

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: JacksonHousingAuthority

PHANumber: TN007

PHAFiscalYearBeginning:(mm/yyyy) October2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
To provide quality housing and supporting services for low and moderate income persons which promote upward mobility and a better standard of living.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 96
 - Improve voucher management: (SEMAP score) 95
 - Increase customer satisfaction:
 - Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
(prepare HOPEVI application)
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards (Increased to 110% FMR)
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
(in concert with HOPEVI)
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
- Continue Homebuyer Incentive Program

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
- Pursue alternative funding sources for resident programs

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistances recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below) Provide fair housing and equal opportunity information and training to applicants, residents and the community

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

ASection8HomeownershipProgramwasimplementedonOctober1,2002,andresultsofthose efforts willsurface duringthisupcomingyeartorefectthesuccessoftheprogram.Thisprogramoffersanew optionforSection8familieswhoreceivevtenantbasedassistance.Theprogramwillalloweligible Section8voucherparticipantstouse theirSection8vouchertobuy,ratherthantorentahome.Certain qualificationsmustbemetinorderforparticipantstobeeligible.

JHAinpartnershipwithPathways,alocalmentalhealthprovider,hasbeenawardedShelterPlusCare funds.Thesefunds willbeusedoverthenextfiveyearstoprovidehousingtohomelessclientsof Pathwayswhohavedualdiagnosis.Uptotenfamiliesareproposedtoreceiveassistancethroughthis program.

TheHousingAuthorityreceived\$50,000fromWeedandSeedtofightcrimeanddrugsinpublic housing.Themoneywillbeusedtoreimbursethepolicedepartmentfor3,110hoursoftheofficers' timeinpublichousing.

TheAuthoritycontractedwithafirmforthe provisionofacomprehensiveAssetManagementPlan and componentsofthatventureareexpectedtoevolve thisyear.

JHAisdiligentlysearchingfordiverseavenuestoexpandaffordablehousingintheJacksonand Madisoncountyareainordertomeettheneedsofthelow -incomehousingshortage.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration tn007a01
- FY2003 Capital Fund Program Annual Statement tn007b01
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2004 Capital Fund Program 5 Year Action Plan tn007c01
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name) tn007d01
Definition of Substantial Change

Resident Commissioner & Resident Advisory Board Member List	tn007e01
Pet Policy	tn007f01
Statement of Progress in Meeting the 5 - Year Plan Goals	tn007g01
Section 8 Homeownership Program Capacity Statement	tn007h01

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	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	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A&O Policy	
X	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self - Sufficiency
X	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1587	4	3	4	2	4	3
Income > 30% but <= 50% of AMI	760	3	3	4	2	4	3
Income > 50% but < 80% of AMI	499	3	3	3	2	3	2
Elderly	609	4	4	3	3	3	2
Families with Disabilities	502	4	4	3	3	2	3
Race/Ethnicity B	1712	4	3	3	2	3	3
Race/Ethnicity W	1226	3	3	3	2	2	3
Race/Ethnicity							
Race/Ethnicity							

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.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: July 1, 2000 - June 30, 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA's waiting list t/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	349		240
Extremely low income (<=30% AMI)	295	84.5	
Very low income (>30% but <=50% AMI)	48	13.7	
Low income (>50% but <80% AMI)	6	1.8	
Families with children	293	80.7	
Elderly families	19	5.2	

HousingNeedsofFamiliesontheWaitingList			
Familieswith Disabilities	51	14.1	
Race/ethnicityB	323	89	
Race/ethnicityW	39	10.7	
Race/ethnicityAsian	1	.3	
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	245	70.0	
2BR	93	26.6	
3BR	10	2.9	
4BR	2	.5	
5BR	0	0	
5+BR	0	0	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s **.Completeonetableforeachtype ofPHA -widewaitinglistadministeredbythePHA.** PHAsmayprovideseperatetablesforsite - basedorsub -jurisdictionalpublichousingwaitinglistsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) <input checked="" type="checkbox"/> Section8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	338		164

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	307	90.8	
Very low income (>30% but <=50% AMI)	30	8.9	
Low income (>50% but <80% AMI)	1	.3	
Families with children	318	92.7	
Elderly families	3	.9	
Families with Disabilities	22	6.4	
Race/ethnicity B	324	96.0	
Race/ethnicity W	14	4.0	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Waiting List Closed on 4/1/02			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- 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.
- Other: (list below)

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

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

Select all that apply

- 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 tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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:

Select if applicable

- Affirmatively market to races/ethnicities show to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2003grants)		
a) PublicHousingOperatingFund	2,935,816	
b) PublicHousingCapitalFund	1,490,800	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant -BasedAssistance	4,390,453	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants	11,693	
h) CommunityDevelopmentBlock Grant		
i) HOME		
OtherFederalGrants(listbelow)		
WeedandSeed	50,000	Safety/Security
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
3.PublicHousingDwellingRental Income	1,544,160	Operations
4.Otherincome (listbelow)		
InterestIncome	45,100	Operations
MaintenanceCharges	87,100	Operations
4.Non -federalsources (listbelow)		
Totalresources	10,555,122	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublic housing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime) 90days
- Other:(describe)withshortwaitinglist,eligibilityisverifiedwhenfamily submitsapplication

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)Credithistory

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. Yes No:DoestheP HAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousestoorganizeitstopublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(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? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: 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 (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Merry-Lane Courts	96		Wait List Skipping
Parkview Courts	210		Wait List Skipping
Lincoln Courts	215		Wait List Skipping
Washington Douglas	68	Home Ownership	
Lincoln Circle	29	Home Ownership	
Neff Circle	27	Home Ownership	
Kingfield Drive	31	Home Ownership	

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation

- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

As a reasonable accommodation to families with disabilities due to shortage of accessible units

(4) Admissions Preferences

a. Incometargeting

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan75%ofallnewadmissionstothesection8 programtofamiliesatorbelow30%ofmedianareaincome?

b. Preferences

1. Yes No: Has the PHA established preferences for a mission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Dis position)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Not receiving housing assistance

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Not receiving housing assistance

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

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

c. Rents set at less than 30% than adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebtservice
- The“rentalvalue”oftheunit
- Other(listbelow)

f. Rentre -determinations:

1. Betweenincomereexaminations,howoftenmusttenantsreportchang esinincome orfamilycompositiontothePHAsuchthatthechangesresultinanadjustmentto rent?(selectallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamounor percentage:(ifselected,specifythreshold)_____
- Other(listbelow)

g. Yes No: DoesthePHAplantoi mplementindividualsavingsaccountsfor residents(ISAs)asanalternativetotherequired12month disallowanceofearnedincomeandphasinginofrentincreases inthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAuse toestablishcomparability?(selectallthatapply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describelow)

ReviewofFairMarketRents

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
FSS –Section 8		
ROSS –Public Housing		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: 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 24CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) _____ tn007b01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD Form 52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) _____ tn007c01

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(dd/mm/yyyy)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes 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? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Rosewood Gardens and Allenton Annex
1b. Development (project) number: TN7 -5A TN7 -5B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/06/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 100
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next)

<p>question) <input type="checkbox"/> Other(explainbelow)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)</p>
<p>4.StatusofConversionPlan(selectthestatementthatbest describesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway</p>
<p>5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describellow)</p>

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S.

Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application (pending funding approval)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD.MM.YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26–50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.7 9(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: 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)?

If yes, what was the date that agreement was signed?

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social Self-Sufficiency Programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: mm/dd/yy)

- b. Yes No: 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?
If no, list steps the PHA will take below:

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: (select all that apply)

- 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
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve the safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

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

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Community policing

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- 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
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)

14. PET POLICY

[24CFR Part 903.79(n)]

Pet Policy – Attachment tn007f01

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42US.C.1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comment on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached as Attachment (Filename)
- Provided below:
The Resident Advisory Board has been included in the development of the Annual Plan through meetings with the Authority's management staff. There were concerns regarding the durability of the elevator at McMillan Towers, and it was suggested that renovations to the development be moved up from the year 2005.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below) The Resident Advisory Board's comments helped formulate the final Plan.

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Jackson, Tennessee)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Establish public housing home buyers incentive program
 - Pursue additional funding sources for acquiring and/or building additional affordable rental and home ownership units
- Other: (list below)

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

- Identifies housing needs
- Identifies potential funding sources

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

DECONCENTRATION POLICY

ATTACHMENT tn007a01

The Jackson Housing Authority (JHA) has adopted the income targeting goals established in the Quality Housing and Work Responsibility Act. In order to reach these goals, the JHA has established the following policies to promote deconcentration in the JHA public housing developments:

1. The JHA will advertise in local paper the income ranges eligible to live in public housing to inform higher income persons of their eligibility for public housing.

2. If necessary, the JHA will skip lower-income families on the waiting list in order to serve a family who is in a higher income category.
3. The JHA will utilize both ceiling rents and flat rents (when authorized) as a means to attract families of higher incomes.
4. The JHA will utilize its Housing Incentive (HI) Program as an inducement for higher income persons to live in public housing.

CAPITALFUNDPROGRAMTABLES

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFund ProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:JacksonHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00750100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/EmergenciesRevisedAnnualStatement(Revisionno: 02) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/02 <input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	-0-	-0-	-0-	-0-
2	1406Operations	25,000	25,000	25,000	25,000
3	1408ManagementImprovements	70,000	44,067	44,067	44,067
4	1410Administration	102,000	102,000	102,000	102,000
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	60,000	54,648	54,648	54,648
8	1440SiteAcquisition				
9	1450SiteImp rovement	225,682	194,881	194,881	194,881
10	1460DwellingStructures	987,612	1,054,867	1,054,867	1,054,867
11	1465.1DwellingEquipment —Nonexpendable	5,728	-0-	-0-	-0-
12	1470NondwellingStructures				
13	1475NondwellingEquipment	7,000	3,342	3,342	3,342
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	10,000	14,217	14,217	14,217
18	1499DevelopmentActivities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P00750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies Revised Annual Statement (Revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	-0-	-0-		
21	Amount of Annual Grant: (sum of lines 2 -20)	1,493,022	1,493,022	1,493,022	1,493,022
22	Amount of line 21 Related to LBP Activities	70,000	13,800	13,800	13,800
23	Amount of line 21 Related to Section 504 compliance	-0-	3,000	3,000	3,000
24	Amount of line 21 Related to Security - Soft Costs	39,000	13,148	13,148	13,148
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Perform ance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P00750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	1	25,000	25,000	25,000	25,000	
	Management Improvements	1408	1	70,000	44,067	44,067	44,067	
	Security Guard Vista Worker Training Computer Software PHA Plan Preparation							
	Administration	1410	1	102,000	102,000	102,000	102,000	
	Fees & Costs	1430	1	60,000	54,648	54,648	54,648	
	Dwelling Equipment	1465	1	5,728	-0-	-0-	-0-	
	Computer Hardware	1475	5	7,000	3,342	3,342	3,342	
	Relocation Costs	1495	20	10,000	14,217	14,217	14,217	
TN706-C	Landscaping	1450	1	106,657	42,583	42,583	42,583	
	Security Fencing	1450	1	99,425	99,425	99,425	99,425	
	Utility Distribution	1450	1	19,600	52,873	52,873	52,873	
	LBP Abatement Soil	1450	1	-0-	-0-	-0-	-0-	
	LBP Abatement Bldg. Exteriors	1460	29	25,208	77,565	77,565	77,565	
	Replace Asbestos Flooring	1460	29	30,855	69,623	69,623	69,623	
	Replace Interior Doors	1460	150	11,400	11,000	11,000	11,000	
	HVAC	1460	29	71,950	154,850	154,850	154,850	
	Renovate Kitchens	1460	29	100,400	156,021	156,021	156,021	

Annual Statement/Perform ance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P00750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Renovate Baths	1460	29	62,500	59,300	59,300	59,300	
	Interior Paint	1460	29	48,875	39,210	39,210	39,210	
	Electrical Upgrade	1460	29	76,970	91,640	91,640	91,640	
	Plumbing Upgrade	1460	29	81,510	54,920	54,920	54,920	
	Replace Window Coverings	1460	29	18,153	20,100	20,100	20,100	
	Contingency	1502	1	-0-	-0-	-0-	-0-	
	CFP501 -01 Items Moved Forward							
TN7006-D	Utility Distribution	1450	1	-0-	-0-	-0-	-0-	
	Building Exteriors	1460	27	11,630	21,560	21,560	21,560	
	Replace Window Coverings	1460	27	18,152	42,125	42,125	42,125	
	Replace Asbestos Flooring	1460	27	30,854	24,428	24,428	24,428	
	Replace Interior Doors	1460	20	11,400	-0-	-0-	-0-	
	HVAC	1460	27	66,800	92,675	92,675	92,675	
	Renovate Kitchens	1460	27	51,000	28,475	28,475	28,475	
	Renovate Baths	1460	27	62,600	23,100	23,100	23,100	
	Interior Paint	1460	27	48,875	16,740	16,740	16,740	
	Electrical Upgrade	1460	27	76,970	45,360	45,360	45,360	
	Plumbing Upgrade	1460	27	81,510	26,175	26,175	26,175	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P007501 -01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds	-0-	-0-	-0-	-0-	
2	1406 Operations	25,000	25,000	25,000	25,000	
3	1408 Management Improvements Soft Costs	75,000	75,000	75,000	28,873	
	Management Improvements Hard Costs	-0-				
4	1410 Administration	102,000	102,000	102,000	102,000	
5	1411 Audit	-0-				
6	1415 Liquidated Damages	-0-				
7	1430 Fees and Costs	90,000	90,049	90,049	90,049	
8	1440 Site Acquisition	-0-				
9	1450 Site Improvement	116,500	87,195	87,195	9,600	
10	1460 Dwelling Structures	1,084,014	1,113,319	1,113,319	131,668	
11	1465.1 Dwelling Equipment — Nonexpendable	6,000	6,000	6,000		
12	1470 Nondwelling Structures	7,000	7,000	7,000	7,000	
13	1475 Nondwelling Equipment	3,000	2,951	2,951		
14	1485 Demolition	-0-				
15	1490 Replacement Reserve	-0-				
16	1492 Moving to Work Demonstration	-0-				
17	1495.1 Relocation Costs	15,000	15,000	15,000	8,033	
18	1499 Development Activities	-0-				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P007501 -01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	-0-	-0-	-0-	
	Amount of Annual Grant: (sum of lines.....)	1,523,514	1,523,514	1,523,514	402,223
	Amount of line XX Related to LBP Activities	100,000			
	Amount of line XX Related to Section 504 compliance	6,000			
	Amount of line XX Related to Security --Soft Costs	39,000			
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Obligated Expenses			
TN7006-D	Utility Distribution System	1450	27	38,500	-0-	-0-			
	LBP Abatement Soil	1450	27	-0-	-0-	-0-			
	Landscaping	1450	27	1,000	-0-	-0-			
	Site Improvements	1450	27	3,000	12,100	12,100	9,600		
	LBP Abatement Bldg Exteriors	1460	27	1,000	-0-	-0-			
	Replace Asbestos Flooring	1460	27	-0-	30,759	30,759	11,563		
	HVAC	1460	27	14,000	68,750	68,750	36,550		
	Renovate Kitchens	1460	27	51,500	57,400	57,400	20,100		
	Renovate Baths	1460	27	1,000	46,300	46,300	9,450		
	Electrical Upgrade	1460	27	1,000	65,420	65,420	24,120		
	Plumbing Upgrade	1460	27	1,000	31,480	31,480	12,225		
	Window Coverings	1460	27	-0-	26,300	26,300	8,600		
	Interior Painting	1460	27	-0-	18,750	18,750	7,460		
	Interior Doors	1460	27	-0-	8,600	8,600	1,600		
	Security Screens	1460	27	-0-	-0-	-0-			
	Sec. 504 Audio/Visual	1460	4	2,000	5,400	5,400			
	Dwelling Equipment	1465	27	6,000	6,000	6,000			
	Maintenance Office Renovation	1470	1	7,000	7,000	7,000	7,000		
TN7005-B	Utility Distribution System	1450	30	60,000	60,000	60,000			
	LBP Abatement Soil	1450	30	1,000	-0-	-0-			
	Landscaping	1450	30	3,000	-0-	-0-			
	Site Improvements	1450	30	10,000-	15,095	15,095			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: JacksonHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:					FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
							ObligatedExpenses		
TN7005-B	LBPAbatementBldgExteriors		1460	30	10,000	39,000	39,000		
	ReplaceAsbestosFlooring		1460	30	50,000	55,827	55,827		
	HVAC		1460	30	90,000	68,667	68,667		
	RenovateKitchens		1460	30	92,000-	59,333	59,333		
	RenovateBaths		1460	30	82,000	-0-	-0-		
	ElectricalUpgrade		1460	30	98,000	73,500	73,500		
	PlumbingUpgrade		1460	30	135,000	106,268	106,268		
	WindowCoverings		1460	30	13,500	7,833	7,833		
	InteriorPainting		1460	30	40,500	42,500	42,500		
	InteriorDoors		1460	30	10,000	4,667	4,667		
	SecurityScreenDoors		1460	30	45,000	11,866	11,866		
	Sec.504Audio/Visual		1460	5	6,000	2,000	2,000		
	Replaceentrancedoors		1460	30	115,000	59,333	59,333		
	MechanicalRoom		1460	30	45,000	89,000	89,000		
	Siding&Trim		1460	30	45,000	49,444	49,444		
	Replacewindows		1460	30	90,514	60,200	60,200		
	Atticinsulation		1460	30	40,000	24,722	24,722		
	Non-dwellingEquipment		1475	1	3,000	2,951	2,951	-0-	
PHA-WIDE	Operation		1406	1	25,000	25,000	25,000	25,000	
	ManagementImprovements		1408	1	75,000	75,000	75,000	28,873	
	Administration		1410	1	102,000	102,000	102,000	102,000	
	Fees&Costs		1430	1	90,000	90,049	90,049	90,049	
	Relocation		1495	30	15,000	15,000	15,000	8,033	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: 502 -02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/03 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	45,000	45,000	45,000	45,000	
3	1408 Management Improvements	75,000	75,000	75,000	434	
4	1410 Administration	102,000	102,000	102,000	16,344	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	90,000	90,000	90,000	3,400	
8	1440 Site Acquisition					
9	1450 Site Improvement	120,000	29,268	29,268		
10	1460 Dwelling Structures	980,000	1,044,252	1,044,252		
11	1465.1 Dwelling Equipment — Nonexpendable	15,000	15,000	15,000	6,347	
12	1470 Nondwelling Structures	19,000	38,280	38,280		
13	1475 Nondwelling Equipment	27,000	27,000	27,000	1,360	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	15,000	25,000	25,000	383	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	2,800	-0-			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: 502 -02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision no: 01)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 -20)	1,490,800	1,490,800	1,490,800	73,268
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: 502-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	1	45,000	45,000	45,000	45,000	
	Management Improvements	1408	1	75,000	75,000	75,000	434	
	Administration	1410	1	102,000	102,000	102,000	16,344	
	Fees & Costs	1430	1	90,000	90,000	90,000	3,400	
	Non Dwelling Equipment	1475	5	27,000	27,000	27,000	1,360	
	Relocation Costs	1495	25	15,000	25,000	25,000	383	
	Dwelling Equipment	1465	1	15,000	15,000	15,000	6,347	
	Contingency	1502	1	2,800	-0-	-0-		
TN7 -005B	Wholehouse Renovations	1460	30	980,000	-0-			
	Kitchen renovations	1460	30	-0-	118,666	118,666		
	Bath renovations	1460	30	-0-	-0-			
	Replace flooring	1460	30	-0-	111,654	111,654		
	Window Coverings	1460	30	-0-	7,833	7,833		
	Interior Painting	1460	30	-0-	85,000	85,000		
	Plumbing Upgrade	1460	30	-0-	118,667	118,667		
	Electrical Upgrade	1460	30	-0-	73,500	73,500		
	HVAC	1460	30	-0-	237,334	237,334		
	Entrance Doors	1460	30	-0-	118,666	118,666		
	Security Screen Doors	1460	30	-0-	23,732	23,732		
	Windows	1460	30	-0-	60,200	60,200		
	Exterior Building Repairs			-0-	89,000	89,000		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: JacksonHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: 502-02 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	SiteImprovements	1450	30	120,000	28,268	28,268		
	TreeRemoval	1450	2	-0-	500	500		
	SidewalksandDriveways	1450	30	-0-	500	500		
	CommunityBuilding	1470	1	19,000	38,280	38,280		
	InteriorRenovations							
	HVAC							
	BuildingExterior							

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: 502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	60,000			
3	1408 Management Improvements	75,000			
4	1410 Administration	102,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000			
10	1460 Dwelling Structures	1,095,510			
11	1465.1 Dwelling Equipment — Nonexpendable	15,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	31,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: 502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	33,290			
21	Amount of Annual Grant: (sum of lines 20-26)	1,490,800			
22	Amount of line 21 Related to LBP Activities	140,000			
23	Amount of line 21 Related to Section 504 compliance	4,000			
24	Amount of line 21 Related to Security – Soft Costs	38,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Jackson Housing Authority		Grant Type and Number Capital Fund Program Grant No: 502 -03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN7-005B	Site Improvements	1450	30	15,000				
	Exterior Repairs	1460	30	140,000				
	Replace Windows/Doors	1460	30	160,000				
	HVAC	1460	30	50,000				
	Electrical Upgrade	1460	30	94,000				
	Plumbing Upgrade	1460	30	160,000				
	Window Coverings	1460	30	10,000				
	Interior Doors	1460	30	10,000				
	Audio Visual	1460	3	5,000				
	Siding & Trim	1460	30	100,000				
	Attic Insulation	1460	30	50,000				
TN7-005A	Site Improvements	1450	11	1,000				
	Exterior Repairs	1460	11	33,000				
	Siding & Trim	1460	11	17,000				
	Replace Windows	1460	11	22,800				
	Replace Doors	1460	11	22,000				
	Security Screen Doors	1460	11	4,400				
	HVAC	1460	11	77,000				
	Interior Paint	1460	11	16,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: JacksonHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo:502 -03 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN7-005A	ReplaceAsbestosFloors	1460	11	19,810				
	RenovateKitchens	1460	11	22,000				
	ElectricalUpgrade	1460	11	27,500				
	PlumbingUpgrade	1460	11	44,000				
	WindowCoverings	1460	11	10,500				
PHA-WIDE	Operations	1406	1	60,000				
	ManagementsImprovements	1408	1	75,000				
	Administration	1410	1	102,000				
	Fees&Costs	1430	1	60,000				
	DwellingEquipments	1465	20	15,000				
	NonDwellingEquipment	1475	2	3,000				
	Relocation	1495	40	31,000				
	Contingency	1502	1	33,290				

CapitalFundProgramFive -YearActionPlanAttachmenttn007c01

PartI:Summary

PHANameJacksonHousing

Authority

Original5 -YearPlan

RevisionNo:

Development
Number/Name/
HA-Wide

Year1

WorkStatementforYear2
FFYGrant:
PHAFY:2004

WorkStatementforYear3
FFYGrant:
PHAFY:2005

WorkStatementforYear4
FFYGrant:
PHAFY:2006

WorkStatementforYear5
FFYGrant:
PHAFY:2007



PHA -WIDE
TN7 -001
TN7 -002
TN7-007

380,600

268,800

388,000
1,102,800

388,000

1,102,800

1,110,200

1,222,000

CFPFundsListedfor
5-yearplanning

1,490,800

1,490,800

1,490,800

1,490,800

ReplacementHousing
FactorFunds

Capital Fund Program Five - Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: <u>4</u> <u> </u> FFY Grant: PHAFY: 2006			Activities for Year: <u>5</u> <u> </u> FFY Grant: PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>TN7 -001</i>	<i>Site Improvements</i>	100,000	<i>TN7 -002</i>	<i>Site Improvements</i>	100,000
	<i>Retaining Walls</i>			<i>Retaining Walls</i>	
	Dumpster Enclosures			<i>Dumpster Enclosures</i>	
	Playgrounds			Playgrounds	
	Building Ext Repairs	180,800		Building Ext Repairs	180,800
	Interior Renovations	822,000		Interior Renovations	822,000
	Kitchen Renovations			Kitchen Renovations	
	Bath Renovations			Bath Renovations	
	Interior Painting			Interior Painting	
	Replace Floors			Replace Floors	
	HVAC			HVAC	
	Window Coverings			Window Coverings	
	Electrical Upgrade			Electrical Upgrade	
	Plumbing Upgrade			Plumbing Upgrade	
	Security Lighting Upgrade			Security Lighting Upgrade	
PHA-Wide	Paving	50,000	PHA-WIDE	Development Costs	155,000
	Roofs	100,000			
	UPCS Inspections	5,000			
Total CFPEstimatedCost		\$1,257,800			\$1,257,800

**DEFINITION OF SUBSTANTIAL DEVIATION AND
SIGNIFICANT AMENDMENT OR MODIFICATION**

The following actions are defined as substantial deviation or significant amendment or modification:

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds.

POLICIES

- Change to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

**JACKSONHOUSINGAUTHORITY
RESIDENTCOMMISSIONERAND
RESIDENTADVISORYBOARDMEMBERS**

Earline Moore, *Resident Commissioner*
JHABoard of Commissioners
Appointed by Mayor of Jackson
Term: October 2000 - October 2005
President, Parkview Courts Resident
Association
160 Parkview Courts A
Jackson, Tennessee 38301

Laverne Godwin, President
McMillan Towers Resident Association
212 S. Fairground Street, #815
Jackson, TN 38301

Charles Dawson, President
Washington Douglas Resident
Association
389 Daughtery Street C
Jackson, Tennessee 38301

Undra Lyles, President
Allenton Heights Resident Association
214 Conger Street
Jackson, Tennessee 38301

Dorothy Jones, Section 8
Resident Advisory Board Member
66 Everett Street
Jackson, Tennessee 38301

Willie J. Cobb, Section 8
Resident Advisory Board Member
305 Stonewall Street
Jackson, Tennessee 38301

Hanna M. Bates, President
Rosewood Gardens Resident
Association
139 Rosewood Street B
Jackson, Tennessee 38301

Gladys Manuel, President
Lincoln Courts Resident Association
140 Lincoln Courts B
Jackson, Tennessee 38301

Mary Taylor
Public Housing Resident
Merry Lane Courts Resident
Association
496 Shannon Street
Jackson, Tennessee 38301

Thiaki Tidwell, Parent
Northwest Head Start Program
Washington Douglas Courts
52 Douglas Street A
Jackson, Tennessee 38301

Grace Jenkins, Section 8
Resident Advisory Board Member
1180 Hollywood Drive, #122
Jackson, Tennessee 38301

Audria Maddox, Section 8
Resident Advisory Board Member
30 Northfield Cove
Jackson, Tennessee 38305

Delois Carroll, Section 8
Resident Advisory Board Member
58 Everett Street
Jackson, Tennessee 38301

Paulette Luton, President
Kingfield Resident Association
33 Kingfield Drive
Jackson, Tennessee 38301

**DwellingLeaseAddendum
PetOwnershipinPublicHousing
JacksonHousingAuthority(JHA)**

As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105 - 276, 112 Stat. 2451, 2568 (the Public Housing Reform Act of 1998) added new section 31 (captioned Pet Ownership in Public Housing to the United States Housing Act of 1937). Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing - Rural Recovery Act of 1983 (12 U.S.C. 1701r-1) (the 1983 Act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter or affect these regulations in anyway, nor would the regulation in Section 227 of the 1983 Act apply in anyway to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a new subpart G to 24 CFR Part 960. The following policies must be complied with for pet ownership in JHA:

1. Pet ownership: A tenant may own one common household pet or have one common household pet present in the dwelling unit of such tenant, subject to the following conditions:
 - i. Common household pets are defined as dog, cat, fish. No other animals are permitted.
 - ii. Each Head of Household may own one pet.
 - iii. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Evidence of neutering/spaying can be provided by a statement/bill from veterinarian and/or staff of the humane society. The Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate or to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 15 pounds (fully grown).
 - iv. If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
 - v. If the pet is a dog, it shall not weigh more than 25 pounds (fully grown).
 - vi. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society.
 - vii. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose or chained outside, and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns.

- viii. All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. Pets which are unleashed, or leashed and unattended, on JHA property will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet and at the expense of the Tenant. Also, if a member of the JHA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet to the Humane Society.
- ix. Pets may not be left unattended for more than twenty-four consecutive hours. If it is reported to JHA staff that a pet has been left unattended for more than a twenty-four (24) consecutive hour period, JHA staff may enter the unit and remove the pet and transfer the pet to the Humane Society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant.
- x. Pets, as applicable must be registered by JHA staff prior to execution of the lease addendum. The pet will be photographed at the following location, and the Tenant agrees to transport the pet to the stated location: _____.

Note:

Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from JHA property.

- a) Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in the unit. Tenant taking pets outside must remove any solid waste generated by the pet and dispose of it properly (see Paragraph 5 below).
 - b) Prohibited Animals: Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman Pincher, Pit Bulldog, and/or any animal that displays vicious behavior. This determination will be made by a JHA representative prior to the execution of this lease addendum.
4. Pets shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. The Sector Coordinator will terminate this authorization, if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet.

If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants, or create a problem in the area of cleanliness and sanitation, the Sector Coordinator will notify the tenant, in writing, that the animal must be removed from the Public Housing Development. The written notice will contain the date by which the pet must be removed and this date must be complied with by the Head

of Household. This date will be immediate if the pet may be a danger or threat to the safety and security of other tenants. The Tenant may request a hearing, which will be handled according to JHA's established grievance procedure. Provided, however, the pet must be immediately removed from the unit upon notice during the hearing process if the cause is because of safety and security.

5. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the grounds of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage. If the JHA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
6. The Tenant shall have canine pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the JHA staff has to take a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

JACKSON HOUSING AUTHORITY FEES SCHEDULE

Type of Pet	Fee
Dog	\$150
Cat	\$100
Fish Aquarium	\$50

THE ENTIRE FEE (SUBJECT TO THE EXCEPTION LISTED BELOW) MUST BE PAID PRIOR TO THE EXECUTION OF THE LEASE ADDENDUM. NO PET SHALL BE ALLOWED IN THE UNIT PRIOR TO THE COMPLETION OF THE TERMS OF THIS PET POLICY. IT SHALL BE A SERIOUS VIOLATION OF THE LEASE FOR ANY TENANT TO HAVE A PET WITHOUT PROPER APPROVAL AND WITHOUT HAVING COMPLIED WITH THE TERMS OF THIS POLICY. SUCH VIOLATIONS SHALL BE CONSIDERED TO BE A VIOLATION OF SECTION 6(N) OF THE LEASE. THE FEES SHALL NOT BE REIMBURSED.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following:

(Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will not hold liable (indemnify) the landlord for any claims by or in injury to third parties or their property caused by my pet(s).

I agree to hold JHA liable for the loss of a pet due to my violation of this lease addendum.

I agree to pay a non-refundable fee of \$_____ to cover some of the additional operating cost incurred by JHA. I also understand that this fee is due and payable prior to the execution of this lease addendum.

I agree and understand that violating this lease addendum will result in the removal of the pet from the property of JHA, and that I may not be allowed to own any type of pet in the future while being an occupant of JHA, and may result in the termination of my lease with JHA.

Head of Household Signature

Unit

Date

Housing Authority Representative Signature

Date

**STATEMENT OF PROGRESS IN MEETING
THE 5 - YEAR PLAN MISSION AND GOALS**

MISSION

Jackson Housing Authority continues in its mission of providing quality housing and supporting services for low and moderate income persons to promote upward mobility and a better standard of living. However, the threat of reduced funding for operations has raised quite a bit of concern over the future of public housing.

GOALS

EXPAND THE SUPPLY OF ASSISTED HOUSING

JHA has expanded the supply of assisted housing by applying for additional rental vouchers and has been awarded an additional 257 housing choice vouchers since the initial FY 2000-2004 PHA 5 Year and Annual Plan was submitted to HUD. An application to secure more Housing Choice Vouchers was submitted, but was not funded. JHA has also reduced the public housing vacancy rate from 2.64% when the original draft plan was constructed in March 2000 to a rate of 1.08% for the last draft plan in March 2003. The Authority made a concerted effort to purchase a HUD 236 property with 138 units that was in foreclosure, but was unable to gain that asset. JHA has prepared an Asset Management Plan, which outlines other possible acquisition opportunities.

IMPROVE THE QUALITY OF ASSISTED HOUSING

JHA has maintained a high-performer status in the area of public housing management since before the inception of the plan. Renovation of public housing units continues to greatly improve the quality of housing. Funding has been awarded each year through the Capital Fund Program, which has allowed the Authority to continue the modernization of its public housing developments. There has not been any disposition or demolition of public housing, nor has a HOPE VI application been submitted. Replacement vouchers were granted for the above mentioned HUD 236 property. An Asset Management Plan was prepared and adopted. An implementation strategy has been drafted.

INCREASE ASSISTED HOUSING CHOICES

The Authority conducts outreach efforts to potential voucher landlords to broaden the availability of housing to voucher holders by encouraging voucher holders to look for units in non-impacted areas of the city. Voucher payment standards were increased to 110% FMR. A Section 8 Homeownership program was implemented on October 1, 2002. Successful results are expected as many Section 8 voucher holders have expressed a genuine interest in this program.

Homeownership for public housing residents is still a realistic goal as the Homebuyer Incentive Program continues to provide the needed assistance to help them become self-sufficient. A participant in the Homeownership Incentive (HI) Program was able to purchase a new home this year. The purpose of the program is to prepare families for home ownership, help them achieve economic independence and become self-sufficient, and eliminate dependence on governmental assistance. Components of the program include survival skills, money management, job readiness training and placement assistance, home ownership and personal counseling, GED assistance and case management. JHA is looking forward in helping others to achieve their dreams of owning a home.

PROVIDE AN IMPROVED LIVING ENVIRONMENT

The goal of providing an improved living environment has been quite challenging. The Authority continues to contract police services and other programs by using Weed and Seed funding. JHA works at mixing low and higher income tenants within the developments, and pursues alternative funding sources for resident programs.

PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The Authority has implemented a Social Services program to assist the clients with all areas of their needs such as counseling, personal finance, employment, parenting and obtaining other needed services. This department has been very successful in their efforts.

ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

JHA has and will continue to provide fair housing and equal opportunity information and training to applicants, residents and the community. Through the JHA Community Development Block Grant department, an Impediment to Fair Housing Study is funded along with other housing counseling services.

**JACKSONHOUSINGAUTHORITY
SECTION8HOMEOWNERSHIPPROGRAMCAPACITYSTATEMENT**

As provided in the "Section 8 Homeownership Final Rule" at 24 CFR part 982.625, PHAs are permitted to administer a voucher homeownership program, as provided in section 8(y) of the U.S. Housing Act of 1937. The Jackson Housing Authority demonstrates the capacity to administer a Section 8 Homeownership Program by satisfying the following criteria:

- a) The Authority has established a minimum homeowner downpayment requirement of at least 3 percent, and requires that at least 1 percent of the downpayment come from the family's resources;
- b) The Authority requires that financing for purchase of a home under its Section 8 Homeownership Program are insured, or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards; and
- c) The Authority has staff to successfully operate a Section 8 Homeownership Program.