

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2009

PHA Name:

Jefferson City Housing Authority

Version 1, Submitted to HUD

October 16, 2008

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Jefferson City Housing Authority **PHA Number:** TN019

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Mary Helen White Phone: 865/475-2064
TDD: 865/475-2064 Email (if available): 1jcha@bellsouth.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2009
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

Required Attachments

- Attachment A:** Resident Membership on the PHA Governing Board (**Included in Plan**)
- Attachment B:** Membership of the Resident Advisory Board (**Included in Plan**)
- Attachment C:** Comments of Resident Advisory Board and Explanation of PHA Response (**Included in Plan**)
- Attachment D:** Voluntary Conversion (**Included in Plan**)
- Admissions Policy for Deconcentration (**tn019a01**)
- P & E Report, TN37-PO19-501-05, as of 6/30/2008 (**tn019b01**)
- P & E Report, TN37-PO19-501-06, as of 6/30/2008 (**tn019c01**)
- P & E Report, TN37-PO19-501-07, as of 6/30/2008 (**tn019d01**)
- P & E Report, TN37-PO19-501-08, as of 6/30/2008 (**tn019e01**)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment,

approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or

complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas

other (describe below:)

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

Please refer to the Executive Summary of the Consolidated Plan for the State of Tennessee

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Management and Operations
X	VAWA	Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00			
3	1408 Management Improvements	43,300.00			
4	1410 Administration	11,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	175,846.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	265,146.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	LS	1,000				
	VISTA	1408	1 position	13,300				
	Community Cares Worker (1)	1408	1 position	12,000				
	Security	1408	LS	12,000				
	Computer Upgrade	1408	LS	5,000				
	Resident Services	1408	LS	1,000				
	Advertising	1410	LS	1,000				
	Clerk – In House	1410	LS	0				
	Maintenance Laborer	1410	1 position	10,000				
	A/E Services	1430	LS	15,000				
	Environmental Review	1430	LS	1,000				
	Update Agency Plan	1430	LS	2,000				
	HVAC Maintenance	1460	LS	8,244				
	Clean porches	1460	LS	1,000				
	Office equipment, furnishings	1475	LS	3,000				
	Maintenance equipment	1475	LS	3,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37-PO19-501-09 Replacement Housing Factor No:					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	9/30/2011			9/30/2013			
TN19-001	9/30/2011			9/30/2013			
TN19-002	9/30/2011			9/30/2013			
TN19-003	9/30/2011			9/30/2013			
TN19-004	9/30/2011			9/30/2013			
TN19-005	9/30/2011			9/30/2013			
TN19-006	9/30/2011			9/30/2013			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Jefferson City Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-10 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 501-11 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 501-12 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 501-13 PHA FY: 2013
	Annual Statement				
TN19-001		5,000	21,000	0	0
TN19-002		1,000	3,000	0	0
TN19-003		60,000	0	0	0
TN19-004		76,602	85,325	0	127,602
TN19-005		0	0	96,482	30,000
TN19-006		0	36,277	0	0
PHA-Wide		122,544	119,544	168,664	107,544
CFP Funds Listed for 5-year planning		265,146	265,146	265,146	265,146
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: TN37-PO19-501-10 PHA FY: 2010			Activities for Year: 3 FFY Grant: TN37-PO19-501-11 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN19-001	Add electrical outlets	5,000	TN19-001	Sidewalk repair/replace	1,000
Annual					French drains	20,000
Statement		Sub-Total	5,000		Sub-Total	21,000
	TN19-002	Add electrical outlets	1,000	TN19-002	Sidewalk repair/replace	1,000
					Retaining wall repair/replace	
					French drains	2,000
		Sub-Total	1,000		Sub-Total	3,000
	TN19-003	Bathroom Renovations	15,000	TN19-003	No work this year	0
		Landscaping	5,000			
		Sidewalk repair/replace	1,000			
		Frame in bedroom closets	20,000			
		Tankless water heaters	19,000			
		Sub-Total	60,000		Sub-Total	0
	Total CFP Estimated Cost		\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: TN37-PO19-501-10 PHA FY: 2010			Activities for Year: 3 FFY Grant: TN37-PO19-501-11 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN19-004	Sidewalk repair/replace	8,000	TN19-004	Kitchen renovations	74,325
		Main water valve – interior and French drains (Hillview)	30,000		New site lighting at Overlook/ Old A.J. Hwy	5,000
Annual		Vent lights/bathroom	36,602		Rangehoods	6,000
Statement		Sub-Total	76,602		Sub-Total	85,325
	TN19-005	No work this year	0	TN19-005	No work this year	0
		Sub-Total			Sub-Total	0
	TN19-006	No work this year	0	TN19-006	504 Additional Services – entry into units, roll-in showers	30,277
					New door at Laundromat	6,000
		Sub-Total	0		Sub-Total	36,277
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: TN37-PO19-501-10 PHA FY: 2010			Activities for Year: 3 FFY Grant: TN37-PO19-501-11 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-Wide	Operations	7,244	PHA-Wide	Operations	7,244
Annual		VISTA	13,300		VISTA	13,300
Statement		Community Cares Worker	12,000		Community Cares Worker	12,000
		Security	12,000		Security	12,000
		Advertising	1,000		Advertising	1,000
		A/E Services	15,000		A/E Services	15,000
		Environmental Review	1,000		Environmental Review	1,000
		Update Agency Plan	2,000		Update Agency Plan	2,000
		Clerk – In house	4,000		Clerk – In house	4,000
		Computer Upgrade	5,000		Computer Upgrade	5,000
		Office equipment, furniture	3,000		Office equipment, furniture	3,000
		Maintenance equipment	3,000		Maintenance equipment	3,000
		Resident Services	1,000		Ranges, refrigerators	12,000
		Maintenance Laborer	10,000		Restripe all parking	5,000
		HVAC Maintenance	2,000		Resident Services	1,000
		Van/ truck	25,000		Maintenance Laborer	10,000
		Washers & Dryers	6,000		HVAC Maintenance	2,000
					Update Utility Allowances	10,000
		Sub-Total	122,544		Sub-Total	119,544
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: TN37-PO19-501-12 PHA FY: 2012			Activities for Year: 5 FFY Grant: TN37-PO19-501-13 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN19-001	No work this year	0	TN19-001	No work this year	0
	Sub-Total	0		Sub-Total	0
TN19-002	No work this year	0	TN19-002	No work this year	0
	Sub-Total	0		Sub-Total	0
TN19-003	No work this year	0	TN19-003	No work this year	0
	Sub-Total	0		Sub-Total	0
Total CFP Estimated Cost		\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: TN37-PO19-501-12 PHA FY: 2012			Activities for Year: 5 FFY Grant: TN37-PO19-501-13 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN19-004	No work this year	0	TN19-004	Flooring	20,000
				Roofing/guttering	100,602
	Sub-Total	0		Sub-Total	127,602
TN19-005	Kitchen renovations	91,482	TN19-005	Guttering	30,000
	Flooring	5,000			
	Sub-Total	96,482		Sub-Total	30,000
TN19-006	No work this year	0	TN19-006	No work this year	0
	Sub-Total	0		Sub-Total	0
Total CFP Estimated Cost		\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: TN37-PO19-501-12 PHA FY: 2012			Activities for Year: 5 FFY Grant: TN37-PO19-501-13 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Operations	7,244	PHA-Wide	Operations	7,244
	VISTA	13,300		VISTA	13,300
	Community Cares Worker	12,000		Community Cares Worker	12,000
	Security	12,000		Security	12,000
	Advertising	1,000		Advertising	1,000
	A/E Services	15,000		A/E Services	15,000
	Environmental Review	1,000		Environmental Review	1,000
	Update Agency Plan	2,000		Update Agency Plan	2,000
	Clerk – In house	4,000		Clerk – In house	4,000
	Computer Upgrade	5,000		Computer Upgrade	5,000
	Office equipment, furniture	3,000		Office equipment, furniture	3,000
	Maintenance equipment	3,000		Maintenance equipment	3,000
	Resident Services	1,000		Resident Services	1,000
	Maintenance Laborer	10,000		Maintenance Laborer	10,000
	HVAC Maintenance	2,000		HVAC Maintenance	2,000
	Ranges/refrigerators	20,000		Repaint interior walls	10,000
	Maintenance truck	34,120			
	Office vehicle	17,000			
	Sub-Total	168,664		Sub-Total	107,544
Total CFP Estimated Cost		\$			\$

9. Required Attachments

Required Attachment A: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: **Patsy Finley**
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
- C. The term of appointment is (include the date term expires): **5 years, March 3, 2010**
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 - the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 - Other (explain):
- B. Date of next term expiration of a governing board member: **April 2009**
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Mr. Darrell Helton,
Mayor of Jefferson City, Tennessee**

9. Required Attachments

Required Attachment B: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Jefferson City Housing Authority has declared that all of the residents of Jefferson City Housing Authority are members of the Resident Advisory Board

9. Required Attachments

Required Attachment C: Comments of Resident Advisory Board and Explanation of PHA Response

A Resident Advisory Board meeting was held on August 27, 2008 to hear comments on Agency Plan for this year. There was a Public Hearing on October 14, 2008 to hear comments on the FY2009 Agency Plan.

Below is a list of comments and how they have been addressed (**in bold**):

1. Playground at TN19-004 (Hillview Lane)

There is not a suitable site for a playground on Hillview Lane. This has been researched several times. At this time, it is not feasible to put in a playground.

2. Storage Buildings at all developments

At this time it is not feasible.

3. Washer connections at zero and one bedroom apartments. TN19-004 (Old A.J. Hwy. and Overlook Drive)

There is not room enough for a washer without adding on to the apartment. At this time it isn't feasible.

4. Mobility Accessible showers at TN19-006 (Sycamore Elderly)

This is in the five-year plan.

5. H/C toilets and grab bars at TN19-006 (Sycamore Elderly)

This will be addressed as a reasonable accommodation. Most of the toilets are already H/C height.

6. Glow-In-The-Dark striping at TN19-006 (Sycamore Elderly)

The parking area is in the process of being redone. The paint used will be much easier to see.

7. Request for more H/C parking at TN19-006 (Sycamore Elderly)

The parking area is in the process of being redone. At this time no additional H/C parking spaces are planned.

9. Required Attachments

8. Clotheslines at all Developments

All of the developments have clotheslines, with the exception of TN19-006, Sycamore Elderly. There isn't room there for clotheslines.

9. More lighting at TN19-006 (Sycamore Elderly)

New kitchen lights, dining room lights and new lighting installed in the living room is being done now.

10. Request for another H/C ramp across from the Community Room at TN19-006 (Sycamore Elderly)

At this time no additional ramping is planned.

11. More Mobility Accessibility at TN19-006 (Sycamore Elderly)

This will be reviewed for feasibility. Making the entrances more accessible is already in the five-year plan.

12. Laundromat door difficult to open at TN19-006 (Sycamore Elderly)

This will be reviewed for best way to deal with this issue. It has been added to the five-year plan.

13. Dishwashers

At this time it is not in the five-year plan. Maintenance issues, expense. Not feasible at this time.

14. Security Lighting at TN19-004 (Overlook & Old A.J. Hwy.)

The housing authority is looking into how best to provide site lighting. It was added to the five-year plan.

15. New Countertops at TN19-004 (Overlook & Old A.J. Hwy.)

Kitchen renovations are in the five-year plan. Countertops are included.

9. Required Attachments

Required Attachment D: Voluntary Conversion

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Five (5)

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

One (1)

- c. How many Assessments were conducted for the PHA's covered developments?

One, the initial assessment

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

At this time, there are no developments that are appropriate for conversion

JEFFERSON CITY HOUSING AUTHORITY DECONCENTRATION POLICY

The Jefferson City Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the JCHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The JCHA will strive to insure that no individual development has a concentration of higher or lower income families. The JCHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The JCHA will affirmatively market public housing to all eligible income groups. If necessary, the JCHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: JEFFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: TN37-PO19-501-05 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: In-House "A") <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00	1,000.00	1,000.00	0.00
3	1408 Management Improvements	28,500.00	26,424.80	26,424.80	22,694.80
4	1410 Administration	1,000.00	349.70	349.70	349.70
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	19,000.00	15,300.00	15,300.00	15,300.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	77,000.00	232,772.50	232,772.50	231,445.50
11	1465.1 Dwelling Equipment—Nonexpendable	8,673.00	8,673.00	8,673.00	0.00
12	1470 Nondwelling Structures	124,347.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	31,000.00	6,000.00	6,000.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	290,520.00	290,520.00	290,520.00	269,790.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-05 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	1,000.00		1,000.00	0.00	No work
	Community Cares Worker (2007/2008)	1408	2 position	10,000.00	14,000.00	14,000.00	10,270.00	Work in Progress
	VISTA Worker (2007/2008)	1408	1 position	12,500.00	6,924.80	6,924.80	6,924.80	Completed
	Literacy VISTA	1408	LS	0.00		0.00		
	Resident Services	1408	LS	1,000.00		1,000.00	1,000.00	Completed
	Police Supplemental Services	1408	LS	0.00		0.00		
	Computer Upgrade	1408	LS	5,000.00	4,500.00	4,500.00	4,500.00	Completed
	Maintenance Laborer	1410	1- part time	0.00		0.00		
	Advertising	1410	LS	1,000.00	349.70	349.70	349.70	Completed
	Clerk-In house	1430	1 position	0.00		0.00		
	Fees and Costs	1430	LS	19,000.00	15,300.00	15,300.00	15,300.00	Completed
	A/E Services 12,300							
	Upgrade agency plan (2006) 3,000							
	Environmental review (2006) 0							
	HVAC Maintenance	1460	LS	2,000.00		2,000.00	673.00	Work in Progress
	Ranges, Refrigerators	1465.1	LS	8,673.00		8,673.00	0.00	No work
	Office equipment, furnishings	1475	LS	3,000.00		3,000.00	0.00	No work
	Maintenance equipment	1475	LS	3,000.00		3,000.00	0.00	No work
	Maintenance truck (Deferred)	1475	1	25,000.00	0.00	0.00	0.00	Deferred

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

PHA Name: JEFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-05 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TN19-001/002	Roofing/gutters/porch replacement (9)	1460	LS	0.00	118,000.00	118,000.00	118,000.00	Completed
TN19-003	Re-roofing	1460	16 bldgs	0.00	15,000.00	15,000.00	15,000.00	Completed
	Office renovations (Deleted)	1470	LS	74,347.00	0	0.00	0.00	2004 CFP
TN19-004	Gutters & downspouts (Overlook, Old AJ)	1460	LS	0.00	57,384.33	57,384.33	57,384.33	Completed
TN19-005	Ranghood/backsplashes	1460	LS	0.00	40,388.17	40,388.17	40,388.17	Completed
TN19-006	Fl. Ceiling Lights in Living Room (Defer)	1460	LS	25,000.00	0.00	0.00	0.00	Deferred
	Exterior doors, frames, hardware (Defer)	1460	28 units	30,000.00	0.00	0.00	0.00	Deferred
	Screen doors (Defer)	1460	28 units	20,000.00	0.00	0.00	0.00	Deferred
	Storage Buildings (Delete)	1470	LS	50,000.00	0.00	0.00	0.00	Deferred

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: JEFFERSON CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TN37-PO19-501-05 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/18/2007		08/18/2007	08/18/2009			
TN019-001	08/18/2007		08/18/2007	08/18/2009			
TN019-002	08/18/2007		08/18/2007	08/18/2009			
TN019-003	08/18/2007		08/18/2007	08/18/2009			
TN019-004	08/18/2007		08/18/2007	08/18/2009			
TN019-005	08/18/2007		08/18/2007	08/18/2009			
TN019-006	08/18/2007		08/18/2007	08/18/2009			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: In-House C) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000	1,000	0.00	0.00
3	1408 Management Improvements	34,000	34,000		0.00
4	1410 Administration	11,000	11,000	1,000.00	151.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,500	19,500	19,500.00	15,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0		0.00
10	1460 Dwelling Structures	181,577	156,577		9,975.67
11	1465.1 Dwelling Equipment—Nonexpendable	11,500	11,500	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000	31,000	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	264,577	264,577		25,126.87
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	LS	1,000	1,000	0.00	0.00	No work
	VISTA	1408	1 position	14,000	14,000	0.00	0.00	No work
	Community Cares Worker	1408	2 positions	14,000	14,000	0.00	0.00	No work
	Police Supplemental Services	1408	LS	0	0	0.00	0.00	No work
	Computer Upgrade	1408	LS	5,000	5,000	0.00	0.00	No work
	Resident Services	1408	LS	1,000	1,000	0.00	0.00	No work
	Advertising	1410	LS	1,000	1,000	1,000.00	151.20	Work In Progress
	Clerk – In house	1410	LS	0	0	0.00	0.00	No work
	Maintenance Laborer	1410	1 position	10,000	10,000	0.00	0.00	No work
	A/E Services	1430	LS	16,000	16,000	16,000.00	12,000.00	Work In Progress
	Environmental Review	1430	LS	1,000	1,000	1,000.00	1,000.00	Completed
	Energy Audit	1430	LS	500	500	500.00	0.00	No work
	Update Agency Plan (2007)	1430	LS	2,000	2,000	2,000.00	2,000.00	Completed
	HVAC Maintenance	1460	LS	2,000	2,000	0.00	0.00	No work
	Ranges, Refrigerators	1465 1	LS	11,500	11,500	0.00	0.00	No work
	Office Equipment, Furnishings	1475	LS	3,000	3,000	0.00	0.00	No work
	Maintenance Equipment	1475	LS	3,000	3,000	0.00	0.00	No work
	Maintenance Truck	1475	1	0	25,000.00	0.00	0.00	No work
TN19-001	Sidewalk Repairs (Defer)	1450	LS	0	0	0.00	0.00	Deferred
Cherokee	Landscaping (Defer)	1450	LS	0	0	0.00	0.00	Deferred
	Replace Retaining Wall (Defer)	1450	LS	0	0	0.00	0.00	Deferred
	Bathroom Renovations (Defer)	1460	LS	0	0	0.00	0.00	Deferred

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Closet Doors (Defer)	1460	LS	0	0	0.00	0.00	Deferred
	Guttering (Moved down with roofing)	1460	LS	0	0	0.00	0.00	
	Roofing/guttering	1460	LS	25,388.67	388.67	388.67	388.67	Completed
TN19-002	Landscaping (Defer)	1450	LS	0	0	0.00	0.00	Deferred
Jay Street	Roofing/guttering	1460	LS	10,592	10,592	10,592.00	9,587.00	Completed
	Bathroom Renovations (Defer)	1460	LS	0	0	0.00	0.00	Deferred
	Closet Doors (Defer)	1460	LS	0	0	0.00	0.00	Deferred
	Guttering (moved up with roofing)	1460	LS	0	0	0.00	0.00	
TN19-003	Bathroom Renovations (including wainscoting) (Defer)	1460	LS	0	0	0.00	0.00	Deferred
Mossy Creek								
TN19-004	Roofing/Guttering (Defer)	1460	LS	0	0	0.00	0.00	Deferred
TN19-006	Renovations at Sycamore Elderly – parking, roofing, guttering, lighting	1460	30 apts.	143,596.33	143,596.33	143,596.33	0.00	Work In Progress

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program No: TN37-PO19-501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/ HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN19-001	9/30/2008			9/30/2010			
TN19-002	9/30/2008			9/30/2010			
TN19-003	9/30/2008			9/30/2010			
TN19-004	9/30/2008			9/30/2010			
TN19-005	9/30/2008			9/30/2010			
TN19-006	9/30/2008			9/30/2010			
PHA-Wide	9/30/2008			9/30/2010			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00		0.00	0.00
3	1408 Management Improvements	42,000.00		0.00	0.00
4	1410 Administration	16,448.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,000.00		1,500.00	1,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	74,173.00		0.00	0.00
10	1460 Dwelling Structures	110,200.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	270,821.00		1,500.00	1,500.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN19-001	No work			0.00		0.00	0.00	No work
Cherokee								
TN19-002	Sidewalk repair/replace	1450	LS	5,000.00		0.00	0.00	No work
Jay Street								
TN19-003	Landscaping	1450	LS	10,000.00		0.00	0.00	No work
Mossy Creek	Sidewalk repair/replace	1450	LS	8,000.00		0.00	0.00	No work
	Roofing	1460	LS	59,200.00		0.00	0.00	No work
	Closet doors – accordion type	1460	30 units	10,000.00		0.00	0.00	No work
	Guttering	1460	LS	10,000.00		0.00	0.00	No work
TN19-004	Sidewalk repair/replace	1450	LS	5,000.00		0.00	0.00	No work
Hillview Lane								
Overlook/ Old. A.J.								
Williams-Nelson								
TN19-005	Sidewalk repair/replace	1450	LS	5,000.00		0.00	0.00	No work
Sycamore								
TN19-006	Landscaping	1450	LS	8,000.00		0.00	0.00	No work
Sycamore Elderly	Site Lighting	1450	LS	6,000.00		0.00	0.00	No work
	Parking	1450	LS	17,173.00		0.00	0.00	No work
	Sidewalk repair/replace	1450	LS	10,000.00		0.00	0.00	No work
	New VCT	1460	LS	20,000.00		0.00	0.00	No work

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37-PO19-501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/ HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN19-001	9/12/2009			9/12/2011			
TN19-002	9/12/2009			9/12/2011			
TN19-003	9/12/2009			9/12/2011			
TN19-004	9/12/2009			9/12/2011			
TN19-005	9/12/2009			9/12/2011			
TN19-006	9/12/2009			9/12/2011			
PHA-Wide	9/12/2009			9/12/2011			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jefferson City Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00		0.00	0.00
3	1408 Management Improvements	43,300.00		0.00	0.00
4	1410 Administration	11,000.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	70,173.00		0.00	0.00
10	1460 Dwelling Structures	116,673.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	265,146.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406	LS	1,000		0.00	0.00	No work
	VISTA	1408	1 position	13,300		0.00	0.00	No work
	Community Cares Workers (2)	1408	2 positions	12,000		0.00	0.00	No work
	Police Supplemental Services	1408	LS	12,000		0.00	0.00	No work
	Computer Upgrade	1408	LS	5,000		0.00	0.00	No work
	Resident Services	1408	LS	1,000		0.00	0.00	No work
	Advertising	1410	LS	1,000		0.00	0.00	No work
	Clerk – In House	1410	LS	0		0.00	0.00	No work
	Maintenance Laborer	1410	1 position	10,000		0.00	0.00	No work
	A/E Services	1430	LS	15,000		0.00	0.00	No work
	Environmental Review	1430	LS	1,000		0.00	0.00	No work
	Update Agency Plan	1430	LS	1,000		0.00	0.00	No work
	HVAC Maintenance	1460	LS	8,244		0.00	0.00	No work
	Clean porches	1460	LS	10,000		0.00	0.00	No work
	Office equipment, furnishings	1475	LS	3,000		0.00	0.00	No work
	Maintenance equipment	1475	LS	3,000		0.00	0.00	No work

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

PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN19-002	Sidewalk & retaining wall repair/replacement	1450	LS	15,000		0.00	0.00	No work
Jay Street								
TN19-003	Landscaping	1450	LS	5,000		0.00	0.00	No work
Mossy Creek	Sidewalk repair	1450	LS	8,000		0.00	0.00	No work
	Closet doors – accordion type	1460	30 units	1,000		0.00	0.00	No work
	Bathroom renovations	1460	30 units	5,000		0.00	0.00	No work
TN19-004	Sidewalk repair/replacement	1450	LS	1,000		0.00	0.00	No work
Hillview Lane	Main water valve – interior	1460	58 units	34,104		0.00	0.00	No work
Overlook/ Old A.J.								
Williams-Nelson								

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-PO19-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN19-005 Sycamore	Sidewalk repair/replace	1450	LS	5,000		0.00	0.00	No work
TN19-006 Sycamore Elderly	Landscaping	1450	LS	8,000		0.00	0.00	No work
	Site Lighting	1450	LS	6,000		0.00	0.00	No work
	Parking	1450	LS	17,173		0.00	0.00	No work
	Sidewalk repair/replace	1450	LS	5,000		0.00	0.00	No work
	New VCT	1460	LS	4,000		0.00	0.00	No work
	Re-roofing/guttering	1460	LS	54,325		0.00	0.00	No work

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

PHA Name: Jefferson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37-PO19-501-08 Replacement Housing Factor No:					Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/13/2010			6/13/2012			
TN19-001	6/13/2010			6/13/2012			
TN19-002	6/13/2010			6/13/2012			
TN19-003	6/13/2010			6/13/2012			
TN19-004	6/13/2010			6/13/2012			
TN19-005	6/13/2010			6/13/2012			
TN19-006	6/13/2010			6/13/2012			