

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2007

**PHA Name:**

**Jackson Metropolitan Housing Authority**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Jackson Metropolitan Housing Authority    **PHA Number:** OH040

**PHA Fiscal Year Beginning:** (mm/yyyy) 10/2007

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
 Number of public housing units: 165    Number of S8 units:    Number of public housing units:  
 Number of S8 units: 208

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Gary Keller    Phone: (740) 384-5627  
 TDD: (800) 750-0750    Email (if available): gwkeller@verizon.net

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

Main administrative office of the PHA  
 PHA development management offices  
 Main administrative office of the local, county or 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)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2007**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Attachments

2005 Capital Fund Performance and Evaluation Report (oh040a01)  
2006 Capital Fund Performance and Evaluation Report (oh040b01)  
Capital Fund Statement (oh040c01)  
Demolition/Disposition Activities (oh040d01)  
Violence Against Women Act Report (oh040e01)  
Resident Assessment Survey Follow-up Plan (oh040f01)

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace:**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

<b>Site-Based Waiting Lists</b>				
<b>Development Information:</b> (Name, number, location)	<b>Date Initiated</b>	<b>Initial mix of Racial, Ethnic or Disability Demographics</b>	<b>Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL</b>	<b>Percent change between initial and current mix of Racial, Ethnic, or Disability demographics</b>

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

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 next component.

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)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

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

5.  Yes  No: 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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?The Jackson Metropolitan Housing

Authority will utilize no more than 5% of its Housing Choice Voucher inventory at any one time.

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:

c. What actions will the PHA undertake to implement the program this year (list)?

Implementation of this program will be depend on the level at which HUD funds the program this fiscal year.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **State of Ohio**

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

- The PHA has based its statement of needs of families on its waiting lists 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)
  - The Jackson Metropolitan Housing Authority will continue to maintain and renovate its public housing units.
  - The Jackson Metropolitan Housing Authority will continue to market its public housing program and Section 8 Program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in Jackson Metropolitan.
  - The Jackson Metropolitan Housing Authority will continue to apply its limited resources to the effective and efficient management and operation of public housing and Section 8 programs.

Other: (list below)

The Jackson Metropolitan Housing Authority's Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

:

- To provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level.
- To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.
- To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in our jurisdiction.
- To facilitate the judicious management of our inventory, and the efficient management of staff.
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

We have similar principles for our Section 8 program:

- To create positive public awareness and expand the level of family, owner, and community support in accomplishing our mission.
- To maintain a high level of standards and professionalism in our day-to-day management of all program components.
- To provide decent, safe, and sanitary housing for very low-income families while maintaining their rent payments at an affordable level.
- To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
- To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.
- To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.
- To promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.

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

The State of Ohio Consolidated Plan made no specific actions or commitments to the Jackson Metropolitan Housing Authority.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Operations and

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	necessary)	Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 22 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	pursuant to an opinion of counsel on file and available for inspection.	Identification and Annual Management and Operations

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Jackson Metropolitan Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: OH16PO407 Replacement Housing Factor Grant No:		Federal FY of Grant:  2007
<input 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	90,000.00			
3	1408 Management Improvements				
4	1410 Administration	23,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00			
10	1460 Dwelling Structures	93,166.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	231,166.00			
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				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Jackson Metropolitan Housing Authority			Grant Type and Number CFP Capital Fund Program Grant No: OH16PO407 Replacement Housing Factor Grant No:		Federal FY of Grant:  2007
<input 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
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 Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	
Project 001	Replace Windows	1460		5,000.00				
	Carpet/Kitchen Remodeling	1460		10,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		10,000.00				
	Bathroom Remodeling	1460		5,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
Project 002	Carpet	1460		5,000.00				
	Kitchen Remodeling	1460		5,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		10,000.00				
	Bathroom Remodeling	1460		5,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
	Replace Windows	1460		5,000.00				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Jackson Metropolitan Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: OH16PO4050107 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2007		
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	
Project 003	Replace Air Handler	1460		38,166.00				
	Window Film	1460		15,000.00				
	Paving Repair	1450		5,000.00				
PHA- WIDE	Operations	1406		90,000.00				
	Admin. Salaries	1410		23,000.00				
	Architect	1430		10,000.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH16PO4050107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/30/09			9/30/10			
Project 001	9/30/09			9/30/10			
Project 002	9/30/09			9/30/10			
Project 003	9/30/09			9/30/10			

## 8. Capital Fund Program Five-Year Action Plan

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name Jackson MHA		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
<i>HA -Wide</i>		86,149.00	86,149.00	84,148.00	86,148.00
Project 001		46,000.00	36,500.00	37,811.00	47,000.00
Project 002		48,107.00	35,517.00	37,207.00	48,018.00
Project 003		53,000.00	75,000.00	72,000.00	52,000.00
CFP Funds Listed for 5-year planning		231,166.00	231,166.00	231,166.00	231,166.00
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

### Capital Fund Program Five-Year Action Plan

#### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2009		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	Estimated Cost	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	<i>Project 001</i>	<i>Carpet/replace windows</i>	7,000.00	<i>Project 001</i>	<i>Carpet /replace windows</i>	12,000.00
<b>Annual</b>		Concrete Repair	2,500.00		Concrete Repair	3,500.00
Statement		Bathroom Remodeling	5,000.00		Bathroom Remodeling	1,000.00
		Replace Doors/ Closets	2,500.00		Replace Doors/ Closets	10,000.00
		Kitchen Remodeling	5,000.00		Kitchen Remodeling	10,000.00
		Paving Repair	15,000.00	Project 002	<i>Carpet/replace windows</i>	12,220.00
		Stove Replacement	9,000.00		Concrete Repair	3,000.00
	Project 002	<i>Carpet/replace windows</i>	9,017.00		Bathroom Remodeling	1,000.00
		Concrete Repair	2,500.00		Replace Doors/Closets	9,297.00
		Bathroom Remodeling	5,000.00		Kitchen Remodeling	10,000.00
		Replace Doors/ Closets	2,500.00	Project 003	Carpet/replace windows	10,000.00
		Kitchen Remodeling	5,000.00		Replace Room Furnace	65,000.00
		Paving Repair	15,000.00	PHA - Wide	Operations	51,149.00
		Stove Replacement	9,000.00		Admin. Salaries	23,000.00

**8. Capital Fund Program Five-Year Action Plan**

	Project 003	Carpet/replace windows	3,000.00		Architect	10,000.00
		Replace Room Furnaces	50,000.00			
	PHA -Wide	Operations	51,149.00			
		Admin. Salaries	23,000.00			
		Architect	10,000.00			
Total CFP Estimated Cost			\$231,166.00			\$231,166.00

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : _4_			Activities for Year: __5_		
FFY Grant: 2010 PHA FY: 2010			FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>Project 001</i>	<i>Carpet /replace windows</i>	6,000.00	<i>Project 001</i>	<i>Carpet /replace windows</i>	9,000.00
	Concrete Repair	5,000.00		Concrete Repair	5,000.00
	Bathroom Remodeling	1,000.00		Bathroom Remodeling	3,000.00
	Replace Doors/Closets	6,000.00		Replace Doors/ Closets	6,000.00
	Kitchen Remodeling	19,811.00		Kitchen Remodeling	24,000.00
Project 002	<i>Carpet/replace windows</i>	9,960.00	Project 002	<i>Carpet/replace windows</i>	9,960.00
	Concrete Repair	5,000.00		Concrete Repair	5,000.00
	Bathroom Remodeling	1,000.00		Bathroom Remodeling	4,000.00



# Attachment oh040a01

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jackson Metropolitan Housing Authority		<b>Grant Type and Number</b> CFP Capital Fund Program Grant No: OH16PO4050105 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <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	51,148.00	215,915.00	78,274.92	78,274.92
3	1408 Management Improvements				
4	1410 Administration	25,000.00	23,990.00	23,990.00	23,990.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	146,257.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

<b>PHA Name:</b> Jackson Metropolitan Housing Authority	<b>Grant Type and Number</b> CFP Capital Fund Program Grant No: OH16PO4050105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/07  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)	<b>239,905.00</b>	<b>239,905.00</b>	<b>102,264.92</b>	<b>102,264.92</b>
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: <b>Jackson Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>OH16PO4050105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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	
Project 001	Carpet/ Second Floor Windows	1460		22,500.00				
	Kitchen Remodeling	1460		10,000.00				
	Sidewalk/Patio Repair	1450		5,000.00				
	Bathroom Remodeling	1460		5,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
Project 002	Carpet	1460		5,000.00				
	Kitchen Remodeling	1460		5,000.00				
	Sidewalk/Patio Repair	1450		5,000.00				
	Bathroom Remodeling	1460		5,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
	Replace Windows	1460		22,500.00				
Project 003	Replace Air Handler	1450		41,257.00				
	Window Film	1460		15,000.00				
PHA- WIDE	Operations	1406		51,148.00	215,915.00	78,274.92	78,274.92	
	Admin. Salaries	1410		25,000.00	23,990.00	23,990.00	23,990.00	
	Architect	1430		7,500.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Jackson Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program No: <b>OH16PO4050105</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2005</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	8/18/2007			8/17/09			
Project 001	8/18/2007			8/17/09			
Project 002	8/18/2007			8/17/09			
Project 003	8/18/2007			8/17/09			

# Attachment oh040b01

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jackson Metropolitan Housing Authority		<b>Grant Type and Number</b> CFP Capital Fund Program Grant No: OH16PO4050106 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ) 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <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	90,000.00	225,166.00		
3	1408 Management Improvements				
4	1410 Administration	30,000.00	5,000.00	5,000.00	5,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00			
10	1460 Dwelling Structures	77,212.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	212,212.00	230,166.00	5,000.00	5,000.00

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

<b>PHA Name:</b> Jackson Metropolitan Housing Authority	<b>Grant Type and Number</b> CFP Capital Fund Program Grant No: OH16PO4050106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: ) 1  
 Performance and Evaluation Report for Period Ending: 3/31/07  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: <b>Jackson Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>OH16PO4050106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
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	
Project 001	Replace Windows	1460		3,000.00	0			
	Carpet/Kitchen Remodeling	1460		3,000.00	0			
	Sidewalk/Patio Repair/Paving Repair	1450		3,000.00	0			
	Bathroom Remodeling	1460		5,000.00	0			
	Replace Furnace Doors	1460		2,500.00	0			
Project 002	Closet Door Replacement	1460		5,000.00	0			
	Carpet	1460		3,000.00	0			
	Kitchen Remodeling	1460		3,000.00	0			
	Sidewalk/Patio Repair/Paving Repair	1450		3,212.00	0			
	Bathroom Remodeling	1460		5,000.00	0			
Project 003	Replace Furnace Doors	1460		2,500.00	0			
	Closet Door Replacement	1460		5,000.00	0			
	Replace Windows	1460		5,000.00	0			
	Replace Air Handler	1460		30,000.00	0			
	Window Film	1460		10,000.00	0			
PHA- WIDE	Paving Repair	1450		5,000.00	0			
	Operations	1406		90,000.00	225,166.00			
	Admin. Salaries	1410		30,000.00	5,000.00	5,000.00	5,000.00	
	Architect	1430		0				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Jackson Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program No: <b>OH16PO4050106</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2006</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	7/17/08			7/17/10			
Project 001	7/17/08			7/17/10			
Project 002	7/17/08			7/17/10			
Project 003	7/17/08			7/17/10			



**Capital Fund Statement**  
**Attachment oh040c01**

At the submission of this FY 2007 Capital Funds budget it is the intent of the Jackson Metropolitan Housing Authority to implement the Capital Funds Program as outlined in the budget as presented. It should be noted that the Jackson Metropolitan Housing Authority by HUD regulation has the right to utilize 100% of the Capital Funds for operation costs, this will serve as a notice that if the Jackson Metropolitan Housing Authority is funded at less than 100% of PFS it intends to revise the FY 2007 Capital Fund budget to make up any shortfall in the operating fund.

The operating fund covers the difference between rents collected in public housing and its real costs for management, maintenance, utilities, insurance, and other overhead expenses. When Congress capped the rents housing authorities could charge at 30 percent of residents' income, it committed to pay an operating subsidy that would cover the reasonable, necessary costs of operating and maintaining public housing.

**Attachment oh040d01**

**Jackson Metropolitan Housing Authority  
Annual Plan**

**Fiscal Year 10/01/2007 – 09/30/2008**

**Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Bundy Heights 1b. Development (project) number: OH040-002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: <u>(07/01/2008)</u>
5. Number of units affected: 56
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

**Attachment oh040e01**  
**Jackson Metropolitan Housing Authority**  
**Annual Plan**  
**Fiscal Year 10/01/2007 – 09/30/2008**

**Violence Against Women Act Report**

**The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.**

The Jackson Metropolitan Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Jackson Metropolitan Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.**

The Jackson Metropolitan Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Jackson Metropolitan Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**

The Jackson Metropolitan Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Jackson Metropolitan Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**Attachment oh040f01**  
**Follow-up Plan to the Resident Assessment Survey**

The results of the Resident Service and Satisfaction Survey indicate that Jackson Metropolitan Housing Authority received the following scores:

Communications	69.8%
Safety	60.7%
Neighborhood Appearance	63.1%

These scores are a result of the responses received from the residents at Fairview Terrace and Bundy Heights. As a result of these scores, we are required to include this Resident Assessment Follow-up Plan along with our PHA Annual Plan for our fiscal year that begins on October 1, 2007. The Jackson Metropolitan Housing Authority will do the following as a result of the score they received on the Resident Service Satisfaction Survey in the area of Communications, Safety and Neighborhood Appearance:

**Communications:**

The staff of the Jackson Metropolitan Housing Authority will continue to meet with the residents on a regular basis to keep them informed of any issues regarding their tenancy, and more specifically with the capital fund improvements scheduled for their developments. We will also mail out notices to them with any information that may affect the occupancy of their units.

**Safety:**

The areas identified in this area pertain to the general upkeep of the grounds and noise

**Neighborhood Appearance:**

The areas identified in this area pertain to the general upkeep of the grounds and noise complaints. It is the intent of the Jackson Metropolitan Housing Authority to improve in the area of neighborhood appearance by continuing to put emphasis on trash pick-up. Currently, the Jackson Metropolitan Housing Authority does general grounds trash pickup on Mondays and Thursdays. The Jackson Metropolitan Housing Authority will increase the trash pickup schedule. In addition, the Jackson Metropolitan Housing Authority will take greater measures to hold residents and leaseholders accountable by enforcing lease violations and Jackson Metropolitan Housing Authority policies already in place. Those that reside with us create the conditions identified.

**Scores Received on Cambrian Hotel**

The following scores were received for the above noted property, and are well above the national average:

Maintenance and Repair	92.8%
Communication	85.7%
Safety	84.0%
Services	96.2%
Neighborhood Appearance	87.1%