

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2013
Annual Plan for Fiscal Year 2008

VERSION 2

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Jackson, Mississippi

PHA Number: MS103

PHA Fiscal Year Beginning: 07/01//2008

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
PHA FISCAL YEARS 2008- 2013
[24 CFR Part 903.5]

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)

It is the mission of the Housing Authority of the City of Jackson, Mississippi to be the leader in our community in providing quality and affordable housing, while maintaining a safe environment, supported by programs and services to encourage economic improvement, personal empowerment and home ownership.

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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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

Due to the demolition of 184 units of public housing at Whiterock Apartments and 152 units of public housing at Willow Grove Apartments, JHA will continue to implement steps to increase housing inventory according to area needs, which includes increasing JHA

associated housing stock by June 2009. JHA will begin acquiring properties in the Midtown area during fiscal year 2008. Phase I of this project will include acquisition, rehabilitation and new development of affordable housing.

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) **77**

Due to Katrina, JHA had waivers in its submission of certain aspects of PHAS. Even so, JHA continues to improve its efforts to improve the physical condition of properties, decrease vacancy rate and management of its total operations. By FY 2009, JHA will increase its PHAS score to at least 82.

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

To continue to increase services to residents, increase community partners and better communicate management strategies. It is important to management that residents and citizens of Jackson know that the Housing Authority is being proactive in meeting its mission.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

The Housing Authority will continue to monitor and evaluate data to direct capital fund resources to those units and buildings that require the most attention and expect to reduce the need for maintenance as a result of such data.

Renovate or modernize public housing units:

By June 2009, the Housing Authority will work to improve the outside appearance of buildings at Golden Key Apartments by painting stairways and additional landscaping. JHA will also begin to address minor repairs to the interior/exterior and outside appearance of the 12 Midtown properties

Demolish or dispose of obsolete public housing:

As a result of HUD approved demolition/disposition, 15.34 acres of vacant land located at former White Rock property and 15.02 acres of

vacant land located at the former Willow Grove site will be disposed of at the Fair Market Value or via public and/or negotiated sale. Proceeds from the sale of the property will be used for acquisition, rehabilitation and or new development of housing for low to moderate income families, including the elderly/disabled.

FY 2008 JHA will evaluate the environmental condition of all properties prior to any purchase and obtain approval from HUD.

Provide replacement public housing:

JHA will request replacement housing factor funds to assist with replenishing its housing stock due to demolition. JHA will acquire new properties, place under ACC agreement and use as public housing units.

Provide replacement vouchers:

JHA received relocation/replacement Section 8 housing vouchers during fiscal year 2007.

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

Ongoing is the homeownership program with the proceeds from sales being used to create new homeownership opportunities. Section 8 Program is also involved with the homeownership efforts.

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

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:

Continue a law enforcement presence and/or private patrol presence at Golden Key and Midtown. JHA has implemented a comprehensive monitoring system using passive surveillance, in addition to working with and utilizing local law enforcement and a private patrol firm.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

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:

Continue to partner with local employment agencies to assist with employment opportunities for residents.

Provide or attract supportive services to improve assistance recipients' employability:

Continue to partner with and establish new links with local institutions of higher education and other entities that promote upward mobility to the community through broad base skills training and through these links make available supportive services to improve assistance recipients employment.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Continue to identify community resources serving the elderly and families with disabilities and expand existing community resource directory and through these resources, make available 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:

Continue to monitor JHA's implementation of fair housing provisions monthly.

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:

Continue to investigate and resolve complaints completely and expeditiously monthly.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Continue utilizing the best in design to ensure accessibility and comply with the provision of 504. JHA will make sure any aspect Of modernization work will incorporate provisions of 504 as part of minimum design guidelines.

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This annual plan continues to outline the direction the Housing Authority plans to take in meeting statutory requirements, meeting customer demands and the plan to position the Housing Authority to meet the future needs of the local housing market. Fiscal year 2008 - 2009 will be a continuance of our goals including a special focus on the age of our housing stock, replenishing the affordable housing stock and partnering with other agencies to pool resources. The Housing Authority will acquire, rehabilitate and/or build new affordable housing to replace some of the units lost via demolition. The annual plan also continues to focus on self-sufficiency & upward mobility by providing opportunities and support for those families who are ready to take the next step in community living – home ownership.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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 file name in parentheses in the space to the right of the title.

Required Attachments:

Admissions Policy for Deconcentration

- FY 2008 Capital Fund Program Annual Statement
- 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
- FY 2008 Capital Fund Program 5 Year Action Plan
- 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)

FY 2004 Capital Fund Program & Evaluation
FY 2005 Capital Fund Program & Evaluation
FY 2006 Capital Fund Program & Evaluation
FY 2007 Capital Fund Program & Evaluation
FY 2008 Capital Fund Program & Evaluation

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 Certifications 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 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	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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
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 <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 <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	Public housing grievance procedures <input checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	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 homeownership 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
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	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 903.7 9 (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	12,399	5	5	5	2	4	5
Income >30% but <=50% of AMI	8,858	4	5	5	2	4	5
Income >50% but <80% of AMI	2,298	3	3	3	3	3	3
Elderly	1,819	5	4	5	4	5	5
Black/Non Hisp.	55.6%						
White/Non Hisp.	43.4%						

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 Jurisdictions
Indicate year: **City of Jackson, Mississippi August 15, 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/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs 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	1145		35
Extremely low income <=30% AMI	916	80%	
Very low income (>30% but <=50% AMI)	206	18%	
Low income (>50% but <80% AMI)	22	2%	
Families with children	974	85%	
Elderly families	28	2%	
Families with Disabilities	143	13%	
Hispanic/Other	1 Hispanic/other	.5%	
White	28	2.5%	
Black	1114	97%	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR	114	10%	
2 BR	513	45%	
3 BR	392	34%	
4 BR	119	10%	
5 BR	7	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	288		20
Extremely low income <=30% AMI	230	80%	
Very low income (>30% but <=50% AMI)	48	17%	
Low income (>50% but <80% AMI)	10	3%	
Families with children	271	92%	
Elderly families	2	1%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	15	7%	
White	3	1%	
African Amer.	285	99%	
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
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)? 48 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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 finance 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)

Utilizing capital funds, replacement housing funds, tax credits and/or development funds to create affordable housing opportunities.

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 in 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 vouchers 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 vouchers 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 shown 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

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$875,000	Operations, Administrative, Maintenance, & Up keep
b) Public Housing Capital Fund	\$795,000	Acquisition, Rehabilitation Development
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,699,712	Administrative, Housing Assistance Payments
f) Resident Opportunity and Self-Sufficiency Grants (Homeownership)	\$165,588	Administrative, Training & Counseling
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 501-07	\$795,357	Acquisition Renovations & Development Activity
3. Public Housing Dwelling Rental Income	\$538,000	Administrative Operations Administrative PILOT (Payment in Lieu of Taxes)
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$5,868,657	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number):**30**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Criminal records, credit reports, NCIC reports, Sex Offender report and landlord references are verified after families are within the first 5 of being offered a unit.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe): **Credit Report and Sex Offender Reports**

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- 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 admissions 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
- 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
- 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences:

- 1 Involuntary Displacement (Natural Disasters, Government Action)**
- 2 Victims of domestic violence**
Substandard housing
- 3 Homelessness**
High rent burden
- 4 Date and Time**

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 the 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
- Other preference(s) (list below)

Preferences according to priority:

- 1 Involuntary Displacement (Natural Disasters, Government Action)
- 2 Victims of Domestic Violence
- 3 Homelessness

- 4 Date & Time: **If the Housing Authority has more than one applicant requesting the Involuntary Displacement, VAWA or Homelessness preference, then Date and Time will be the deciding factor.**

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
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs 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) **From JHA, Eviction History, Damage to Rental Unit, Drug Trafficking by Family Members, Other Aspects of Tenancy History[To be Specified]**

(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: **For circumstances where finding safe, decent, and sanitary housing is difficult and with supporting documentation**

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

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

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

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 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
 Other preference(s) (list below)
Applicants who are elderly, disabled,, or more than one person families will be given a selection priority over all "Other Single" applicants regardless of preference status.

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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

Involuntary Displacement (Natural Disasters, Government Action)

- 1 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
 Other preference(s) (list below)

Preferences according to priority:

- 1 Victims of Domestic Violence
- 2 Date & Time: If the Housing Authority has more than one applicant requesting the VAWA preference, then Date and Time will be the deciding factor. **Therefore, VAWA will be preference #1 and Date and Time will be preference #2.**
- 3 Elderly & Disabled, Families with children

4. Among applicants on the waiting list with 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 ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs 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
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 10%
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): **Jackson Metro Apartment Guide**

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs 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)

1. Family has lost eligibility for assistance or is awaiting determination for a Federal, state or Local assistance program

2. Family will be evicted due to the imposition of the minimum rent requirement
3. Family's income has decreased due to changed circumstances including loss of employment.

5. Operations and Management

[24 CFR Part 903.7 9 (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	164	35
Section 8 Vouchers	363	20
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	0
Other Federal Programs(list individually)	N/A	

Capital Fund	164	35

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) :

- **Facility Operations Manual to include Maintenance Plan**
- **Admissions and Continued Occupancy Policy to include Pest Control Policy**
- **Personnel and Policy Manual**
- **Procurement Manual**

(2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (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-52837.

Select one:

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

-or-

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

(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-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

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

Applicability of sub-component 7B: 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.

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan 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:

If funds become available JHA will apply for Whiterock and Willow Grove Apartments

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

If yes, list developments or activities below:

Replacement Housing Units for White Rock and/or Willow Grove Apartments and may provide Mixed Financed Housing

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

[24 CFR Part 903.7 9 (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: White Rock Apartments
1b. Development (project) number: MS103006-01
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(December 2006)</u>
5. Number of units affected: 182
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: September 2006 b. Projected end date of activity: September 2009

Demolition/Disposition Activity Description
1a. Development name: Willow Grove Apartments
1b. Development (project) number: MS103006-02
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(March 2007)</u>
5. Number of units affected: 152
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: 09/2007 b. Projected end date of activity: 05/2009

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

[24 CFR Part 903.7 9 (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: Golden Key Apartments 1b. Development (project) number: MS103006-03
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(10/30/1975)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan? N/A
6. Number of units affected: 152 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 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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: Rolling Pines/Presidential Hills
1b. Development (project) number: MS26P103-005
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/04/2000)
5. Number of units affected: 32
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance – N/A

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:

Must be eligible for the Housing Choice Voucher program

Must qualify as a first-time homeowner, or may be a co-operative member

Must meet the Federal minimum employment requirements

Must have had no family-caused violations of HUD's Housing Quality standards within the last twelve (12) months.

Must be within the initial 1 year period of a HAP Contract.

Must not owe money to the PHA

Must have not committed any serious or repeated violations of a PHA – assisted lease within the past twelve (12) month period.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 has 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? **02/11/2000**

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting	Access (development office / PHA main office /	Eligibility (public housing or section 8

		list/random selection/specific criteria/other)	other provider name)	participants or both)
Health Screening	152	All Residents	PHA Comm Room	PH
Senior Holiday Dinner	152	All Seniors/and	PHA Comm Room	PH
Home Health Services	50	Age Criteria	Golden Key Res. Apts	PH
Commodity Surplus Food	135	Age Criteria	GoldenKey Dev. Off.	PH
Computer Literacy	152	All Residents	NN Computer Lab	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	49	39

- 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 plans 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

INTRODUCTION

A. REQUIREMENT

Each adult resident of the JHA shall:

1. Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or
2. Participate in an economic self-sufficiency program (defined below) for eight (8) hours per month.
3. Perform eight (8) hours per month of combined activities (community service and economic self-sufficiency program).

B. EXEMPTIONS

The JHA shall provide an exemption from the community service requirement for any individual who:

1. Is sixty-two (62) years of age or older
2. Is a blind or disabled individual, as defined under section 216[i][I] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual
3. Is engaged in a work activity as defined in section 407[d] of the Social Security Act
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
5. Is in a family receiving assistance under a State program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the JHA is located,

including a State administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program

The JHA will re-verify exemption status annually except in the case of an individual who is sixty-two (62) years of age or older.

The JHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the JHA definition includes any of the following:

1. Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan;
2. Participating in an educational or vocational training program designed to lead to employment, at least thirty (30) hours per week
3. Improving the physical environment of the resident's development;
4. Volunteer work in a local school, hospital, child care center, homeless shelter, or other community service organization;
5. Working with youth organizations;
6. Helping neighborhood groups on special projects;
7. Raising young (pre-school) children at home where spouse is working;
8. Participation in programs that develop and strengthen resident self responsibility such as:
 - a) Drug and alcohol abuse counseling and treatment

- b) Household budgeting
- c) Credit counseling
- d) English proficiency; or
- e) Other activities as approved by the JHA on a case-by-case basis

The JHA will give residents the greatest choice possible in identifying community service opportunities.

The JHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

Requirement- For each public housing resident subject to the requirement of community service, the JHA shall, thirty (30) calendar days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The JHA will verify compliance annually. If qualifying activities are administered by an organization other than the JHA , the JHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the JHA determines that a resident subject to the community service requirement has not complied with the requirement, the JHA shall notify the resident of such noncompliance including:

1. that the determination of noncompliance is subject to the administrative grievance procedure under the JHA 's Grievance Procedures;
2. that unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed; and
3. that the JHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the JHA

enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the twelve (12) month term of the lease.

Ineligibility for Occupancy for Non-compliance

The JHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. JHA'S RESPONSIBILITY

The JHA will ensure that all community service programs are accessible for persons with disabilities.

The JHA will ensure that:

1. The conditions under which the work is to be performed are not hazardous;
2. The work is not labor that would be performed by the JHA 's employees responsible for essential maintenance and property services;
3. The work is not otherwise unacceptable

G. JHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The JHA will administer its own community service program, with cooperative relationships with other entities.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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 areas 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)

Automobile and unit break-ins

2. What information or data did the PHA use to determine the need for PHA actions to improve 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 anticrime/anti drug programs
- Other (describe below) **Security/Patrol Reports**

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

- Golden Key Apartments**
- Mid Town Homes**
- Presidential Hills Homes**

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

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

Passive Surveillance

Upgrade Alarm Systems

Install Electronic Preventive Measures

Re-Key Lock Cores

Redesign Entrance to Sites for Better Monitoring and Control

Re-Striping Lots with Designated Parking and Re-Signing Paved Areas

Installing security glass in down stairs windows

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

Mid Town Homes

Golden Key Apartments

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

PHAs eligible for FY 2000 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 FY 2003 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

Because of merger of PHDEP funding with the public housing operating funding for FY 2002, the PHDEP plan template is not attached.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Statement of PHA's policies and procedures regarding ownership of pets in public housing:

The Housing Authority of the City of Jackson, Mississippi ("The Housing Authority") is in full compliance with QWRA 1998, Section 526 and 24 CFR 903.9 and has created policies and procedures regarding pet ownership in public housing. The Housing Authority allows residents of public housing to own one or more common household pets subject to the reasonable requirement outlined in its Pet Policy such as:

1. Registration of pets
2. Standards for pets
3. Type and size of pets

The Housing Authority prohibits pets that are considered dangerous and/or pets that threaten the health and safety of other residents. The Housing Authority will not allow pets in common areas including lobbies, community rooms and laundry areas except for those common areas that are entrances to and exits from the buildings.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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 (42 U.S.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

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
- Questions & Answers during meeting on 2008 Annual Plan

- (Q) Can the inside of the apartments be painted? (Loberta Lowe, A-103)
 - (A) The HA will look into this.
- (Q) The residents would like to have a phone in the security guard house. (Elizabeth Lindsey, A-302)
 - (A) JHA is working on this.
- (Q) Will JHA provide 24-Hour security? (Loberta Lowe, A-103)
 - (A) No, security will be provided at peak times of the day.
- (Q) What will be done about pest control? (Mildred Smith, B-111; Hazel Sherrod, B-303)
 - (A) JHA will get together with pest control company to come up with a solution. JHA will also check into having pest control to spray building exteriors.
- (Q) Residents have started to see rodents around the complex. (Gladys Pellman, C-111)
 - (A) JHA will get together with pest control company to come up with a solution. In the meantime, management is asking residents not to discard food on the outside of the complex; this attracts rodents and other pests.
- (Q) Pest control company doesn't want residents to spray insecticides because common household sprays counteract with pest control solution. (Annie McWilliams, B-114)
 - (A) JHA has never told residents not spray their units.
- (Q) What can be done about leaks in the roof? (Annie McWilliams, B-114; Enos Catchings, C-315; Hilda Knight, B-210; Leana Friday, A-208)
 - (A) Property Manager will contact a roof company to evaluate the problem and make necessary repairs.
- (Q) Can pest control company spray hallways and lobbies? (Mildred Smith, B-111)
 - (A) Yes, JHA will speak to them about this.
- (Q) Last year snakes were seen on the outside. What can we do to prevent this? (Annie McWilliams, B-114)
 - (A) This issue will be addressed with pest control company.
- (Q) Faucets are leaking in my unit. (Glories Brown, A-102; Enos

Catchings, C-315))

- (A) Make sure you have put a work order and maintenance will repair the problem.
- (Q) Can Property Manager provide transportation to appointments for residents? (Gladys Pellman, C-111)
(A) JHA does not provide transportation for residents.
- (Q) Can JHA Provide furniture for the lobby areas? (Lucy Fisher, A-202)
(A) JHA will look into this.
- (Q) How long do you have to live in a unit before it can be decorated? (Mildred Smith, B-111)
(A) It was clarified by other residents that this tenant meant she wanted her interior painted because she has been there a number of years and it was advised that JHA will look into this.
- (Q) The parking lot is in need of repair. (Hudson Bryant, B-207)
(A) JHA will look into getting these repairs done in the future.
- (Q) JHA provided the units with vertical blinds, but will carpet be replaced in the units? (Laura Anderson, A-112)
(A) This was only for the units where the carpet was not cleanable.

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)

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: (provide name here): **City of Jackson, Mississippi**

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)
- Other: (list below)

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

D. Other Information Required by HUD

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

Amendments/Modifications to the Plan:

The Housing Authority of the City of Jackson may amend or modify its annual or 5-year plan after submitting the plan to HUD. If the modifications are considered a “significant amendment” or substantial modification”, the Housing Authority will comply with 24 CFR 903.21. The Housing Authority defines “significant amendment or “substantial modification” as follows:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year action Plan) or change in the use of replacement reserve funds under the Capital fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Admissions Policy for Deconcentration:

DECONCENTRATION OF POVERTY AND INCOME-MIXING

The Housing Authority of the City of Jackson admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing income purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The Housing Authority of the City of Jackson (the “Housing Authority”) will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the Housing Authority of the City of Jackson deconcentration efforts.

The Housing Authority will use the gathered tenant income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the Housing Authority in its deconcentration goals.

If the Housing Authority’s annual review of tenant income indicate that there has been a change in the tenant income characteristics of a particular project, the Housing Authority will evaluate the changes to determine whether, based on the Housing Authority’s methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the Housing Authority has met the deconcentration goals and the project needs no particular designation.

Section 8 Homeownership Capacity Statement:

The Housing Authority of the City of Jackson, Mississippi (“The Housing Authority”) will fully comply with 24 CFR 982.625 and has outlined in its Annual Plan that it has the capacity, or will acquire the capacity, to successfully operate a Section 8 homeownership program. General requirements and/or policies outlined in the Section 8 Administrative Plan include:

HOMEOWNERSHIP [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

The PHA may make homeownership available to all who qualify, or restrict homeownership to families or purposes defined by the PHA. The PHA may also limit the number of families assisted with homeownership.

Eligibility Requirements [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

The family must be eligible for the Housing Choice Voucher program.

The family must qualify as a first-time homeowner, or may be a co-operative member.

The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.

The family must meet the Federal minimum employment requirement.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

HUD regulations define “full time employment” as not less than an average of 30 hours per week.

The Federal minimum employment requirement does not apply to elderly or disabled families.

Any family member who has previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

The PHA will impose the following additional initial requirements:

The family has had no family-caused violations of HUD’s Housing Quality standards within the last twelve (12) months.

The family is not within the initial 1-year period of a HAP Contract.

The family does not owe money to the PHA.

The family has not committed any serious or repeated violations of a PHA-assisted lease within the past twelve (12) month period.

Homeownership Counseling Requirements [24 CFR 982.630]

When the family has been determined eligible, they must attend and complete homeownership counseling sessions. These counseling sessions will be conducted by Housing Education and

Economic Development (HEED). Such counseling shall be consistent with HUD-approved housing counseling.

The following topics will be included in the homeownership counseling sessions:

Home maintenance (including care of the grounds);

Budgeting and money management;

Credit counseling;

How to negotiate the purchase price of a home;

How to obtain homeownership financing and loan preapprovals, including a description of types of financing that may be available, and the pros and cons of different types of financing;

How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;

Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;

Information about RESPA, state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions;

Eligible Units [24 CFR 982.628]

The unit must meet all of the following requirements:

The unit must meet HUD's "Eligible Housing" requirements. The unit may not be any of the following:

A public housing or Indian housing unit;

A unit receiving Section 8 project-based assistance;

A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;

A college or other school dormitory;

On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.

The unit was already existing or under construction at the time the family was determined

eligible for homeownership assistance.

The unit is a one-unit property or a single dwelling unit in a cooperative or condominium.

The unit has been inspected by the PHA and by an independent inspector designated by the family.

The unit meets HUD Housing Quality Standards.

The PHA must not approve the seller of the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

PHA Search and Purchase Requirements [24 CFR 982.629]

The PHA has established the maximum time that will be allowed for a family to locate and purchase a home.

The family's deadline date for locating a home to purchase will be three (3) months from the date the family's eligibility for the homeownership option is determined.

The family must obtain financing for the home within three (3) months of the date eligibility for the homeownership program is determined.

The family must purchase the home within six (6) months of the date eligibility for the homeownership program is determined.

The PHA will require periodic reports on the family's progress in finding and purchasing a home. Such reports will be provided by the family at intervals of thirty (30) days.

If the family is unable to purchase a home within the maximum time limit, the PHA will place the family's name on the waiting list for a voucher.

Inspection and Contract [24 CFR 982.631]

The unit must meet Housing Quality Standards, and must also be inspected by an independent professional inspector selected and paid by the family.

The independent inspection must cover major building systems and components. The inspector must be qualified to identify physical defects and report on property conditions, including major building systems and components. These systems and components include, but are not limited to:

Foundation and structure;

Housing interior and exterior;

Roofing;

Plumbing, electrical and heating systems.

The independent inspector must not be a PHA employee or contractor. The PHA will not require the family to use an independent inspector selected by the PHA, but the PHA has established the following standards for qualification of inspectors selected by the family.

Copies of the independent inspection report will be provided to the family and the PHA. Based on the information in this report, the family and the PHA will determine whether any pre-purchase repairs are necessary.

The PHA may disapprove the unit for homeownership assistance because of information in the report.

The family must enter into a contract of sale with the seller of the unit. A copy of the contract must be given to the PHA. The contract of sale must specify the price and terms of sale, and provide that the purchaser will arrange for a pre-purchase independent inspection of the home. The contract must also:

Provide that the purchaser is not obligated to buy the unit unless the inspection is satisfactory;

Provide that the purchaser is not obligated to pay for necessary repairs; and

Contain the seller's certification that he or she has not been debarred, suspended or subject to a limited denial of participation.

Financing [24 CFR 982.632]

The family is responsible for securing financing. The PHA has established financing requirements, listed below, and may disapprove proposed financing if the PHA determines that the debt is unaffordable.

The PHA will prohibit the following forms of financing:

balloon payment mortgages

variable interest rate loans

seller financing on a case-by-case basis

The PHA will require a minimum cash down payment of five (5%) percent of purchase price to be paid from the family's own resources.

Continued Assistance [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. The family or lender is not required to refund homeownership assistance for the month when the family moves out.

The family must comply with the following obligations:

The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to CFR 982.551 (h) and (i).

The family must supply information to the PHA or HUD as specified in CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.

The family must notify the PHA before moving out of the home.

The family must notify the PHA if the family defaults on the mortgage used to purchase the home.

No family member may have any ownership interest in any other residential property.

The family must attend and complete ongoing homeownership counseling.

The home must pass a HUD Housing Quality Standards inspection yearly.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

Maximum Term of Homeownership Assistance [24 CFR 982.634]

Except in the case of elderly or disabled families, the maximum term of homeownership

assistance is:

15 years, if the initial mortgage term is 20 years or longer, or

10 years in all other cases.

The elderly exception only applies if the family qualified as elderly at the start of homeownership assistance. The disabled exception applies if, at any time during receipt of homeownership assistance, the family qualifies as disabled.

If the family ceases to qualify as elderly or disabled during the course of homeownership assistance, the maximum term becomes applicable from the date assistance commenced. However, such a family must be afforded at least 6 months of homeownership assistance after the maximum term becomes applicable.

If the family receives homeownership assistance for different homes, or from different PHAs, the total is subject to the maximum term limitations.

Homeownership Assistance Payments and Homeownership Expenses [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in this plan for the Housing Choice Voucher program.

The PHA will pay the homeownership assistance payment to a lender on behalf of the family.

Some homeownership expenses are allowances or standards determined by the PHA in accordance with HUD regulations. These allowances are used in determining expenses for all homeownership families and are not based on the condition of the home.

Homeownership expenses include:

Principal and interest on mortgage debt.

Mortgage insurance premium.

Taxes and insurance.

The PHA utility allowance used for the voucher program.

The PHA allowance for routine maintenance costs \$500 annually.

The PHA allowance for major repairs and replacements \$1000 annually.

Principal and interest on debt for improvements.

If the home is a cooperative or condominium, expenses also include operating expenses or maintenance fees assessed by the homeowner association.

Portability [24 CFR 982.636, 982.353(b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and in Chapter 13 of this plan, the family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families.

The receiving PHA may absorb the family into its voucher program, or bill the initial PHA. The receiving PHA arranges for housing counseling and the receiving PHA's homeownership policies apply.

Moving With Continued Assistance [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA prohibits more than one move by the family during any one year period.

The PHA will deny permission to move with continued rental or homeownership assistance if the PHA determines that it does not have sufficient funding to provide continued assistance.

The PHA will require the family to complete additional homeownership counseling prior to moving to a new unit with continued assistance under the homeownership option.

Denial or Termination of Assistance [24 CFR 982.638]

Termination of homeownership assistance is governed by the policies for the Housing Choice Voucher program contained in chapter 15 of the Administrative Plan. However, the provisions of CFR 982.551 (c) through (j) are not applicable to homeownership.

The PHA will terminate homeownership assistance if the family is dispossessed from the home due to a judgment or order of foreclosure.

The PHA will permit such a family to move with continued voucher rental assistance. However, rental assistance will be denied if the family defaulted on an FHA-insured mortgage, and the family fails to demonstrate that:

The family has conveyed, or will convey, title to the home as required by HUD, and

The family has moved, or will move, within the period required by HUD.

The PHA will terminate homeownership assistance if the family violates any of the family obligations contained in this section.

The PHA will terminate homeownership assistance if the family violates any of the following family obligations:

Transfer or conveyance of ownership of the home;

Providing requested information to the PHA or HUD;

Notifying the PHA before moving out of the home;

Pilot Program for Homeownership Assistance for Disabled Families [CFR 982.642]

The PHA has the option of offering assistance under the pilot program instead of, or in addition to, the homeownership assistance described in this section. Most of the regulations governing homeownership assistance apply to the pilot program.

Eligibility: the family must meet the definition of "disabled family." The family is not required to meet the low-income requirement, but annual income cannot exceed 99% of the area median.

The family must not be a current homeowner and must close on the home within 3 years of July 23, 2001. The family need not meet the definition of "first-time homeowner."

Homeownership Assistance Payments: Payments are calculated as described in this section. A low-income family receives the full assistance payment. A family whose annual income is between 81% and 89% of area median receives 66% of the assistance payment. A family whose annual income is between 90% and 99% of area median receives 33% of the assistance payment. The PHA must make payments to the lender.

Mortgage Defaults: The PHA may permit the family to move with continued homeownership assistance if the default is due to catastrophic medical reasons or to the impact of a federally declared disaster.

***The PHA [will/will not] offer homeownership assistance under the pilot program for disabled families.**

To the extent applicable, the PHA's policies for homeownership assistance apply to families participating in the pilot program.

Recapture of Homeownership Assistance [24 CFR 982.640]

The PHA will comply with CFR 982.640 in recapturing a percentage of the homeownership assistance provided to the family upon sale or refinancing of the home. Upon purchase of the home, the family shall execute documentation securing the PHA's right to recapture homeownership assistance.

Attachments

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

<u>Attachment</u>	<u>File Name</u>	<u>Type</u>
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1. Deconcentration & Income Mix
2. Organization chart
3. FY CFP 2008
4. FY CFP 2007
5. FY CFP 2006
6. FY CFP 2005
7. FY CFP 2004
8. CFP 5 Year
9. Victims of Domestic Violence

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <p style="text-align: center; color: blue;">Jackson Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No. MS26P103-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center; color: blue;">2004</p>
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- | | | |
|---|--|---|
| <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: 12/31/2007 | | <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	\$80,000.00	\$164,242.00	\$164,242.00	\$164,242.00
3	1408 Management Improvements	\$33,000.00	\$20,683.00	\$20,683.00	\$34,142.84
4	1410 Administration	\$65,000.00	\$65,000.00	\$65,000.00	\$50,712.56
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00	\$137,000.00	\$137,000.00	\$111,037.86
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$60,990.00	\$60,990.00	\$60,990.00	\$61,944.25
10	1460 Dwelling Structures	\$418,822.00	\$232,295.00	\$232,295.00	\$116,248.21
11	1465.1 Dwelling Equipment-Nonexpendable	\$12,000.00	\$12,000.00	\$12,000.00	\$20,541.51
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$10,000.00	\$139,000.00	\$139,000.00	\$134,975.81
18	1498 Re-Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$739,812.00	\$831,210.00	\$831,210.00	\$693,845.04
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

**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 Housing Authority	Grant Type and Number Capital Fund Program Grant No.: MS26P103-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Da
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide 0) Operations	06/30/06			06/30/08			
1)Mngmt Improv./System Upgrade	06/30/06			06/30/08			
0	06/30/06			06/30/08			
HA-Wide Admin. Salaries	06/30/06			06/30/08			
" A & E Fees	06/30/06			06/30/08			
"				06/30/08			
"							
"							
Dev. 01 Whiterock	06/30/06			06/30/08			
Dev. 02 Willow Grove	06/30/06			06/30/08			
FF Y-03 Golden Key	06/30/06			06/30/08			
FF Y-04 Mid Town	06/30/06			06/30/08			

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Jackson Housing Authority		Capital Fund Program Grant No. MS26P103-501-04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	0) Operations	1406	1 LS	\$80,000.00	\$164,242.00	\$164,242.00	\$164,242.00	Complete
	1)Mngmt Improv./System Upgrade	1408	1 LS	\$33,000.00	\$20,683.00	\$20,683.00	\$34,142.84	Complete
Total 1406/1408				\$113,000.00	\$184,925.00	\$184,925.00	\$198,384.84	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410.01	1 LS	\$65,000.00	\$65,000.00	\$65,000.00	\$50,712.56	Pending
HA-Wide Fees and Costs	A & E services - Plans & Specs.	1430	1 LS	\$60,000.00	\$137,000.00	\$137,000.00	\$111,037.86	Pending
	Consultant Fees	1430.01		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.01	5 DU	\$10,000.00	\$139,000.00	\$139,000.00	\$134,975.81	Complete
	Re-Development	1498		\$0.00	\$0.00	\$0.00	\$0.00	
"	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	

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: MS26103-501-05 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2005
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[] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Revised Annual Statement (revision no: 1)
[X] Performance and Evaluation Report for Period Ending: 12/31/2007 [] 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	\$ 50,000	\$ 2,413	\$ 2,413	\$ 6,666
3	1408 Management Improvements	\$ -	\$ 5,982	\$ 5,982	\$ 5,982
4	1410 Administration	\$ 51,513	\$ 51,513	\$ 51,513	\$ 70,102
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 147,309	\$ 147,309	\$ 147,309	\$ 12,922
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 630,669	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ 608,452	\$ 608,452	\$ 80,004
15	1490 Replacement Reserve	\$ -		\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -		\$ -	\$ -
17	1495.1 Relocation Costs	\$ 4,000	\$ -	\$ -	\$ -
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 Replacment Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26103-501-05 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2007 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)	\$ 883,491	\$ 815,669	\$ 815,669	\$ 175,676
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:		Grant Type and Number				Federal FY of Grant:			
		1406				2005			
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		
Dev. 02									
Willow Grove	Dwelling Units:								
	Unit Rehab - Plumbing repl. & repairs; Window & Doors repl. and repair; Water & Sewer Lines	1460	152 DU/Partial	\$ 293,235	0				
	Demolition of Units	1485	152	\$ 337,434	\$608,452	\$ 608,452	\$ 80,004	Pending	
	Total 1460 / 1485			\$ 630,669	\$ 608,452				
Dev. 03									
Golden Key	Landscaping	1450	1 LS	\$ 2,500	\$ -				
	Parking Lot Resurface	1450	1 LS	\$ 2,500	\$ -				
	Total 1450			\$ 5,000	\$ -				

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 Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26103-501-05 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2005	
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	9/30/2007			9/30/2008			
HA Wide: Fees & Costs	9/30/2007			9/30/2008			
Dev. 02 - Willow Grove	9/30/2007			9/30/2008			
Dev. 03 - Golden Key	9/30/2007			9/30/2008			

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

PHA Name: Jackson Housing Authority	Grant Type and Number Capital Fund Program Grant No: MS26103-501-06 Replacement Housing Factor Grant No.:	Federal FY of Grant: 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: 12/31/2007 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)	\$ 805,669	\$ 801,301	\$ 801,301	\$ 176,515
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. MS26P103-501-08 Replacement Housing Factor Grant No: MS26R103-501-08			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MS 103-03 Golden Key "	Dwelling Structures: Re-Roofing Buildings	1460	3 buildings (A,B, & C) 152 units	\$200,000.00				
	" Outside stair way repairs and painting	1460	3 buildings (A,B, & C) 152 units	\$6,600.00				
	" Cleaning and recaulking outside areas to prevent water leaks	1460	3 buildings (A,B, & C) 152 units	\$70,000.00				
MS 103-04 MidTown	Dwelling Structures Flooring Repairs by removing VCT ADD intermediate floor framing ADD 1/2" subfloor Adapt interior doors, and provide	1460	12 Single Family Homes	\$55,490.00				
			Total	\$55,490.00				
New Development Activity	Development Activity: Replacement Housing Phase I Acquisition Based on the demolition of 184 units @ Whiterock Apartments	1499	63 units	\$462,910.00				
			Total	\$795,000.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Jackson Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:	
Golden Key MS 103-03		\$276,600	\$276,600	\$276,600	\$276,600	
		\$0	\$0	\$0	\$0	
Mid Town MS 103-04		\$55,490	\$55,490	\$55,490	\$55,490	
		\$0	\$0	\$0	\$0	
	Annual	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
	Statement	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
CFP Funds Listed for 5-year planning						
Replacement Housing		\$462,910	\$462,910	\$462,910	\$462,910	
Factor Funds		\$0	\$0	\$0	\$0	

Midtown	3	2,250	1217 Blair		
Midtown	3	6,384	1221		
Midtown	3	8,504	1225		
Midtown	3	9,413	1702 Wilson		
Midtown	3	10,991	1706		
Midtown	3	14,560	1708		
Midtown	3	17,630	210 Livingston		
Midtown	3	21,692	334 E. Bell	\$11,428	
Midtown	4	3,600	336		
Midtown	4	3,624	338		
Midtown	4	14,560	344		
Midtown	4	20,577	346	\$10,590	\$11,149
White Rock	1	2,160			
White Rock	1	5,724			
White Rock	1	6,240			
White Rock	1	6,600			
White Rock	1	6,852			
White Rock	1	6,910			
White Rock	1	7,260			
White Rock	1	10,536		\$6,535	
White Rock	2	0			
White Rock	2	600			
White Rock	2	1,020			
White Rock	2	1,200			
White Rock	2	1,752			
White Rock	2	1,800			
White Rock	2	1,800			
White Rock	2	1,800			
White Rock	2	2,100			
White Rock	2	2,340			
White Rock	2	2,400			
White Rock	2	2,856			
White Rock	2	3,660			
White Rock	2	3,760			
White Rock	2	3,900			
White Rock	2	4,550			
White Rock	2	4,640			
White Rock	2	5,200			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,360			
White Rock	2	6,540			
White Rock	2	6,780			
White Rock	2	6,804			
White Rock	2	7,619			
White Rock	2	8,060			
White Rock	2	8,788			
White Rock	2	8,923			
White Rock	2	9,406			
White Rock	2	9,974			
White Rock	2	11,440			
White Rock	2	13,202			
White Rock	2	15,080			
White Rock	2	16,244		\$5,723	
White Rock	3	0			
White Rock	3	1,200			
White Rock	3	1,512			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,800			
White Rock	3	1,968			
White Rock	3	2,008			
White Rock	3	2,040			
White Rock	3	2,040			
White Rock	3	2,160			
White Rock	3	2,280			
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White Rock	3	2,328			
White Rock	3	2,400			
White Rock	3	2,400			
White Rock	3	2,520			

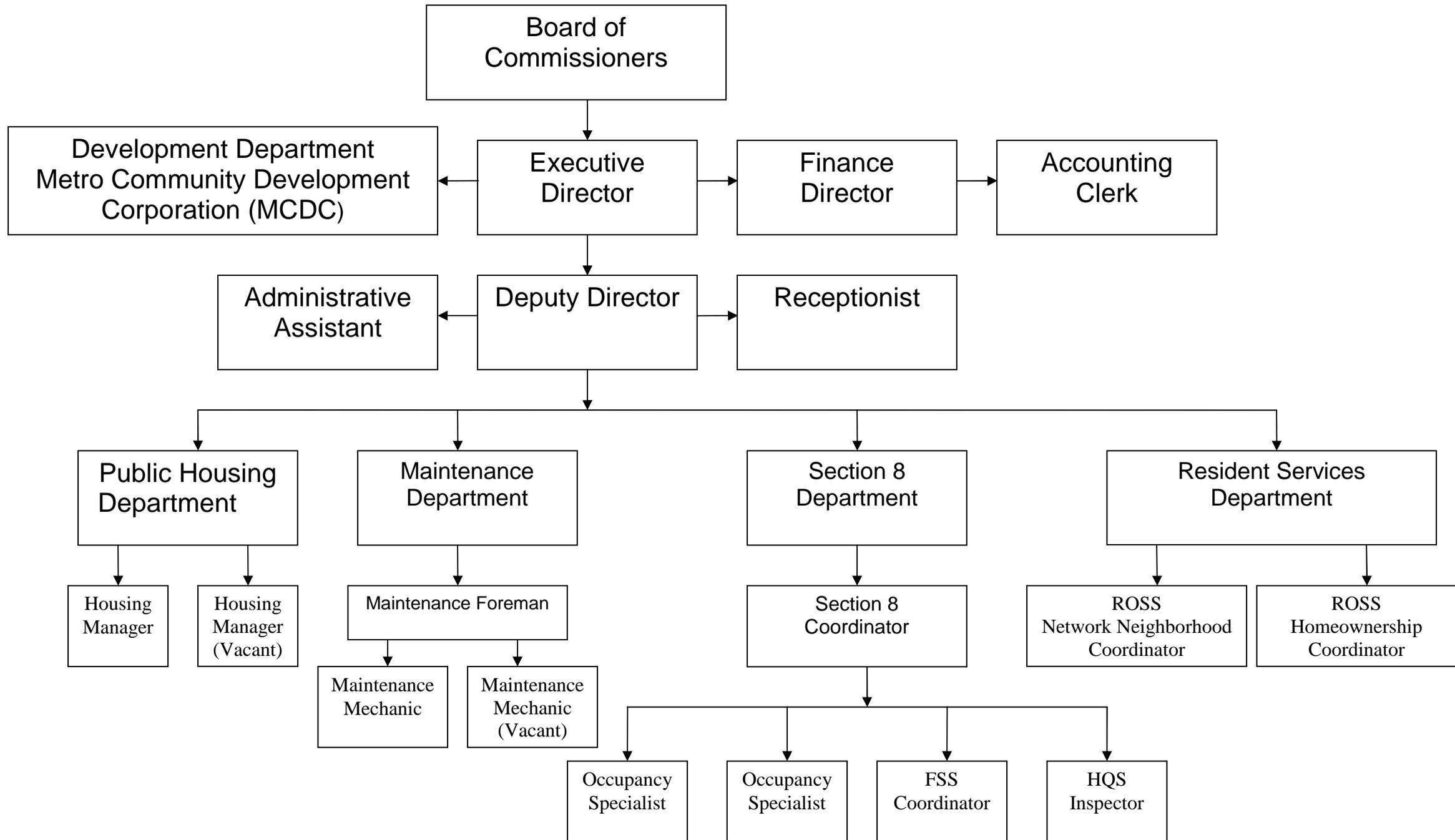
White Rock	3	2,691		
White Rock	3	2,717		
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White Rock	3	3,048		
White Rock	3	3,058		
White Rock	3	3,216		
White Rock	3	3,353		
White Rock	3	4,278		
White Rock	3	4,404		
White Rock	3	4,440		
White Rock	3	4,644		
White Rock	3	4,680		
White Rock	3	4,814		
White Rock	3	5,162		
White Rock	3	5,202		
White Rock	3	6,140		
White Rock	3	6,188		
White Rock	3	6,540		
White Rock	3	6,540		
White Rock	3	6,760		
White Rock	3	6,864		
White Rock	3	6,974		
White Rock	3	6,996		
White Rock	3	7,932		
White Rock	3	8,060		
White Rock	3	8,580		
White Rock	3	8,700		
White Rock	3	10,722		
White Rock	3	12,480		
White Rock	3	14,352		
White Rock	3	14,997		
White Rock	3	15,791		
White Rock	3	17,056		
White Rock	3	22,942	\$5,462	
White Rock	4	600		
White Rock	4	1,380		
White Rock	4	1,872		
White Rock	4	2,400		
White Rock	4	2,400		
White Rock	4	2,400		
White Rock	4	3,000		
White Rock	4	3,600		
White Rock	4	3,912		
White Rock	4	4,440		
White Rock	4	6,360		
White Rock	4	6,861		
White Rock	4	8,772		
White Rock	4	8,820		
White Rock	4	10,692		
White Rock	4	10,920		
White Rock	4	11,100		
White Rock	4	11,700		
White Rock	4	12,024		
White Rock	4	12,752		
White Rock	4	13,163		
White Rock	4	13,829		
White Rock	4	22,054	\$7,611	
White Rock	5	2,820		
White Rock	5	4,368		
White Rock	5	6,360		
White Rock	5	6,468		
White Rock	5	7,868		
White Rock	5	8,093		
White Rock	5	8,124		
White Rock	5	10,920		
White Rock	5	12,636		
White Rock	5	12,840		
White Rock	5	17,428	\$8,902	\$6,314
Willow Grove	2	0		
Willow Grove	2	1,140		
Willow Grove	2	1,500		
Willow Grove	2	1,647		
Willow Grove	2	1,800		
Willow Grove	2	2,040		
Willow Grove	2	2,100		

Willow Grove	2	2,232
Willow Grove	2	2,328
Willow Grove	2	3,000
Willow Grove	2	3,444
Willow Grove	2	3,600
Willow Grove	2	4,332
Willow Grove	2	4,680
Willow Grove	2	4,848
Willow Grove	2	6,360
Willow Grove	2	6,360
Willow Grove	2	6,360
Willow Grove	2	6,388
Willow Grove	2	6,540
Willow Grove	2	6,600
Willow Grove	2	6,600
Willow Grove	2	6,600
Willow Grove	2	6,656
Willow Grove	2	6,744
Willow Grove	2	6,780
Willow Grove	2	6,780
Willow Grove	2	6,820
Willow Grove	2	6,968
Willow Grove	2	7,344
Willow Grove	2	7,488
Willow Grove	2	7,680
Willow Grove	2	7,690
Willow Grove	2	7,860
Willow Grove	2	8,125
Willow Grove	2	8,160
Willow Grove	2	8,292
Willow Grove	2	8,640
Willow Grove	2	9,065
Willow Grove	2	9,360
Willow Grove	2	9,402
Willow Grove	2	10,452
Willow Grove	2	12,870
Willow Grove	2	13,030
Willow Grove	2	13,520
Willow Grove	2	14,440
Willow Grove	2	14,452
Willow Grove	2	15,320
Willow Grove	2	15,444
Willow Grove	3	1,200
Willow Grove	3	1,492
Willow Grove	3	1,627
Willow Grove	3	1,800
Willow Grove	3	2,100
Willow Grove	3	2,280
Willow Grove	3	2,400
Willow Grove	3	2,448
Willow Grove	3	2,592
Willow Grove	3	2,820
Willow Grove	3	2,851
Willow Grove	3	2,988
Willow Grove	3	3,000
Willow Grove	3	3,000
Willow Grove	3	3,000
Willow Grove	3	3,024
Willow Grove	3	3,120
Willow Grove	3	3,360
Willow Grove	3	3,360
Willow Grove	3	3,528
Willow Grove	3	3,900
Willow Grove	3	4,128
Willow Grove	3	4,200
Willow Grove	3	4,355
Willow Grove	3	5,640
Willow Grove	3	6,000
Willow Grove	3	6,360
Willow Grove	3	6,372
Willow Grove	3	6,695
Willow Grove	3	6,750
Willow Grove	3	6,852
Willow Grove	3	7,033
Willow Grove	3	7,384

\$6,936

Willow Grove	3	7,800			
Willow Grove	3	8,064			
Willow Grove	3	8,122			
Willow Grove	3	9,168			
Willow Grove	3	10,304			
Willow Grove	3	10,440			
Willow Grove	3	11,294			
Willow Grove	3	12,136			
Willow Grove	3	12,276			
Willow Grove	3	12,624			
Willow Grove	3	12,636			
Willow Grove	3	12,740			
Willow Grove	3	12,900			
Willow Grove	3	13,000			
Willow Grove	3	13,394			
Willow Grove	3	13,522			
Willow Grove	3	13,676			
Willow Grove	3	14,001			
Willow Grove	3	14,456			
Willow Grove	3	14,976			
Willow Grove	3	15,322			
Willow Grove	3	15,552			
Willow Grove	3	18,819			
Willow Grove	3	19,361			
Willow Grove	3	19,848			
Willow Grove	3	27,826	\$8,168		
Willow Grove	4	2,172			
Willow Grove	4	3,600			
Willow Grove	4	3,816			
Willow Grove	4	3,900			
Willow Grove	4	4,200			
Willow Grove	4	5,724			
Willow Grove	4	6,632			
Willow Grove	4	7,150			
Willow Grove	4	8,841			
Willow Grove	4	9,185			
Willow Grove	4	10,192			
Willow Grove	4	17,696	\$6,926		
Willow Grove	5	2,825			
Willow Grove	5	3,640			
Willow Grove	5	4,079			
Willow Grove	5	7,114			
Willow Grove	5	18,200	\$7,172	\$7,587	\$ 7,483
X		23,649	307 Garfield Circle		
X		18,060	166 E. Woodcrest		

Organizational Chart for the Jackson Housing Authority



FY 2008 JHA-WIDE RESIDENT ADVISORY BOARD

Golden Key / Midtown Representatives

Mildred Smith
3430 Albermarle Road, Unit B111
Jackson, MS 39213
601.713-1191

Hester Fenderson
3430 Albermarle Road, Unit C212
Jackson, MS 39213
601.981-2617

Section 8 Representative

Janice Porter
5026 Watkins Drive, Apt. L-6
Jackson, MS 39206
601.366-0258

Violence Against Women Act (VAWA)

The Housing Authority of the City of Jackson, Mississippi (the “Housing Authority”) will amend its policies and procedures to address the requirements of the “Violence Against Women and Department of Justice Reauthorization Act.” The Act was signed into law on January 5, 2006 to address the following:

1. Provide information to applicants tenants, participants and landlords regarding their respective rights and responsibilities with regard to women who are victims of domestic violence, dating violence, or stalking.
2. Provide training to Public Housing and/or Section 8 staff to consider the rights of applicants, tenants, and participants with regard to continued eligibility for housing assistance.

The Housing Authority’s Section 8 Program has historically offered a preference to victims of domestic violence who are displaced or who continue to reside with the perpetrator. The preference is the highest rated among all the preferences. To receive it, the victim agrees to not allow the perpetrator to become a member of the household, except where there are convincing circumstances that the perpetrator has corrected his/her behavior. If the Housing Authority has more than one applicant requesting the VAWA preference, then Date and Time will be the deciding factor. Therefore, VAWA will be preference #1 and Date and Time will be preference #2. The Housing Authority will implement the same practice in it’s Public Housing Program.