PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Jackson Housing Commission PHA Code: MI038

PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 04/01/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 543 Number of HCV units: 475

3.0 Submission Type

☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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 for the next five years:

The mission of the JHC is:

To assist low income families secure safe, decent and affordable housing; create opportunities for resident and participant families to achieve self sufficiency and economic independence; and assure fiscal and program integrity by all program participants.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

To achieve the mission statement we will:

- Recognize public housing Residents and Section 8 program participants as our ultimate customers;
- Continually improve Commission management and service delivery efforts through program assessments and revision, and selection and professional development of highly skilled and results oriented personnel.
- Seek and maintain problem-solving partnerships with Resident and program participant families, community, and government leadership.
- Efficiently apply limited Commission resources to assure optimum program results.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

None.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Jackson Housing Commission main office at 301 Steward Avenue, Jackson, MI 49201-1132
Chalet Terrace Management Office at 316 Barberry Drive, Jackson, MI 49203
Reed Manor Management Office at Building C, 301 Steward Avenue, Jackson, MI 49201-1132
Shahan-Blackstone North Apartments Management Office, 109 Shahan Drive, Jackson, MI 49202

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

8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. **2009 Annual Plan, 2008, 2007, 2009 American Recovery and Investment Act Annual Statement and Performance Reports as of 09/30/2009.**
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. **2010-2013 Five-Year Action Plan**
8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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	3,203	5	5	5	3	3	2
Income >30% but <=50% of AMI	1,852	5	5	5	3	3	2
Income >50% but <80% of AMI	3,015	4	4	4	3	3	2
Elderly	2,219	5	5	4	3	2	4
Families with Disabilities	600	5	5	4	4	3	4
Race/Ethnicity W	4,940	5	5	5	3	3	2
Race/Ethnicity B	2,963	5	5	5	3	3	2
Race/Ethnicity I	103	5	5	5	3	3	2
Race/Ethnicity A	64	5	5	5	3	3	2

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

(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:

- ☒ 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
- ☒ 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

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

- ☒ Apply for additional section 8 units should they become available

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

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

- ☒ Adopt rent policies to support and encourage work

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

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

- ☒ Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities. (*e.g.* DisAbility Connections)

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:

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

(2) Reasons for Selecting Strategies

9.1

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ 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

	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The JHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from unlawful discrimination through the utilization of Capital funds and application of our public housing policies. However, the Commission was determined to be fiscally "troubled" after fiscal year 2008. The Commission has entered into a Memorandum of Agreement with the HUD-Detroit Field Office to correct the problems that led to this designation. Under the Memorandum of Agreement, and with renewed commitment by the Commission, it's Staff, and the help of the City of Jackson, and other ancillary organizations, the Commission will address public housing vacancies and other problems noted, aggressively, and our PHAS and SEMAP scores will demonstrate improvement; and other operational issues will be positively addressed. Capital funds have been utilized to provide modernization of our properties and the 2009 application will continue that effort. JHC has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout our developments. The JHC created, and continues to facilitate, self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities. The necessity of early retirement of the Director of Family Services, and the basically permanent layoff of our Family Services Coordinator in 2006 due to economic conditions has laid increasing family services burdens on other staff, and we are not doing as well in this area as we intend.
10.0	We are confident that the JHC will be able to continue to improve to meet and accommodate all our goals and objectives for FFY 2010. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **A. Substantial Deviation from the 5 Year Plan.** The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows: • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. **B. Significant Amendment or Modification to the Annual Plan.** The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows: • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. **Memorandum of Agreement (MOA) Statement** The Commission is working diligently to meet the goals and timetables as set forth in its Memorandum of Agreement. Most recently the Commission has: 1. Enacted and implemented more aggressive rent collection procedures to reduce TAR's. 2. Wrote off over $ 90,000 in uncollectible rents and plans to write off further amounts to further reduce TAR's and maximize the PHAS financial indicator score. 3. Implemented an across the board 10% pay cut for all positions. 4. Deleted a $ 1,000/year/employee dental/optical reimbursable benefit to reduce expenses.

11.0	**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Resolution No. 2009-01
PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual* PHA Plans

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the__ standard Annual, _x_ standard 5-Year/Annual or __streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning April 1, 2009, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
· The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
· The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
· Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
· The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
· The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Jackson, Michigan, Housing Commission — MI038
PHA Name — PHA Number/HA Code

___ Standard PHA Plan for Fiscal Year: 2005
XX Standard Five-Year PHA Plan for Fiscal Years 2009 – 2013, including Annual Plan for FY 2009

___ Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

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

Name of Authorized Official	Title
Jennifer M. Kelly, Attorney at Law	President of the Board of Commissioners
Signature	**Date**
X Jennifer M Kelly	01/14/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jackson Housing Commission

301 Steward Avenue
Jackson, MI 49201-1132

Program/Activity Receiving Federal Grant Funding:

Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

g. Making a good faith effort to continue to maintain a drugfree workplace through implementation of paragraphs a. thru

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

Development No.	Development Name	Street Address	City	County	State/ Zip	Program Activity
MI33P038001	Chalet Terrace	316 Barberry Drive	Jackson	Jackson	MI 49203	Public Housing
MI33P038002	Reed Manor	301 Steward Avenue	Jackson	Jackson	MI 49201	Public Housing
MI33P038003	Shahan-Blackstone	109 Shahan Drive	Jackson	Jackson	MI49202	Public Housing

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

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

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

Name of Authorized Official:	Title:
Phillip M. Fracker, PHM	Executive Director
Signature: X	Date: January 14, 2009

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Certification of Payments to Influence Federal Transactions

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

Applicant Name
Jackson Housing Commission
301 Steward Avenue
Jackson, MI 49201-1132

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

Name of Authorized HA Official:	Title:	
Phillip M. Fracker, PHM	**Executive Director**	
Signature: x		Date: **01/14/2009**

Disclosure of Lobbying Activities

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

Approved by OMB
0348-0046

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[A] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[B] a. bid/offer/application b. initial award c. post-award	[A] a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting entity in No. 4 is Subawardee, enter Name and Address of Prime:
[A] Prime [ ] Subawardee Tier [ ], if known: **Jackson Housing Commission** **301 Steward Avenue** **Jackson, MI 49201-1132** Congressional District, *if known*: 7	Congressional District, *if known*: 7
6. Federal Department/Agency:	7. Federal Program Name/Description:
U.S. Department of Housing and Urban Development	**Public Housing - Capital Fund Program** CFDA Number, if applicable: 14.850
8. Federal Action Number, *if known*:	9. Award Amount, *if known*:
	$ 703,028.00
10a. Name and Address of Lobbying Registrant *(if individual, last name, first name, MI):*	b. Individuals Performing Services *(including address if different from No. 10a)* *(last name, first name, MI):*

16. Information requested through this form is authorized by title 31 U. S. C. section 1352. This disclosure of lobbying activities is a material represen- tation of fact upon which reliance was placed by the above when this transaction was made or entered into. This disclosure is required pursuant to 31 U. S. C. 1352. This information will be reported to the congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: Phillip M. Fracker

Print Name: Phillip M. Fracker, PHM

Title: Executive Director

Telephone No.: (517) 787-9241 Date: 01/14/2009

Federal Use Only:

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Standard Form-LLL (Rev. 7-97)

Part I: Summary

PHA Name/Number **Jackson Housing Commission MI038**			Locality (City/County & State) **Jackson, Jackson County, Michigan**		☐ **Original 5-Year Plan** ☒ **Revision No: 4**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
	AMP 1 Chalet Terrace MI33P03800001		181,530	180,300	183,130	359,490
	AMP 2 Reed Manor MI33P03800002		70,960	16,320	60,770	114,200
	AMP 3 Shahan-Blackstone MI33P03800003		300,990	356,000	307,810	72,330
B.	Physical Improvements Subtotal	Annual Statement	553,480	552,620	551,710	546,020
C.	Management Improvements		8,948	9,808	10,718	16,408
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		140,600	140,600	140,600	140,600
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		703,028	703,028	703,028	703,028
L.	Total Non-CFP Funds					
M.	Grand Total		703,028	703,028	703,028	703,028

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☐ Original 5-Year Plan ☒ Revision No: 4	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
		Annual Statement				

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

Activities for Year 1	Activities for Year: 2010 FFY Grant: 2010 PHA FY: 3/31/2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 3/31/2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 2	A. Replace stair treads two entries.	2,000	AMP 2	Refurbish; reseal flat roof.	16,320
	Reed Manor	B. Replace interior doors/frames.	28,500	Reed Manor		
	MI33P038002			MI33P038002		
		Subtotal A-Building	30,500		Subtotal A-Building	16,320
		A. Reapply driveway sealcoat; patch	8,270	Reed Manor		
		5%; repair 10% curb.		MI33P038003		
		Subtotal B-G Buildings	8,270		Subtotal B-G Buildings	0
		A. Reapply driveway sealcoat; patch	7,190	Reed Manor		
		5%; repair 10% curb.		MI33P038004		
		B. Renovate office areas.	25,000.00			
		Subtotal H-I Buildings	32,190		Subtotal H-I Buildings	0
		Total CFP Estimated Cost	$ 70,960			$ 16,320

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

Activities for Year 1	Activities for Year: 2010 FFY Grant: 2010 PHA FY: 3/31/2010			Activities for Year: 2011 FFY Grant: 2011 PHA FY: 3/31/2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Shahan-Blackstone	A. Reapply driveway sealcoat; patch 5% repair; 10% curb.	4,110	Shahan-Blackstone	A. Replace 250 Unit Windows.	125,000
		B. Replace 96 ea. exterior doors; frame	85,440	MI33P038005		
	AMP 3	C. Replace sliding windows 48 units.	125,000			
		D. Replace exterior doors; frames at office, community building, garage.	6,890			
		E. Replace aluminum windows office.	2,200			
		Subtotal Old MI38-005	**223,640**		**Subtotal Old MI38-005**	**125,000**
		A. Reapply driveway sealcoat; patch 5% repair; 10% curb.	5,170	Shahan-Blackstone	A. Replace 248 Unit Windows.	124,000
		B. Replace 8 ea. Tree pit.	5,120	MI33P038006	B. Replace 120 Unit Doors; Frames; Hardware.	107,000
		Subtotal Old MI38-006	**10,290**		**Subtotal Old MI38-006**	**231,000**
	Scattered Sites (MI33P038007) 14 3BR Units	A. Tear off; reroof 14 units.	42,000	Scattered Sites (MI33P038007)		
		B. Replace gutters, downspouts 14 units	14,000			
		C. Replace 14 unit furnaces.	7,000			
		D. Replace 14 unit hot water heaters.	4,060			
		Subtotal Old MI38-007	**67,060**		**Subtotal Old MI38-007**	**0**
		Total CFP Estimated Cost	$ 300,990			$ 356,000

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

Activities for Year: 2012 FFY Grant: 2012 PHA FY: 3/31/2012			Activities for Year: 2013 FFY Grant: 2013 PHA FY: 3/31/2013		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
AMP 1	A. Reapplication seal coat; striping.	7,450	**AMP 1**	A. Replace metal soffits 68 family units.	45,900
Chalet Terrace	B. Replace maintenance van; truck.	42,000	**Chalet Terrace**	B. Replace vinyl siding 68 family units.	124,500
MI33P038001	C. Replace metal soffits 68 family units.	45,900	**MI33P038001**	C. Replace aluminum trim all buildings.	16,000
				D. Renovate admin offices; facilities.	38,750
	Subtotal MI 38-001	**95,350**		**Subtotal MI 38-001**	**225,150**
Scattered Sites	A. Replace windows 20 units.	47,120.00	**Scattered Sites**	A. Replace 78 interior doors; frames;	39,000
(MI33P038007)	B. Replace exterior doors; frames;	40,660.00	**(MI33P038007)**	hardware in 26 units.	
	hardware- 20 units.			B. Replace all closet doors.	19,500
				C. Replace all windows.	53,740
				D. Replace resilient stair treads; risers	9,100
				E. Install new laundry room drywall;	13,000
				sillcocks.	
	Subtotal MI 38-007	**87,780.00**		**Subtotal MI 38-007**	**134,340**
	Total CFP Estimated Cost	$ 183,130			$ 359,490

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

Activities for Year: 2012 FFY Grant: 2012 PHA FY: 3/31/2012			Activities for Year: 2013 FFY Grant: 2013 PHA FY: 3/31/2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AMP 2			AMP 2	A. Replace 57 unit interior doors; frames;	37,000
Reed Manor			Reed Manor	hardware; 34 bifold closet doors.	
MI33P038002			MI33P038002	B. Replace water resistant exterior	2,200
				carpeting at entryways.	
	Subtotal A-Building	**0**		**Subtotal A-Building**	**39,200**
Reed Manor	A. Reapply driveway sealcoat; patch	8,270	Reed Manor		
MI33P038003	5%; repair 10% curb.		MI33P038003		
	Subtotal B-G Buildings	**8,270**		**Subtotal B-G Buildings**	**0**
Reed Manor	A. Replace admin van; maint truck.	52,500	Reed Manor	Renovate administrative offices.	75,000
MI33P038004			MI33P038004		
	Subtotal H-I Buildings	**52,500**		**Subtotal H-I Buildings**	**75,000**
	Total CFP Estimated Cost	$ 60,770			$ 114,200

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

Activities for Year: 2012 FFY Grant: 2012 PHA FY: 3/31/2012			Activities for Year: 2013 FFY Grant: 2013 PHA FY: 3/31/2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Shahan-	A. Replace maintenance truck.	21,000	Shahan-		
Blackstone	B. Replace 250 ea. unit window.	125,000	Blackstone		
MI33P038005			MI33P038005		
	Subtotal Old MI38-005	**146,000**		**Subtotal Old MI38-005**	**0**
Shahan-	A. Replace 248 ea. unit window.	100,000	Shahan-		
Blackstone			Blackstone		
MI33P038006			MI33P038006		
	Subtotal Old MI38-006	**100,000**		**Subtotal Old MI38-006**	**0**
Scattered Sites	A. Replace windows 14 units.	33,180	Scattered Sites	A. Install 42 interior doors; frames;	21,000.00
(MI33P038007)	B. Replace exterior doors; frames;	28,630	(MI33P038007)	hardware in 14 units.	
	hardware- 14 units.			B. Replace all closet doors.	10,500.00
				C. Replace all windows	28,930.00
				D. Replace resilient stair treads; risers.	4,900.00
				E. Install new laundry room drywall;	7,000.00
				sillcocks.	
	Subtotal Old MI38-007	**61,810**		**Subtotal Old MI38-007**	**72,330**
	Total CFP Estimated Cost	$ 307,810			$ 72,330

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2009
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 09/30/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	87,394			
3	1408 Management Improvements	15,266			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43,940			
8	1440 Site Acquisition				
9	1450 Site Improvement	12,900			
10	1460 Dwelling Structures	290,560			
11	1465.1 Dwelling Equipment—Nonexpendable	61,000			
12	1470 Non-dwelling Structures	209,060			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 09/30/2009** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	720,120			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Phillip M. Fracker, PHM **Date 04/27/2010**

Signature of Public Housing Director **Date**

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 1	A. Sand; patch; prime; paint soffits.	1460.0	68 ea.	3,900				
	B. Replace range/refrigerator.	1465.1	32 ea.	24,000				
CHALET TERRACE	C. Replace kitchen cabinets/countertop in	1470.0		3,500				
MI 38-001	management/maintenance area.							
	D. Replace office countertop.	1470.0	1 ea.	1,600				
	E. Scrape; prime; paint elderly ceilings.	1460.0	32 ea.	23,000				
	F. Correct grade for drainage.	1450.0	5 bldgs.	12,900				
	G. Replace interior doors; frames;	1460.0	360 ea.	102,706				
	hardware; screens.							
	Subtotal MI 38-001			**171,660**				
Scattered Sites								
MI 38-007								
26 3BR Units								
	Subtotal MI 38-007 CT			**0**				
	Total AMP 1			**171,660**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 2	A. Replace vinyl wall base carpet areas.	1460.0	3,300 lf	7,400				
Reed Manor	B. Replace unit carpeting.	1460.0	575 sy	11,500				
MI 38-002	C. Replace range/refrigerator	1465.1	23 ea.	37,000				
	D. Install exterior surveillance system.	1470.0		5,660				
	Subtotal MI 38-002			**61,560**				
Reed Manor	A. Replace wall base 146 units.	1460.0	15,000 sf	34,000				
MI 38-003	B. Replace carpet 146 units.	1460.0	4,300 sy	108,000				
	C. Replace VCT 5 laundry rooms.	1470.0	1,300 sf	3,000				
	D. Replace VCT social; utility rooms.	1470.0	4,800 sf	11,000				
	E. Replace vinyl wall base laundry rooms	1470.0	500 lf	1,100				
	F. Replace wall base trash; utility; social	1470.0	1,900 lf	4,300				
	rooms.							
	G. Replace vinyl wall base corridors.	1470.0	5,200 lf	11,700				
	H. Replace carpeting corridors; social	1470.0	1,500 sy	30,000				
	I. Replace plastic laundry room sinks.	1470.0	9 ea.	4,500				
	J. Replace laundry room counter tops.	1470.0	9 ea.	4,500				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	K. Install exterior surveillance system.	1470.0		34,690				
	Subtotal MI 38-003			**276,790**				
Reed Manor	A. Replace VCT Laundry Rooms	1470.0	1,100 sf	2,500				
MI 38-004	B. Replace vinyl wall base laundry rooms	1470.0	1,375 lf	900				
	C. Replace laundry room sinks.	1470.0	6 ea.	3,000				
	D. Replace laundry counter tops.	1470.0	6ea.	3,000				
	E. Replace laundry vinyl wall covering.	1470.0	9,900 sf	23,660				
	F. Install exterior surveillance system.	1470.0		30,450				
	Subtotal MI 38-004			**63,510**				
	Total AMP 2			**401,860**				

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 3								
Shahan-Blackstone								
MI 38-005								
	Subtotal MI 38-005			**0**				

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Shahan-Blackstone								
MI 38-006								
	Subtotal MI 38-006			**0**				
Scattered Sites								
MI 38-007								
14 3BR Units								
	Subtotal MI 38-007 SB			**0**				
	Total AMP 3			**0**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0	12.14%	**87,394**				
Management		1408.0	2.12%	**15,266**				
Improvements								
		1410.0						
Administration								
A&E Fees	AMP 1-Chalet Terrace	1430.1		17,900				
& Costs	AMP 2-Reed Manor	1430.2		26,040				
	AMP 3-Shahan-Blackstone	1430.3		0				
	Total A& E Fees & Costs		8.58%	**41,780**				
Contingency		1502.0						

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jackson Housing Commission					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/15/2011		09/15/2013		
AMP 1	09/15/2011		09/15/2013		
AMP 2	09/15/2011		09/15/2013		
AMP 3	09/15/2011		09/15/2013		

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2008
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision No: 1
☒ Performance and Evaluation Report for Period Ending: 09/30/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	69,106	138,212	138,212	138,212
3	1408 Management Improvements	17,422			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	41,780	41,780	41,780	
8	1440 Site Acquisition				
9	1450 Site Improvement	31,900			
10	1460 Dwelling Structures	433,500	514,536		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	109,320	8,500		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: **MI33P03850108** Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant Approval: 2008**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 1)**

☒ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	703,028	703,028	179,992	138,212
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Phillip M. Fracker, PHM	**Date 04/27/2010**	**Signature of Public Housing Director**	**Date**
Phillip M. Fracker			

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: **MI33P03850108** CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.	25,500				Move to FY10
	B. Landscape improvements.	1450.0	4,700 sf	3,000				Move to FY10
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				Completed.
MI 38-001	D. Replace VCT family units.	1460.0	41,600 sf	67,420				Move to FY10
	E. Replace vinyl wall base family units.	1460.0	24,800 lf	41,000				Move to FY10
	F. Replace VCT elderly units.	1460.0	4,400 sf	7,500				Move to FY10
	G. Replace vinyl wall base elderly units	1460.0	6,000 lf	9,900				Move to FY10
	H. Replace VCT maintenance area.	1470.0	600 sf	1,020				Move to FY10
	I. Replace vinyl wb maintenance bldg.	1470.0	180 lf	300				Move to FY10
	J. Replace VCT Management office areas	1470.0	120 sf	200				Move to FY10
	K. Repaint concrete areas maintenance	1470.0	1,500 sf	600				Move to FY10
	L. Replace carpet elderly units.	1460.0	1,300 sy	26,000				Move to FY10
	M. Install auto range hood fire extinguish	1460.0	200 ea.	6,000				Move to FY10
	Subtotal MI 38-001			**188,440**				
Scattered Sites	A. Replace gutters/downspouts	1460.0	3,700 lf		28,000			
MI 38-007	B. Replace fascia	1460.0	4,600 lf		35,000			
26 3BR Units	C. Replace hot water heaters.	1460.0	26 ea.		24,000			
	Subtotal MI 38-007 CT			**188,440**	**87,000**			
	Subtotal AMP 1							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 2	A. Trim; shape mature trees.	1450.0	4 ea	3,400				Move to FY10
Reed Manor	B. Replace closet doors	1460.0	46 ea	8,500				Move to FY10
MI 38-002	C. Replace vinyl wall base at carpet areas	1460.0	3,300 lf	7,400				Move to FY10
	D. Replace bedroom mosaic tile.	1460.0	600 sf	0				Remove RAB
	E. Replace bathroom tile wall base.	1460.0	450 lf	1,000				Move to FY10
	F. Replace carpet all units.	1460.0	575 sy	11,500				Move to FY10
	G. Replace VCT kitchens	1460.0	1,800 sf	4,100				Move to FY10
	H. Replace vinyl wall base kitchens	1460.0	920 lf	2,000				Move to FY10
	I. Install auto range hood fire extinguisher	1460.0	46 ea	1,380				Move to FY10
	Subtotal MI 38-002			**39,280**				Move to FY10
Reed Manor	A. Replace VCT Laundry rooms	1470.0	1,300 sf	3,000				Move to FY10
MI 38-003	B. Replace VCT trash rooms	1470.0	4,800 sf	11,000				Move to FY10
	C. Replace vinyl wall base laundry rooms	1470.0	500 lf	1,100				Move to FY10
	D. Replace vinyl wall base trash, etc.	1470.0	1,900 lf	4,300				Move to FY10
	E. Replace carpeting in corridors; comm.	1470.0	13,500 sf	30,000				Move to FY10
	F. Replace vinyl wall base corridors; com	1470.0	5,200 lf	11,700				Move to FY10
	community spaces.							Move to FY10
	G. Remove; replace wall cover laundries	1470.0	15,000 sf	30,000				Move to FY10
	H. Install auto range hood fire extinguish	1460	292 ea	8,760				Move to FY10

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	Subtotal MI 38-003			**99,860**				
Reed Manor	A. Replace VCT Laundry Rooms	1470.0	1,100 sf	2,500				Move to FY10
MI 38-004	B. Replace VCT trash, lobby, etc. rooms	1470.0	1,600 sf	3,700				Move to FY10
	C. Replace vinyl wall base laundries	1470.0	1,375 lf	900				Move to FY10
	D. Replace vinyl wall base trash, lobby,	1470.0	550 lf	1,200				Move to FY10
	E. Install auto range hood fire extinguish	1460.0	252 ea	7,560				Move to FY10
	Subtotal MI 38-004			**15,860**				
	Sub total AMP 2			**155,000**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 3	A. Replace VCT Community Bldg. Baths	1470.0	120 sf	300				Move to FY10
Shahan-Blackstone	B. Replace VCT Head Start Area	1470.0	900 sf	2,000				Move to FY10
MI 38-005	C. Replace VCT Common areas/kitchen	1470.0	300 sf	700				Move to FY10
	D. Replace vinyl wall base comm. Baths	1470.0	60 lf	100				Move to FY10
	E. Replace vinyl wall base Head Start	1470.0	130 lf	300				Move to FY10
	F. Replace office carpet.	1470.0	45 sy	900				Move to FY10
	G. Replace community bldg. kitchen	1470.0		3,500				Move to FY10
	cabinets, countertop.							Move to FY10
	H. Install auto range hood extinguisher	1460.0	96 ea	2,880				
	I. Replace interior doors; frames; hardwa	1460.0	192 ea	96,000	84,536			
	J. Replace entry doors; frames; hardware;	1460.0	96 ea		128,000			
	screen doors.							
	K. Replace windows	1460.0	250 ea		125,000			
	L. Replace office entry doors.	1470.0	3 ea		4,500			
	M. Replace office windows.	1470.0			4,000			
	Subtotal MI 38-005			**103,680**	**346,036**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: **MI33P03850108** CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Shahan-Blackstone	A. Install auto range hood extinguishers	1460.0	120 ea	3,600				Move to FY10
MI 38-006	B. Replace interior doors; frames;	1460.0	200 ea	100,000	90,000			
	hardware.							
	C. Replace resilient stair treads	1460.0	60 units	21,000				Move to FY10
	Subtotal MI 38-006			**327,160**	**90,000**			
Scattered Sites								
MI 38-007								
14 3BR Units								
	Subtotal MI 38-007 SB			**0**	**0**			
	Subtotal AMP 3			**430,840**	**436,036**			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2008**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		69,106	138,212	138,212	138,212	Completed.
Management		1408.0		17,422				
Improvements								
		1410.0						
Administration								
A&E Fees	AMP 1-Chalet Terrace	1430.1		13,420	7,100			
& Costs	AMP 2-Reed Manor	1430.2		12,170				
	AMP 3-Shahan-Blackstone	1430.3		16,190	34,680			
	Subtotal A&E Fees & Costs			**41,780**	**41,780**			
Contingency		1502.0						

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jackson Housing Commission | **Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	06/13/2010	08/03/2009	06/13/2012		
AMP 1	06/13/2010		06/13/2012		
AMP 2	06/13/2010		06/13/2012		
AMP 3	06/13/2010		06/13/2012		

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2007
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 2)
☒ Performance and Evaluation Report for Period Ending: At 09/30/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	138,212	138,012	138012	138,012
3	1408 Management Improvements	5,582	5,465	5,465	5,465
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,500	88,627	31,310	25,315
8	1440 Site Acquisition				
9	1450 Site Improvement	47,030	30,624	30,624	24,764
10	1460 Dwelling Structures	375,016	361,792	341,991	324,423
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	86,720	66,540	66,540	66,540
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Jackson Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval: 2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 2)**
☒ **Performance and Evaluation Report for Period Ending: At 09/30,2009** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	691,060	691,060	613,942	584,519
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Billy M. Jones **Date 04/27/2010** | **Signature of Public Housing Director** **Date**

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2007**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.					Moved to FY08
	B. Landscape improvements.	1450.0	4,700 sf					Moved to FY08
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				Completed.
MI 38-001	D. Sand; patch; prime; paint; ext. doors.	1460.0						Replace doors.
	E. Replace resilient tread risers.	1460.0	68 units.	23,800	23,800	23,800	23,800	Completed
	F. Replace exterior doors; hardware; etc.	1460.0	136 Fam.	116,916	119,300	119,300	119,300	Completed.
	G. Replace exterior doors; hardware; etc.	1460.0	64 Elderly	57,000	57,000	57,000	57,000	Completed.
	H. Paint furnace flues heat resistant paint.	1470.0	100 ea.	5,000	5,000	5,000	0	
	I. Replace exterior door maintenance bldg	1470.0	1 ea.					Completed 06
	J. Replace office storefront door (HCU)	1470.0	1 ea.					Completed 06
	K. Replace office/community /head start/.	1470.0		9,130	9,130	9,130	9,130	Completed.
	Community building gutters/downspouts.							
	.							
	Subtotal MI 38-001			**211,846**	**214,230**	**214,230**	**209,230**	
Scattered Sites								
MI 38-007								
26 3BR Units								
	Subtotal MI 38-007-CT							
	Subtotal AMP 1			**211,846**	**214,230**	**214,230**	**209,230**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2007**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 2	A. Mature tree trim; plantings...	1450.0						Moved to FY08
Reed Manor	B. Replace exterior doors; hardware; etc.	1460.0	23 ea.	20,500	20,500	20,500	20,500	Completed.
MI 38-002	C. Install ducted range hoods/vent fans.	1460.0	23 ea.	0	18,000	18,000	18,000	Completed.
	D. Paint solar screen.	1470.0	4,400 sf.	30,800	0	0		Remove RAB
	E. Replace stairwell doors.	1470.0	10 ea.	11,290	11,290	11,290	11,290	Completed.
	F. Repair south end stairwell walls.	1470.0	575 sy	0	10,520	10,520	10,520	Completed.
	Subtotal MI 38-002			**62.590**	**60,310**	**60,310**	**60,310**	
Reed Manor	A. Mature tree trim; plantings.	1450.0		12,750	6,300	6,300	6,300	Completed
MI 38-003	B. Paint furnace flues heat resistant paint.	1460.0	150 ea.	7,500	7,500	7,500		Contract Award
	C. Remove; replace carpeting D, E, F, G	1460.0	1,500 sy		45,250	45,250	29,261	CO 1
	building corridors; social rooms.							
	D. Replace cove base D, E, F, G, building	1460.0	5,200 lf		15,400	15,400	14,320	
	Corridors; social rooms.							
	Subtotal MI 38-003			**20,250**	**74,450**	**74,450**	**49,881**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2007**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Reed Manor	A. Mature tree trim; plantings.	1450.0		11,280	1,324	1,324	1,324	Completed.
MI 38-004	B. Paint all unit walls; ceilings; corridors;	1460.0		136,500	42,242	42,242	42,242	Completed.
	Laundry & social rooms.							
	C. Paint furnace flues heat resistant paint.	1460.0	48 ea.	2,400	2,400	2,400		Contract Award
	D. Replace carpeting corridors, social	1460.0	11,400 sf	26,000	26,000	26,000	26,000	Completed.
	Rooms, lobbies.							
	E. Replace vinyl wall base corridors,	1460.0	42,000 lf	9,500	9,600	9,600	9,600	Completed.
	Lobbies, community spaces.							
	Subtotal MI 38-004			**185,680**	**81,566**	**81,566**	**79,166**	
	Subtotal AMP 2			**268,520**	**216,326**	**196,525**	**216,326**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 3	A. Mature tree trim; plantings.	1450.0	10 ea.	8,500	8,500	8,500	8,500	Completed.
Shahan-Blackstone	B. Landscape improvements.	1450.0		6,000	6,000	6,000	140	Contract Award
MI 38-005	C. Paint furnace flues heat resistant paint.	1460.0	48 ea.	2,400	2,400	2,400		Contract Award
	Subtotal MI 38-005			**16,900**	**16,900**	**16,900**	**8,460**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2007**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Shahan-Blackstone	A. Mature tree trim; plantings.	1450.0	10 ea	8,500	8,500	8,500	8,500	Completed.
MI 38-006	B. Replace tree pits	1460.0	8 ea.					
	C. Paint furnace flues heat resistant paint.	1460.0	60 ea.	3,000	3,000	3,000		Contract Award
	Subtotal MI 38-006			**11,500**	**11,500**	**11,500**	**8,500**	
Scattered Sites								
MI 38-007								
14 3BR Units								
	Subtotal MI 38-007 SB							
	Subtotal AMP 3			**28,400**	**28,400**	**28,400**	**27140**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2007**
Jackson Housing Commission	Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		138,212	138,012	138,012	138,012	Completed.
Management		1408.0		5,582	5,465	5,465	5,465	Completed
Improvements								
		1410.0						
Administration								
A&E Fees	AMP 1-Chalet Terrace	1430.1		15,840	17,840	15,840	15,840	Part ARRA/08
& Costs	AMP 2-Reed Manor	1430.2		20,870	15,470	15,470	9,475	
	AMP 3-Shahan-Blackstone	1430.3		1,790	55,317	0		Part ARRA/08
	Subtotal A&E Fees & Costs			**38,500**	**88,627**	**88,627**	**25,315**	
Contingency		1502.0						

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jackson Housing Commission | **Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/13/2009	08/03/2009	09/13/2011		
AMP 1	09/13/2009	05/31/2008	09/13/2011		
AMP 2	09/13/2009	08/03/2009	09/13/2011		
AMP 3	09/13/2009	05/31/2008	09/13/2011		

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2009
Jackson Housing Commission	Capital Fund Program Grant No: MI33S03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 09/30/09 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,404			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	851,490			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2009
Jackson Housing Commission	Capital Fund Program Grant No: MI33S03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 09/30/2009 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	889,894			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 04/27/2010	Signature of Public Housing Director	Date
Michael M. Jones			

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

Part II: Supporting Pages

PHA Name: Jackson Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33S03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 1								
Chalet Terrace								
MI033P038001								
Scattered Sites	A. Tear off; reroof.	1460.0	260 sq	68,300				
(MI33P038007)	B. Replace soffits	1460.0	1000 sq	32,500				
26 3BR Units	C. Replace furnaces	1460.0	26 ea.	65,000				
	D. Replace hot water heaters.	1460.0	26 ea.					
	E. Replace windows.	1460.0	182 ea.	91,000				
	F. Replace exterior doors; frames;	1460.0	52 ea.	70,000				
	hardware: screen doors.							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant: 2009**
Jackson Housing Commission	Capital Fund Program Grant No: MI33S03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AMP 3								
Shahan-Blackstone								
MI33P038005								
Shahan-Blackstone	A. Replace exterior doors; frames;	1460.0	120 ea.	160,000				
Shahan-Blackstone	hardware; screen doors.							
MI 38-006	B. Replace windows.	1460.0	300 ea	150,000				
Scattered Sites	A. Tear off; reroof.	1460.0	135 sq	38,000				
(MI33P038007)	B. Replace gutters; downspouts.	1460.0	2000 lf	15,000				
14 3BR Units	C. Replace soffit.	1460.0	54 sq	18,000				
	D. Replace fascia.	1460.0	4500 lf	19,000				
	E. Replace windows.	1460.0	98 ea	49,890				
	F. REplace exterior doors; frames;	1460.0	28 ea.	37,000				
	G. Replace furnaces.	1460.0	14 ea.	35,000				
	H. Replace hot water heaters.	1460.0	14 ea.	11,800				
AMP 1-Chalet Terrace	A&E Fees-Develop PNA	1430.0	1 ea.	11,010				
AMP 2-Reed Manor	A&E Fees-Develop PNA	1430.0	1 ea	18,194				
AMP 3-Shahan-Blacks	A&E Fees-Develop PNA	1430.0	1 ea	9,200				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jackson Housing Commission					**Federal FFY of Grant: ARRA 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	03/17/2010		03/17/2013		
MI 38-001 AMP 1	03/17/2010		03/17/2013		
MI 38-002 AMP 2	03/17/2010		03/17/2013		
MI 38-003 AMP 3	03/17/2010		03/17/2013		

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