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| 9.1 | <p>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. See Attachment 5.1</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <p>See Attachment 6 (to include VAWA)</p> |
| 11.0 | <p>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.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

The Housing Authority of the City of Jackson, MS

MS103

 PHA Name

 PHA Number/HA Code

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

Samuel McGee

Title

Board Chairman

Signature



Date 04/15/2009

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

The Housing Authority of the
City of Jackson, MS

MS 103

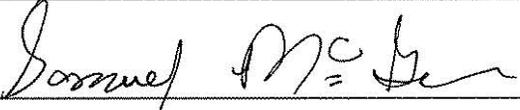
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁴

Annual PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁰

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 |
| Dr. Samuel McGee | Board Chairman |
| Signature | Date |
|  | 04/15/09 |

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of the City of Jackson, Mississippi

Program/Activity Receiving Federal Grant Funding

5-Year Modification and 2009 Annual Plan

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 Federalagency 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 drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate 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.)

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

Sheila W. Jackson

Title

Executive Director

Signature

X 

Date

04/17/09

Certification of Payments to Influence Federal Transactions

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

Applicant Name

The Housing Authority of the City of Jackson, Mississippi

Program/Activity Receiving Federal Grant Funding

FY 2009 Annual Plan

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 an 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 an 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 Official | Title |
| Sheila W. Jackson | Executive Director |
| Signature | Date (mm/dd/yyyy) |
|  | 04/15/09 |

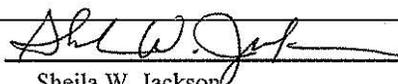
Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

| | | |
|--|--|--|
| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 2 | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: The Housing Authority of the City of Jackson, MS 2747 Livingston Road Jackson, Mississippi 39213 Congressional District, if known: 2 | |
| 6. Federal Department/Agency: U. S. Dept. of Housing & Urban Development | 7. Federal Program Name/Description: PHA FY 2009 Annual Plan CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: | 9. Award Amount, if known: \$ | |
| 10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> | b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> | |
| 11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information 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: <u></u> Print Name: <u>Sheila W. Jackson</u> Title: <u>Executive Director</u> Telephone No.: <u>601.362-0885 x 129</u> Date: <u>04/15/09</u> | |
| Federal Use Only: | | Authorized for Local Reproduction Standard Form LLL (Rev. 7-97) |

DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Jackson Housing Authority Page 2 of 2

Shel W. Galt
04/15/09

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 | | FFY of Grant: 2006 FFY of Grant Approval: | | | |
|--|---|---|----------------------|------------|--|
| PHA Name: Jackson Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MS26103-501-06 Replacement Housing Factor Grant No: Date of CFFP: | | | |
| Type of Grant | <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 | Total Estimated Cost | | | | |
| Line | Summary by Development Account | Original | Revised ² | Obligated | Total Actual Cost ¹ Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | 77,807.00 | 77,807.00 | 77,807.00 | 59,229.04 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 65,000.00 | 65,000.00 | 65,000.00 | 65,000.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 33,747.00 | 33,747.00 | 33,747.00 | 33,597.00 |
| 10 | 1460 Dwelling Structures | 23,920.00 | 38,343.92 | 38,343.92 | 20,715.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 10,000.00 | 21,497.25 | 21,497.25 | 21,497.25 |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | 510,827.00 | 510,827.00 | 510,827.00 | 198,645.98 |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | 30,000.00 | 4,078.83 | 4,078.83 | 4,078.83 |
| 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 | | FFY of Grant: 2006 | |
| PHA Name: Jackson Housing Authority | Grant Type and Number Capital Fund Program Grant No: MS26103-501-06 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2009 | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> 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) | 801,301.00 | 801,301.00 |
| 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 | | Signature of Public Housing Director | |
| Date | | Date | |
| 5/7/09 | | | |

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 CFF 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 II: Supporting Pages | | Federal FFY of Grant: 2006 | | | | | | |
|---|---|--|----------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: Jackson Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MS26103-501-06 CFPP (Yes/No): Yes 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 | Administration - 10% of Executive Director and Deputy Director | 1410 | 1 LS | 77,807.00 | 77,807.00 | 77,807.00 | 59,229.04 | Pending |
| MS103000002 | Site Improvement: | <input type="checkbox"/> FORMTEXT | | | | | | |
| MS103000002 | Ground repairs to Golden Key Apartments | 1450 | 1 LS | 33,747.00 | 33,747.00 | 33,747.00 | 33,597.00 | Pending |
| MS103000002 | Dwelling Structures: | 1460 | | | | | | |
| MS103000002 | Renovation - Gen./Non-routine repairs at Golden Key/Midtown | | | 23,920.00 | 38,343.92 | 38,343.92 | 20,715.00 | Pending |
| MS103000002 | Demolition: Preparation for New Development Activity | 1485 | | 510,827.00 | 510,827.00 | 510,827.00 | 198,645.98 | Pending |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |

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.

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 | | Grant Type and Number | | FFY of Grant: 2007 | |
|--|--|---|----------------------|--|--------------------------------|
| PHA Name: Jackson Housing Authority | | Capital Fund Program Grant No: MS26103-501-07 | | FFY of Grant Approval: | |
| Replacement Housing Factor Grant No: | | Date of CFP: | | | |
| Type of Grant | | Reserve for Disasters/Emergencies | | Revised Annual Statement (revision no:) | |
| Original Annual Statement | | Final Performance and Evaluation Report | | Total Actual Cost ¹ | |
| Performance and Evaluation Report for Period Ending: | | Total Estimated Cost | | Expended | |
| Line | Summary by Development Account | Original | Revised ² | Obligated | Total Actual Cost ¹ |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 135,000.00 | | 135,000.00 | 135,000.00 |
| 3 | 1408 Management Improvements | 7,777.00 | | 7,777.00 | 7,039.51 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 17,223.00 | | 17,223.00 | 10,901.13 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 285,460.00 | | 285,460.00 | 135,598.70 |
| 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 | 349,897.00 | | 349,897.00 | 127,470.32 |

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 | | FFY of Grant: 2007 | FFY of Grant Approval: |
| PHA Name: Jackson Housing Authority | Grant Type and Number Capital Fund Program Grant No: MS26103-501-07 Replacement Housing Factor Grant No: Date of CFFP: | | |
| Type of Grant | <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| | <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost ¹ |
| | | Original | Obligated |
| 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) | 795,357.00 | 795,357.00 |
| 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 | | Signature of Public Housing Director | |
| Date: 5/7/09 | | 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.
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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 II: Supporting Pages | | Federal FFY of Grant: 2007 | | | | | | |
|---|---|--|-----------------|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: Jackson Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MS26103-501-07 CFFP (Yes/No): Yes 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 10% Staff Salaries for Deputy Director and Executive Director Transfer to Low Rent Budget Total 1406 | 1406 | 12 months | 20,000.00 | | 20,000.00 | 20,000.00 | |
| PHA-Wide | Management Improvements Staff Training and Computer Upgrades Total 1408 | 1408 | 1LS | 115,000.00 | | 115,000.00 | 115,000.00 | |
| MS103000002 | A/E Fees-Plans and Specs for acquisition, rehab and new development | 1430 | 1LS | 17,223.00 | | 17,223.00 | 10,901.13 | |
| MS103000002 | Dwelling Structures Golden Key-Rehab Midtown-Rehab Total 1460 | 1460 | 152 DU 12 HO | 285,460.00 | | 285,460.00 | 135,598.70 | |
| | | | | 285,460.00 | | 285,460.00 | 135,598.70 | |

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.

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 | | Grant Type and Number | | FFY of Grant: 2008 | |
|-------------------------------------|--|--|---|--------------------------------|----------|
| PHA Name: Jackson Housing Authority | | Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R103501-08 Date of CFFP: | | FFY of Grant Approval: | |
| Type of Grant | <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | |
| Line | Summary by Development Account | Total Estimated Cost Revised ² | Obligated | Total Actual Cost ¹ | 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 | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 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 | \$350,094.00 | \$350,094.00 | | |

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

| | | | |
|--|--|---|--------------------------------|
| Part I: Summary | | FFY of Grant: 2008 | |
| PHA Name: Jackson Housing Authority | | FFY of Grant Approval: | |
| Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R103501-08 Date of CFFP: | | | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/09 | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost ¹ |
| | | Original | Obligated |
| 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) | \$350,094.00 | \$350,094.00 |
| 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 | | Signature of Public Housing Director | |
| | | Date | |
| | | 5/7/09 | |

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 | | FFY of Grant: 2008 | | |
|---|--|---|--------------|---|
| PHA Name: Jackson Housing Authority | | FFY of Grant Approval: | | |
| Grant Type and Number Capital Fund Program Grant No. MS26P103-501-08 Replacement Housing Factor Grant No: Date of CFFP: | | | | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/09 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost Revised ² | Obligated | Total Actual Cost ¹ Expended |
| 1 | Total non-CFFP 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 | | | |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | \$500,283.00 | \$300,000.00 | \$150,000.00 |
| 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 CFFP 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

| | | | |
|--|--|---|--------------------------------|
| Part I: Summary | | FFY of Grant: 2008 | |
| PHA Name: Jackson Housing Authority | Grant Type and Number Capital Fund Program Grant No: MS26P103-501-08 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: | |
| <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost ¹ |
| | | Original | Obligated |
| 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) | \$500,283.00 | \$300,000.00 |
| 21 | Amount of line 20 Related to LEP Activities | | \$150,000.00 |
| 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 | | Signature of Public Housing Director | |
| Date | | 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.

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 | | Grant Type and Number | | FFY of Grant: 2009 | |
|---|--|--|----------------------|---|--|
| PHA Name: Jackson Housing Authority | | Capital Fund Program Grant No: MS26P103501-09 Replacement Housing Factor Grant No: Date of CFFP: | | FFY of Grant Approval: | |
| Type of Grant | | Reserve for Disasters/Emergencies | | Revised Annual Statement (revision no:) | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | | | <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Summary by Development Account | Original | Revised ² | Obligated | Total Actual Cost ¹ Expended |
| 1 | Total non-CFF Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$50,000.00 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | \$2,000.00 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$50,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$248,000.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$150,000.00 | | | |
| 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 CFF 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 | | FFY of Grant: 2009 | |
| PHA Name: Jackson Housing Authority | Grant Type and Number Capital Fund Program Grant No: MS26P103501-09 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Summary by Development Account | Total Estimated Cost | Total Actual Cost ¹ |
| | | Original | Obligated |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | Expended |
| 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) | \$500,000.00 | |
| 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 | | Signature of Public Housing Director | |
| Date | | Date | |
| 5/7/09 | | 5/7/09 | |

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

| Part I: Summary | | Grant Type and Number | | FFY of Grant: 2009 | |
|---|--|---|----------------------|--|--------------------------------|
| PHA Name: Jackson Housing Authority | | Capital Fund Program Grant No: MS26R103501-09 | | FFY of Grant Approval: | |
| Date of CFFP: | | Replacement Housing Factor Grant No: MS26R103501-09 | | | |
| Type of Grant | | Reserve for Disasters/Emergencies | | Revised Annual Statement (revision no:) | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | Summary by Development Account | | Total Estimated Cost | |
| Line | | Original | Revised ² | Obligated | Total Actual Cost ¹ |
| | | | | | 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 | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 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 | \$650,000.00 | | \$650,000.00 | \$650,000.00 |

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 | | FFY of Grant: 2009 | |
| PHA Name: Jackson Housing Authority | Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MS26R103501-09 Date of CFFP: | FFY of Grant Approval: | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Line | Original | Revised ² | Total Actual Cost ¹ |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | Expended |
| 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) | \$650,000.00 | |
| 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 | | Signature of Public Housing Director | |
| Date: 5/7/09 | | 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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

| Part I: Summary | | Locality : Jackson, MS | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | |
|---|---|---------------------------------------|---------------------------------------|--|---------------------------------------|---------------------------------------|
| PHA Name/Number Jackson Housing Authority/MS103000002 | | 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 |
| A. | Development Number and Name MS103000002 – PHA Wide | 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 |
| B. | Physical Improvements Subtotal | Annual Statement | | | | |
| C. | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | |
| E. | Administration | | | | | |
| F. | Other | | \$52,000 | \$52,000 | \$52,000 | \$52,000 |
| G. | Operations | | | | | |
| H. | Demolition | | | | | |
| I. | Development | | | | | |
| J. | Capital Fund Financing -- Debt Service | | | | | |
| K. | Total CFP Funds | | \$52,000 | \$52,000 | \$52,000 | \$52,000 |
| L. | Total Non-CFP Funds | | | | | |
| M. | Grand Total | | | | | |

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)

| PHA Name/Number Jackson Housing Authority/ MS103000002 | | Locality : Jackson, MS | | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
|---|------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|---------------------------------------|
| 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 | |
| A. | MS103000002 | | | | | |
| B. | Physical Improvements Subtotal | \$398,000 | \$398,000 | \$398,000 | \$398,000 | \$398,000 |
| F.. | Other | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| | | | | | | |
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| | | | | | | |
| | | | | | | |
| | | | | | | |
| K. | Total CFP Funds | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 |
| L. | Total Non-CFP Funds | \$650,000 | \$650,000 | \$650,000 | \$650,000 | \$650,000 |
| M. | Grand Total | \$1,150,000 | \$1,150,000 | \$1,150,000 | \$1,150,000 | \$1,150,000 |

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

| Part II: Supporting Pages -- Physical Needs Work Statement(s) | | Work Statement for Year 2 FFY 2010 | | Work Statement for Year 3 FFY 2011 | | |
|---|---|---------------------------------------|----------------|---|-------------------------|----------------|
| Work Statement for Year 1 FFY 2009 | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement | MS103000002 A&E Services associated with major upgrades at Golden Key, such as roof & HVAC replacement | 152 Units | \$50,000 | MS103000002 A&E Services associated with major upgrades at Golden Key, such as roof & HVAC replacement | 152 Units | \$50,000 |
| See Annual Statement | MS103000002 Supplement the cost of roof & HVAC replacements (3 Buildings) | 3 Buildings (152 Units) | \$248,00 | MS103000002 Supplement the cost of roof & HVAC replacements (3 Buildings) | 3 Buildings (152 Units) | \$248,00 |
| See Annual Statement | MS103000002 Replacement of appliances with energy star models. Appr. \$900 each | 152 Units | \$150,000 | MS103000002 Replacement of appliances with energy star models. Appr. \$900 each | 152 Units | \$150,000 |
| | Subtotal of Estimated Cost | | \$448,000 | Subtotal of Estimated Cost | | \$448,000 |
| | | | | Subtotal of Estimated Cost | | \$448,000 |

Attachment 1

Goals and Objectives

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

1. PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments:

Due to the demolition of 184 units of public housing at Whiterock Apartments and 152 units of public housing at Willow Grove Apartments, JHA will continue to implement steps to increase housing inventory according to area needs, which includes increasing JHA associated housing stock by fiscal year end 2010. JHA will begin acquiring properties in the Midtown area during fiscal year 2009 - 2010. Phase I of this project will include acquisition, demolition, rehabilitation and new development of affordable housing.

During Fiscal Years 2009 - 2011, JHA will submit a Low Income Housing Tax Credit application and will build new, mixed financed affordable housing units at the Agape Site.

2. PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 77

Due to Katrina, JHA had waivers in its submission of certain aspects of PHAS. During FY 2008-2009, JHA had its first REAC/UPCS inspection since Katrina. JHA improved its physical inspection score by 4 points (from a 21 to a 25) thereby improving the condition of properties. JHA also continues to decrease the vacancy rate and improve the overall management of its total operations. By FY 2010, JHA will increase its overall PHAS score to at least 82.

- Increase customer satisfaction:

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

- Concentrate on efforts to improve specific management functions:

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

- Renovate or modernize public housing units:

During FY 2009, the Housing Authority will continue to work to improve the outside appearance of buildings at Golden Key Apartments by painting stairways and additional landscaping. JHA will address roof and HVAC replacement during fiscal years 2009 – 2010.

JHA began in FY 2008 addressing repairs to the interior/exterior of the existing 12 Midtown properties.

- Demolish or dispose of obsolete public housing:

As a result of HUD approved demolition/disposition, 15.34 acres of vacant land located at former White Rock property and 15.02 acres of vacant land located at the former Willow Grove site will be disposed of at the Fair Market Value or via public and/or negotiated sale. Proceeds from the sale of the property will be used for acquisition, rehabilitation and or new development of housing for low to moderate income families, including the elderly/disabled.

FY 2008-2009 JHA will evaluate the environmental condition of all properties prior to any purchase and obtain approval from HUD.

- Provide replacement public housing:

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

- Provide replacement vouchers:

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

3. PHA Goal: Increase assisted housing choices

Objectives:

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

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

- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

JHA will consider seeking approval from HUD to project base some of its Section 8 vouchers if the need arises.

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

1. PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement public housing security improvements:

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

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

1. PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

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

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

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

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

Continue to identify community resources serving the elderly and families with disabilities and expand existing community resource directory and through these resources, make available supportive services to increase independence for the elderly or families with disabilities.

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

1. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

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

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Continue to investigate and resolve complaints completely and expeditiously monthly.

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

Continue utilizing the best in design to ensure accessibility and comply with the provision of 504. JHA will make sure any aspect

Of modernization work will incorporate provisions of 504 as part of minimum design guidelines.

- Other: (list below)

JHA will in FY 2009 make every effort to invest in energy and green retrofit investment in the current and new properties

Attachment 1.1

Progress Report

The Housing Authority of the City of Jackson, MS continues to make progress in accomplishing the goals and objectives outlined in the 5 Year Plan. Accomplishments include:

Goal: Expand the supply of assisted housing

Accomplishment

The Housing Authority in May 2009 will acquire 63 units of deteriorated houses that will be demolished. Thirty (30) new affordable, rental housing units will be built.

Goal: Improve the quality of assisted housing

Accomplishment

The Housing Authority has improved the quality of housing in its portfolio and has improved its REAC/UPCS Physical Inspection score by 4 points (from a 21 to a 25).

Goal: Increase assisted housing choices

Accomplishment

Annually, the Housing Authority works with Community Landlord/Owners in providing housing assistance to all Section 8 Voucher participants. The Housing Authority currently has 200 property owners assisting Section 8 Voucher participants.

Attachment 2

PHA Plan Update

A. Plan Elements Revised Since Last Annual Plan Submission

Increase the number of affordable housing units by:

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

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

Adopt rent policies to support and encourage work

Organize the public housing waiting list:

Site Based Waiting List will be implemented for the New Midtown Development in FY 2009-2010

Families may be on more than one list simultaneously

- **Community wide and**
- **New Midtown Development list if they meet the working preference requirement for eligibility**

Preferences

- **Working Preference will be implemented for new Midtown Development**

B. Location to Obtain Copy of PHA 5 Year and Annual Plan

JHA Central Office

2747 Livingston Road

Jackson, Mississippi 39213

Attachment 3

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

HOPE VI Revitalization grant in the Plan year?

If funds become available JHA will apply for Whiterock and Willow Grove Apartments a revitalization plan to replace housing loss via demolition

Mixed-finance development activities for public housing in the Plan year?

The Housing Authority plans to develop the Agape Property to assist in its efforts to replace housing loss through demolition. The plan will include a mixed financed approach to affordable housing to include low income housing tax credits, project basing Section 8 vouchers and other means of developing affordable housing. The tax credit application will be prepared and submitted in the later part of FY 2009-2010.

Homeownership Programs in the plan year?

During FY 2009, the Housing Authority was able to sell three (3) of its 5 h Homes in the Presidential Hills community. The Housing Authority will continue its efforts to sell the remaining eight (8) 5h homes and will expand the homeownership program. During FY 2009, the Housing Authority will apply to become its own HUD approved Housing Counseling Agency and will continue to use and promote Section 8 Vouchers as a tool to assist with helping resident obtain homeownership.

| Public Housing Homeownership Activity Description | |
|--|--|
| 1a. Development name: Rolling Pines/Presidential Hills | |
| 1b. Development (project) number: MS26P103-005 | |
| 2. Federal Program authority: | |
| <input type="checkbox"/> HOPE I | |
| <input checked="" type="checkbox"/> 5(h) | |
| <input type="checkbox"/> Turnkey III | |
| <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 3. Application status: (select one) | |
| <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program | |
| <input type="checkbox"/> Submitted, pending approval | |
| <input type="checkbox"/> Planned application | |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(Approved on 07/04/2000 Only 8 houses remain for sell to homeowners)</u> | |
| 5. Number of units affected: 32 | |
| 6. Coverage of action: (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |

Project-Based Vouchers in the Plan year?

Although uncertain at this time, the Housing Authority will consider project-basing vouchers as a part of the development of the Agape Property. Project basing Vouchers would be consistent with the Housing authority's plan to increase the availability of assisted affordable housing units and would help in

replacing units loss due to demolition. If pursued, the Housing Authority would not project-base more than 20 of its 412 current Vouchers.

Attachment 5

Housing Needs

The Housing Authority has reviewed the 2005 City of Jackson Consolidated Plan, the 2008 City of Jackson One Year Action Plan and the Authority's Demographic Data and finds a consistency in the data showing the housing needs in the jurisdiction. The table below shows the housing needs. The Overall Column is the estimated number of renter families with housing needs. The remaining Characteristic is rated from 1 to 5 with 1 being "no impact", and 5 being "severe impact".

| Housing Needs of Families in the Jurisdiction | | | | | | | |
|--|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| by Family Type | | | | | | | |
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ability | Size | Loca-tion |
| Income <= 30% of AMI | 12,399 | 5 | 5 | 5 | 2 | 4 | 5 |
| Income >30% but <=50% of AMI | 8,858 | 4 | 5 | 5 | 2 | 4 | 5 |
| Income >50% but <80% of AMI | 2,298 | 3 | 3 | 3 | 3 | 3 | 3 |
| Elderly | 1,819 | 5 | 4 | 5 | 4 | 5 | 5 |
| Black/Non Hisp. | 55.6% | | | | | | |
| White/Non Hisp. | 43.4% | | | | | | |

Housing Needs based on Public Housing and Section 8 Waiting List described in following tables:

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Public Housing | | | |
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/sub-jurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1145 | | 35 |
| Extremely low income <=30% AMI | 916 | 80% | |
| Very low income (>30% but <=50% AMI) | 206 | 18% | |
| Low income (>50% but <80% AMI) | 22 | 2% | |
| Families with children | 974 | 85% | |
| Elderly families | 28 | 2% | |

Housing Needs of Families on the Waiting List

Public Housing

| | | | |
|----------------------------|------------------|------|--|
| Families with Disabilities | 143 | 13% | |
| Hispanic/Other | 1 Hispanic/other | .5% | |
| White | 28 | 2.5% | |
| Black | 1114 | 97% | |

| | | | |
|---|-----|-----|--|
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 114 | 10% | |
| 2 BR | 513 | 45% | |
| 3 BR | 392 | 34% | |
| 4 BR | 119 | 10% | |
| 5 BR | 7 | 1% | |
| 5+ BR | | | |

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Section 8

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

| | # of families | % of total families | Annual Turnover |
|--------------------------------------|---------------|---------------------|-----------------|
| Waiting list total | 288 | | 20 |
| Extremely low income <=30% AMI | 230 | 80% | |
| Very low income (>30% but <=50% AMI) | 48 | 17% | |
| Low income (>50% but <80% AMI) | 10 | 3% | |
| Families with children | 271 | 92% | |
| Elderly families | 2 | 1% | |
| Families with Disabilities | 15 | 7% | |

Housing Needs of Families on the Waiting List

Section 8

| | | | |
|--|-----|-----|--|
| White | 3 | 1% | |
| African Amer. | 285 | 99% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | N/A | | |
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| <p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p><i>How long has it been closed (# of months)?</i> 48 Months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> | | | |

Attachment 5.1

Strategies for Addressing Housing Needs in Upcoming Year

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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- 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
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Utilizing capital funds, replacement housing funds, tax credits and/or development funds to create affordable housing opportunities.

Housing 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

Housing 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

Housing Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Apply for special-purpose vouchers targeted to the elderly, should they become available

Housing Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Housing 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

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reasons for Selecting Strategies

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

Attachment 6

Additional Information

- A. Progress in meeting goals and objectives is listed under Attachment 1.1
- B. Significant amendment and Substantial deviation/Modification

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

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

c. Violence Against Women and Department of Justice Reauthorization Act of 2005

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

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

The Housing Authority’s Section 8 Program has historically offered a preference to victims of domestic violence who are displaced or who continue to reside with the perpetrator. The preference is the highest rated among all the preferences. To receive it, the victim agrees to not allow the perpetrator to become a member of the household, except where there are convincing circumstances that the perpetrator has corrected his/her behavior. If the Housing Authority has more than one applicant requesting the VAWA preference,

then Date and Time will be the deciding factor. Therefore, VAWA will be preference #1 and Date and Time will be preference #2. The Housing Authority will implement the same practice in the Public Housing Program.

Jackson Housing Authority

Resident Advisory Board Meeting Minutes

Tuesday, April 7, 2009 • 5:30pm

I. Attendees

Mildred B. Smith (RAB) Allison Cox (JHA)
Christine Ragsdale (RAB) Sheila Jackson (JHA)
Tina Summers (RAB)

II. Questions & Comments

Q. Tina Summers: Will the new Midtown houses be like the old?

A. Allison Cox: No,

Q. Mildred Smith: Will you do work in mid city?

A. Allison Cox:

Q. Mildred Smith: Is Golden Key Center apart of the Jackson Housing Authority?

A. Allison Cox: No, the Golden Key Community Center belongs to the City of Jackson.

Q. Tina Summers: Is there a manager at Golden Key?

A. Allison Cox: No, we will be interviewing this week to fill the position.

