission

Program/Activity Receiving Federal Grant Funding

PHA Annual Plan FYB 10/01/10

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Iron County, Michigan

Check here if there are workplaces on file that are not identified on the attached sheets.

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

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

Name of Authorized Official

Title

Steve Gagne

Executive Director

Signature

Date

X

03/23/10

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

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| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c 1st | | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: |
| 6. Federal Department/Agency: Department of Housing and Urban Development (HUD) | 7. Federal Program Name/Description: CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$ | |
| 10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> | b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | Signature:  Print Name: Steve Gagne Executive Director Title: _____ Telephone No.: (906) 875-6060 Date: 03/23/10 | |
| Federal Use Only: | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Iron County Housing Commission

Program/Activity Receiving Federal Grant Funding

PHA Annual Plan FYB 10/01/10

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

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

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

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

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

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

Name of Authorized Official

Steve Gagne

Title

Executive Director

Signature

Date (mm/dd/yyyy)

03/23/10

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Iron County Housing Commission

MI 119

PHA Name

PHA Number/HA Code

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

Name of Authorized Official

Steve Gagne

Title

Executive Director

Signature



Date

03/23/10

**IRON COUNTY HOUSING COMMISSION
RESOLUTION NUMBER 07-09
SUBJECT: CERTIFICATION OF DOMESTIC VIOLENCE, DATING
VIOLENCE, OR STALKING.**

WHEREAS, HUD has recently published PIH Notice 2006-42, this notice transmits form HUD-50066, Certification of Domestic Violence, Dating Violence, or stalking, and,

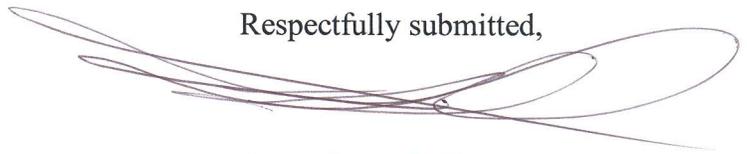
WHEREAS, this notice is for use in the Public Housing Program, Housing Choice Voucher Program, (including project-based vouchers), Section 8 Project-Based Certificate program and Section 8 Moderate Rehabilitation Program, (excluding MOD Rehabilitation SRO), as required by the provisions of Section 606 and 607 of the Violence Against Women and Justice Reauthorization Act of 2005, (VAWA), Public Law 109-162, and

Now, Therefore, BE IT RESOLVED, that the Iron County Housing Commission does hereby adopt this policy and the attached HUD 50066, in order to comply with federal law.

Date of Adoption:

January 23, 2007

Respectfully submitted,



Steve Gagne PHM
Executive Director
Secretary

The Iron County Housing Commission conducted its monthly meeting on January 23, 2007. At which time it was moved by Ms. Jewell, supported by Ms. Lampi, to adopt Resolution Number 07-09. Roll call vote taken. All in favor. Motion carried.

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

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

OMB Approval No. 2577-0249
Exp. (05/31/2007)

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the PHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the PHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

- (1) A Federal, State, tribal, territorial, or local police or court record; or
- (2) Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE:

Date Written Request Received By Family Member: _____

Name of the Victim of Domestic Violence: _____

Name(s) of other family members listed on the lease _____

Name of the abuser: _____

Relationship to Victim: _____

Date the incident of domestic violence occurred: _____

Time: _____

Location of Incident: _____

Description of Incident:

[INSERT TEXT LINES HERE]

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information relating to program eligibility is a basis for termination of assistance or eviction.

Signature _____ Executed on (Date) _____

All information provided to a PHA, owner or manager relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence shall be retained in confidence by an owner and shall neither be entered into any shared database nor provided to any related entity, except to the extent that such disclosure is (i) requested or consented to by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or (iii) otherwise required by applicable law.

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

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

| Part I: Summary | | FFY of Grant: 2010 FFY of Grant Approval: 2010 | |
|--|--|---|--------------------------------|
| PHA Name: Iron County Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MB3P119501-10 Replacement Housing Factor Grant No: Date of CFFP: | |
| Type of Grant | <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | Total Actual Cost ¹ |
| Line | | Total Estimated Cost Revised ² | Obligated Expended |
| 1 | Total non-CFP Funds | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 32,085.40 | 32,085.40 -0- |
| 3 | 1408 Management Improvements | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 16,042.70 | 16,042.70 -0- |
| 5 | 1411 Audit | | |
| 6 | 1415 Liquidated Damages | | |
| 7 | 1430 Fees and Costs | 20,000.00 | 20,000.00 -0- |
| 8 | 1440 Site Acquisition | | |
| 9 | 1450 Site Improvement | | |
| 10 | 1460 Dwelling Structures | 92,298.90 | 92,298.90 -0- |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | |
| 12 | 1470 Non-dwelling Structures | | |
| 13 | 1475 Non-dwelling Equipment | | |
| 14 | 1485 Demolition | | |
| 15 | 1492 Moving to Work Demonstration | | |
| 16 | 1495.1 Relocation Costs | | |
| 17 | 1499 Development Activities ⁴ | | |

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

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

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

| Part I: Summary | | FFY of Grant: 2010 FFY of Grant Approval: 2010 | | | |
|--|--|---|----------------------|--------------------------------|-------------|
| PHA Name: Iron County Housing Commission | Grant Type and Number Capital Fund Program Grant No: M133P119501-10 Replacement Housing Factor Grant No: Date of CFFP: | | | | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Original | Revised ² | Total Actual Cost ¹ | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 160,427.00 | | 160,427.00 | -0- |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | 40,000.00 | | 40,000.00 | -0- |
| Signature of Executive Director Steve Gagne | | Signature of Public Housing Director | | Date | Date |
|  | | | | 8/27/10 | |

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

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

Iron County Housing Commission

| Part I: Summary | | | | | | |
|------------------------|--|--|---|---|--|---|
| PHA Name/Number MI 119 | | Locality (City/County & State) Iron County, Michigan | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| A. | Development Number and Name | Work Statement for Year 1 FFY 2010 | Work Statement for Year 2 FFY 2011 | Work Statement for Year 3 FFY 2012 | Work Statement for Year 4 FFY 2013 | Work Statement for Year 5 FFY 2014 |
| B. | Physical Improvements Subtotal | Annual Statement | 60,000.00 Boilers for Caspian, Michigan, existing Boilers are 29 years old. | 92,298.90, Crawl Space Replacement at 508 Crystal Avenue, Crystal Falls, Michigan | 92,298.90 Window Replacement-Energy conservation measure-existing windows almost 40 years old. | 92,298.90, Crawl Space Replacement at 903, Lyle, Iron River, Michigan |
| | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | 32,298.90 Purchase of ½ ton truck with plow for the maintenance staff | | | |
| E. | Administration | | 16,042.70, to offset the cost of administering the CFP Program | 16,042.70, to offset the cost of administering the CFP Program | 16,042.70, to offset the cost of administering the CFP Program | 16,042.70, to offset the cost of administering the CFP program |
| F. | Other | | 20,000.00 A/E services to formulate the plans, specifications, drawings and monitor contract activity | 20,000.00 A/E services to formulate the plans, specifications, drawings and monitor contract activity | 20,000.00 A/E services to formulate the plans, specifications, drawings and monitor contract activity | 20,000.00 A/E services to formulate the plans, specifications, drawings and monitor contract activity |
| G. | Operations | | 32,085.40 to offset the cost of operations of the public housing program | 32,085.40 to offset the cost of operations of the public housing program | 32,085.40 to offset the cost of operations of the public housing program | 32,085.40 to offset the cost of operations of the public housing program |
| H. | Demolition | | | | | |
| I. | Development | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | |
| K. | Total CFP Funds | | 160,427.00 | 160,427.00 | 160,427.00 | 160,427.00 |
| L. | Total Non-CFP Funds | | | | | |
| M. | Grand Total | | | | | |

| Part I: Summary (Continuation) Iron County Housing Commission | | | | | | |
|--|-----------------------------|---|---|---|--|---|
| PHA Name/Number MI 119 | | Locality Iron County, Michigan | | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
| A. | Development Number and Name | Work Statement for Year 1 FFY ____2010____ | Work Statement for Year 2 FFY ____2011____ | Work Statement for Year 3 FFY ____2012____ | Work Statement for Year 4 FFY ____2013____ | Work Statement for Year 5 FFY ____2014____ |
| | MI-119-001 | Annual Statement | 160,427.00 | 160,427.00 | 160,427.00 | 160,427.00 |
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| Part II: Supporting Pages – Physical Needs Work Statement(s) Iron County Housing Commission | | | | | | |
|--|---|----------|----------------|---|---|----------------|
| Work Statement for Year 1 FFY 2010 | Work Statement for Year 2 FFY 2011 | | | Work Statement for Year: 3 FFY 2012 | | |
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | 1406 Operations-32,085.40 to offset the cost of operations in administering the public housing program | PHA Wide | 32,085.40 | 1406 Operations-32,085.40 to offset the cost of operations in the administration of the public housing program | PHA Wide | 32,085.40 |
| Annual | 1410 Administration-16,042.70, to offset the cost of administering the CFP program | PHA Wide | 16,042.70 | 1410 Administration-16,042.70, to offset the cost of administering the CFP program | PHA Wide | 16,042.70 |
| Statement | 1430 Fees & Costs the hiring of an architectural/engineering firm to formulate the plans, specification and drawings and to monitor all construction activity | PHA Wide | 20,000.00 | 1430 Fees & Costs the hiring of an architectural/engineering firm to formulate the plans, specifications and drawings and to monitor contract activity | PHA Wide | 20,000.00 |
| | 1475, Non-dwelling Equipment, purchase of a ½ tom truck with plow for the maintenance staff | PHA Wide | 32,298.90 | 1460 Dwelling Structures, Crawl Space Replacement at 508 Crystal Avenue, Crystal Falls, Michigan with installation of energy efficient boiler and water heater. | 1-508 Crystal Avenue, Crystal Falls, Michigan | 92,298.90 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal of Estimated Cost | | \$160,427.00 | Subtotal of Estimated Cost | | \$160,427.00 |

