

PHA Plans

Streamlined Annual Version

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

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

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2008

PHA Name:

Jackson Metropolitan Housing Authority

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

Streamlined Annual PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

2006 Capital Fund Performance and Evaluation Report (oh040a01)
2007 Capital Fund Performance and Evaluation Report (oh040b01)
Capital Fund Statement (oh040c01)
Demolition/Disposition Activities (oh040d01)
Violence Against Women Act Report (oh040e01)
Policies required by FSS Application (oh040f01)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

Form HUD-50070, Certification for a Drug-Free Workplace;

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?The Jackson Metropolitan Housing

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

b. PHA-established eligibility criteria

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

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

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

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - The Jackson Metropolitan Housing Authority will continue to maintain and renovate its public housing units.
 - The Jackson Metropolitan Housing Authority will continue to market its public housing program and Section 8 Program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in Jackson Metropolitan.
 - The Jackson Metropolitan Housing Authority will continue to apply its limited resources to the effective and efficient management and operation of public housing and Section 8 programs.

Other: (list below)

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

:

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

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

We have similar principles for our Section 8 program:

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

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

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	necessary)	Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 22 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943	Joint Annual PHA Plan for Consortia: Agency

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

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

PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	47,200.00			
3	1408 Management Improvements				
4	1410 Administration	23,600.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	27,212.00			
10	1460 Dwelling Structures	127,031.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	236,043.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Project 001	Replace Windows	1460		11,031.00				
	Carpet/Kitchen Remodeling	1460		11,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		11,000.00				
	Bathroom Remodeling	1460		11,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
Project 002	Carpet	1460		11,000.00				
	Kitchen Remodeling	1460		11,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		11,212.00				
	Bathroom Remodeling	1460		11,000.00				
	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
	Replace Windows	1460		5,000.00				
Project 003	Replace Air Handler	1460		30,000.00				
	Window Film	1460		11,000.00				
	Paving Repair	1450		5,000.00				

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

PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA- WIDE	Operations	1406		47,200.00				
	Admin. Salaries	1410		23,600.00				
	Architect	1430		11,000.00				

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

PHA Name: Jackson Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH16PO4050108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	6/12/2010			6/12/2012				
Project 001	6/12/2010			6/12/2012				
Project 002	6/12/2010			6/12/2012				
Project 003	6/12/2010			6/12/2012				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Jackson MHA		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
<i>HA -Wide</i>		89,026.00	89,026.00	89,025.00	89,025.00
Project 001		46,000.00	36,500.00	37,811.00	47,000.00
Project 002		48,017.00	35,517.00	37,207.00	48,018.00
Project 003		53,000.00	75,000.00	72,000.00	52,000.00
CFP Funds Listed for 5-year planning		236,043.00	236,043.00	236,043.00	236,043.00
Replacement Housing Factor Funds					

Capital Finding Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000.00	225,166.00		
3	1408 Management Improvements				
4	1410 Administration	30,000.00	5,000.00	5,000.00	5,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00			
10	1460 Dwelling Structures	77,212.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	212,212.00	230,166.00	5,000.00	5,000.00

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

PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050106 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:)
 Performance and Evaluation Report for Period Ending: 3/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Project 001	Replace Windows	1460		3,000.00	0			
	Carpet/Kitchen Remodeling	1460		3,000.00	0			
	Sidewalk/Patio Repair/Paving Repair	1450		3,000.00	0			
	Bathroom Remodeling	1460		5,000.00	0			
	Replace Furnace Doors	1460		2,500.00	0			
	Closet Door Replacement	1460		5,000.00	0			
Project 002	Carpet	1460		3,000.00	0			
	Kitchen Remodeling	1460		3,000.00	0			
	Sidewalk/Patio Repair/Paving Repair	1450		3,212.00	0			
	Bathroom Remodeling	1460		5,000.00	0			
	Replace Furnace Doors	1460		2,500.00	0			
	Closet Door Replacement	1460		5,000.00	0			
Project 003	Replace Windows	1460		5,000.00	0			
	Replace Air Handler	1460		30,000.00	0			
	Window Film	1460		10,000.00	0			
	Paving Repair	1450		5,000.00	0			
PHA- WIDE	Operations	1406		90,000.00	225,166.00	107,996.90	107,996.90	
	Admin. Salaries	1410		30,000.00	5,000.00	5,000.00	5,000.00	
	Architect	1430		0				

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

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

Capital Finding Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2008 <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	82,473.00			
3	1408 Management Improvements				
4	1410 Administration	23,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00			
10	1460 Dwelling Structures	93,166.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	223,639.00			

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

PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number CFP Capital Fund Program Grant No: OH16PO4050107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jackson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Project 001	Replace Windows	1460		5,000.00				
	Carpet/Kitchen Remodeling	1460		10,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		10,000.00				
	Bathroom Remodeling	1460		5,000.00				
	Replace Furnace Doors	1460		2,500.00				
Project 002	Closet Door Replacement	1460		5,000.00				
	Carpet	1460		5,000.00				
	Kitchen Remodeling	1460		5,000.00				
	Sidewalk/Patio Repair/Paving Repair	1450		10,000.00				
	Bathroom Remodeling	1460		5,000.00				
Project 003	Replace Furnace Doors	1460		2,500.00				
	Closet Door Replacement	1460		5,000.00				
	Replace Windows	1460		5,000.00				
	Replace Air Handler	1460		38,166.00				
	Window Film	1460		15,000.00				
PHA- WIDE	Paving Repair	1450		5,000.00				
	Operations	1406		82,473.00				
	Admin. Salaries	1410		23,000.00				
	Architect	1430		10,000.00				

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

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

Capital Fund Statement
Attachment oh040c01

At the submission of this FY 2008 Capital Funds budget it is the intent of the Jackson Metropolitan Housing Authority to implement the Capital Funds Program as outlined in the budget as presented. It should be noted that the Jackson Metropolitan Housing Authority by HUD regulation has the right to utilize 100% of the Capital Funds for operation costs, this will serve as a notice that if the Jackson Metropolitan Housing Authority is funded at less than 100% of PFS it intends to revise the FY 2008 Capital Fund budget to make up any shortfall in the operating fund.

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

Attachment oh040d01

**Jackson Metropolitan Housing Authority
Annual Plan**

Fiscal Year 10/01/2008 – 09/30/2009

Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name: Bundy Heights 1b. Development (project) number: OH040-002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: <u>(12/01/2009)</u>
5. Number of units affected: 56
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

Attachment oh040e01
Jackson Metropolitan Housing Authority
Annual Plan
Fiscal Year 10/01/2008 – 09/30/2009

Violence Against Women Act Report

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

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

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

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

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

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

JACKSON

Metropolitan Housing Authority

**Attachment oh040f01
Jackson Metropolitan Housing Authority
Annual Plan
Fiscal Year 10/01/2008 – 09/30/2009**

Policies Required by FSS Application

Affirmative Furthering Fair Housing

Narrative Statement

Jackson MHA is taking the following actions to Further Fair Housing:

1. Advertising Coordinator Position

Jackson MHA will first post the job internal per the Jackson MHA Personnel Policy. If no internal employee is selected, Jackson MHA will advertise the Coordinator Position in our two local papers.

2. Marketing Program to Eligible Persons

Jackson MHA will market the FSS Program to everyone on our HCV Program, including persons with disabilities, and persons with limited English proficiency. This will be done as follows:

- Information will be placed in each HCV Briefing Packet
- The information will be posted on the JMHA Website and on our Office Bulletin Boards
- HVC participants will be reminded during annual recertifications
- The information will be noted in the local papers, when FSS graduates are announced

- If requested or if it appears that a client has a disability or problems with language, Jackson MHA will make every effort to make a reasonable accommodation to insure the client has access and understands the information on our FSS Program.

3. Making Building and Communications for the Application Process Accessible to Persons with Disabilities

Jackson MHA will maintain handicap parking spaces in front of our Office, maintain a TDD device, and make every reasonable accommodation to assist persons with disabilities access to the application process. This would include a visit to their current home, if located within our jurisdiction.

4. Provide Access to Fair Housing Counseling Services

Jackson MHA works with the local Jackson County Economic Board, which provides counseling services to the citizens of Jackson County. We would refer all persons needing Fair Housing counseling to that Agency.

5. Fair Housing Complaint Information

Jackson MHA includes in every HCV Briefing Packet, information related to Fair Housing, including the Housing Discrimination form, and the hotline phone number. This information is also posted in our Office in a Public Location.

6. Homeownership / Housing Mobility Goal

Jackson MHA supplies each HCV Client access to a list of Local Landlords to assist them in locating a unit that will help them in their FSS goals of Education, Employment, and Self-sufficiency.

7. To overcome the effects of impediments to Fair Housing choice that were identified in the jurisdictions Analysis of Impediments to Fair Housing Choice

Jackson County Economic Board on behalf of Jackson County has completed as Analysis of Impediments, and has identified the following:

PREDATORY LENDING

- Lack of education and understanding of securing a mortgage loan
- Lack of understanding credit and credit management
- Danger and consequences of use of check cashing institutions, rent to own
- Credit ratings, use of credit and bad credit

LANDLORD/TENANT

- Utilities not being maintained by the landlord
- Not paying rent on time

AFFORDABLE/AVAILABLE HOUSING

- Housing units with more than one bedroom for the disabled are very limited
- Housing for the senior citizens especially in Oak Hill is limited

Jackson MHA will continue to work to identify any additional impediments, and work with our County for the possible solutions that are as follows (note JMHA is mentioned in the solution):

PREDATORY LENDING

- Provide and add to the resource a booklet financial, educational resources, hot lines numbers, counseling agencies and websites that address this topic and foreclosures; timeline-ongoing
- Prepare credit management training seminar with speakers with expertise in the predatory lending area, finance management, credit management, life skills of money management, cost of borrowing, personal budget etc; timeline- to be conducted during FY 2007-2008 program period
- Partner with JMHA and Community Action to offer training classes with their clients, such as, parenting classes; timeline-during the program period
- Provide brochures for training and outreach on pay day loans, rent to own, mortgage shopping worksheet etc; timeline-immediate
- Continue using media resources, office web site and newsletter to communicate program; timeline-ongoing

LANDLORD/TENANT

- Continue to counsel on rights and responsibilities of landlord and tenant; timeline- ongoing

- Continue to provide procedural booklet on how to legally put rent into escrow account; timeline-ongoing
- Partner with Health Department, Community Action, JMHA, apartment complexes, rental landlords to prepare a list of landlords in the county that will be used to invite landlords to meeting with SEOLS or an expert in this area; timeline-meeting to be conducted during the FY 2008-2009 program period

AFFORDABLE/AVAILABLE HOUSING

- Encourage new home builders and apartment complex builders when building or remodeling to increase number of units available to the disabled; timeline-throughout the program period
- encourage social organizations (community action, Habitat for Humanity, CHIP programs) in providing equipment, ramps, grab bars etc at the dwellings of the disabled; timeline-throughout the program period

8. To Remedy Discrimination in Housing

It is the policy of the Jackson Metropolitan Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws; the Americans With Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, family status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Jackson Metropolitan Housing Authority housing programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Jackson Metropolitan Housing Authority will provide Federal/State/local information to applicants for and participants in the Section 8 Housing Choice Voucher Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Jackson Metropolitan Housing Authority office. In addition, all appropriate written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Jackson Metropolitan Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. The Jackson

Metropolitan Housing Authority will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

9. To Promote Fair Housing Rights and Fair Housing Choices

It is the policy of the Jackson Metropolitan Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws; the Americans With Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, family status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Jackson Metropolitan Housing Authority housing programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Jackson Metropolitan Housing Authority will provide Federal/State/local information to applicants for and participants in the Section 8 Housing Choice Voucher Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Jackson Metropolitan Housing Authority office. In addition, all appropriate written information and advertisements will contain the appropriate Equal Opportunity language and logo.

- Page 5

September 9, 2008

The Jackson Metropolitan Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. The Jackson Metropolitan Housing Authority will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.