

1.0	PHA Information PHA Name: <u>Jackson Housing Commission</u> PHA Code: <u>MI038</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: _____					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the JHC is: To assist low income families secure safe, decent and affordable housing; create opportunities for resident and participant families to achieve self sufficiency and economic independence; and assure fiscal and program integrity by all program participants.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. To achieve the mission statement we will: <ul style="list-style-type: none"> • Recognize public housing Residents and Section 8 program participants as our ultimate customers; • Continually improve Commission management and service delivery efforts through program assessments and revision, and selection and professional development of highly skilled and results oriented personnel. • Seek and maintain problem-solving partnerships with Resident and program participant families, community, and government leadership. • Efficiently apply limited Commission resources to assure optimum program results. 					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Jackson Housing Commission main office at 301 Steward Avenue, Jackson, MI 49201-1132 Chalet Terrace Management Office at 316 Barberry Drive, Jackson, MI 49203 Reed Manor Management Office at Building C, 301 Steward Avenue, Jackson, MI 49201-1132 Shahan-Blackstone North Apartments Management Office, 109 Shahan Drive, Jackson, MI 49202					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>					

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>2009 Annual Plan, 2008, 2007, 2006 Annual Statement and Performance Reports as of 09/30/2008.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>2010-2013 Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3,203	5	5	5	3	3	2
Income >30% but <=50% of AMI	1,852	5	5	5	3	3	2
Income >50% but <80% of AMI	3,015	4	4	4	3	3	2
Elderly	2,219	5	5	4	3	2	4
Families with Disabilities	600	5	5	4	4	3	4
Race/Ethnicity W	4,940	5	5	5	3	3	2
Race/Ethnicity B	2,963	5	5	5	3	3	2
Race/Ethnicity I	103	5	5	5	3	3	2
Race/Ethnicity A	64	5	5	5	3	3	2

9.0

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional section 8 units should they become available

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

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

- Adopt rent policies to support and encourage work

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

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

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

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

Strategy 2: Conduct activities to affirmatively further fair housing

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

(2) Reasons for Selecting Strategies

9.1

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The JHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from unlawful discrimination through the utilization of Capital funds and application of our public housing policies. However, the Commission was determined to be fiscally "troubled" after fiscal year 2008. The Commission has entered into a Memorandum of Agreement with the HUD-Detroit Field Office to correct the problems that led to this designation.</p> <p>Under the Memorandum of Agreement, and with renewed commitment by the Commission, it's Staff, and the help of the City of Jackson, and other ancillary organizations, the Commission will address public housing vacancies and other problems noted, aggressively, and our PHAS and SEMAP scores will demonstrate improvement; and other operational issues will be positively addressed.</p> <p>Capital funds have been utilized to provide modernization of our properties and the 2009 application will continue that effort.</p> <p>JHC has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout our developments.</p> <p>The JHC created, and continues to facilitate, self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities. The necessity of early retirement of the Director of Family Services, and the basically permanent layoff of our Family Services Coordinator in 2006 due to economic conditions has laid increasing family services burdens on other staff, and we are not doing as well in this area as we intend.</p> <p>10.0 We are confident that the JHC will be able to continue to improve to meet and accommodate all our goals and objectives for FFY 2010.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A. Substantial Deviation from the 5 Year Plan.</p> <p>The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. <p>B. Significant Amendment or Modification to the Annual Plan.</p> <p>The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. <p>Memorandum of Agreement (MOA) Statement</p> <p>The Commission is working diligently to meet the goals and timetables as set forth in its Memorandum of Agreement. Most recently the Commission has:</p> <ol style="list-style-type: none"> 1. Enacted and implemented more aggressive rent collection procedures to reduce TAR's. 2. Wrote off over \$ 90,000 in uncollectible rents and plans to write off further amounts to further reduce TAR's and maximize the PHAS financial indicator score. 3. Implemented an across the board 10% pay cut for all positions. 4. Deleted a \$ 1,000/year/employee dental/optical reimbursable benefit to reduce expenses.
--	---

<p>11.0</p>	<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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
--------------------	--

ATTACHMENTS

VIOLENCE AGAINST WOMEN ACT (VAWA)

THE VAWA STATUTE AND FEDERAL REGISTER DATED MARCH 16, 2007, ENTITLED "THE VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005; APPLICABILITY TO HUD PROGRAMS, PAGE 12697 A., "PUBLIC HOUSING AGENCY PLANS" STIPULATES THAT THE PHA INCLUDE IN THE ANNUAL PLAN A DESCRIPTION AS ACTIVITIES, SERVICES OR PROGRAMS TO BE OFFERED BY AN AGENCY, EITHER DIRECTLY OR IN PARTNERSHIP WITH OTHER SERVICE PROVIDERS TOWARDS CHILD OR ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING.

The Jackson Housing Commission (JHC) has adopted a policy (the "JHC VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). JHC's goals, objectives and policies to enable JHC to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the JHC VAWA Policy, a copy of which was provided as an attachment in last year's PHA Plan. In addition, JHC shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in JHC's Annual Public Housing Agency Plan.

In this fiscal year the Commission shall enter into a Memorandum of Agreement with the Jackson County area's principle domestic abuse/sexual assault shelter, The AWARE Shelter, to further the achievement of its goals as outlined in its VAWA policy.

Jackson Housing Commission Jackson, Michigan Resident Advisory Board

FYE 03/31/11

Chalet Terrace

**Steven Fitzgerald, President, CTRC
313 Barberry Drive, Jackson, MI 49203**

**Donna Edwards, Vice President, CTRC
325 Barberry Drive**

**Sheila Reynolds, Treasurer, CT Resident Council
1203 Laurel Lane, Jackson, MI 49203**

**Tanja Holmes, Secretary, CT Resident Council
1202 Heather Lane, Jackson, MI 49203**

Reed Manor

**C. Jean LaFountain, Resident Housing Commissioner
428 Wildwood Ave., A-08
Jackson, MI 49201 780-3263 250-1814 (cell)**

**Patricia Arnett, Vice President, RM Resident Council
301 Steward Avenue, B-13
Jackson, MI 4901 795-2249**

Lisa Wolff, Secretary, RM Resident Council
301 Steward Avenue, G-15
Jackson, MI 49201 796-4742

Shahan-Blackstone Mr. and Mrs. Gerald Barker, Resident Representatives
355 Moorman Drive, Jackson, MI 49202 782-6073

Theresa Gibson, Resident Representative
319 Moorman Drive, Jackson, MI 49202

Section 8 Programs

Johnny Washington
308 Van Buren St., B-202
Jackson, MI 49201 936-9008

The Resident Advisory Board was in general agreement with and in support of the policies and Agency Plan documents. Specific requests and comments included replacement of window screens and installation of ceiling lights at Shahan-Blackstone with a more secure type. Shahan-Blackstone would also like to develop a computer lab at its development like the *Ayieko* Resource Center at Chalet Terrace. Reed Manor would like to see exterior lot lights restored, especially on Van Buren Street; the intercom system rehabilitated; installation of a “gutter guard” type eaves troughs at each development, repair of balcony leaks at A-Building and leaks at the eaves behind D-Building; removal of the two wooden planter boxes (retain one at A-Building), and replacement of closet doors in B and I Buildings.. They also would like to see some form of computer availability for resident training and amusement. Shahan-Blackstone representatives suggested installing self cleaning ovens; replacement of bi-fold closet doors with the sliding type; and ceiling light fixtures at handicapped/disabled units. Chalet Terrace residents would like to see a name change to alleviate the “bad rep” the development has, expansion of the laundry facilities to include families as well as seniors, and adjustments to the smoke detectors. All requests will be considered under current projects in the Commission’s Capital Fund Programs.

The Chalet Terrace Resident Council continued to voice concern about requirements under the Commission’s Water and Energy Savings Program and support for the Section 3 implementation of resident employment, and installation of additional phone jacks. The Reed Manor Resident Advisory Board requested tree replacements and new plantings.

The Section 8 Program RAB representative commented on the need for improving communications with current and prospective program participants, perhaps through a regular newsletter mailing. The RAB is interested in Commission investigation of implementing a Section 8 Homeownership Program. This research has been concluded and determined that applicants and participants can easily be referred to the Michigan State Housing Development Authority’s successful program.

There were no other comments received at the public hearing, nor from the general public.

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

PHA Name: Jackson Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
--	---	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 At 12/19/2007
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	69,106.00	-	-	-
3	1408 Management Improvements	5,454.00	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	41,780.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	31,900.00	-	-	-
10	1460 Dwelling Structures	433,500.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	109,320.00	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 691,060.00	\$ -	\$ -	\$ -
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 Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Jackson Housing Commission		Capital Fund Program Grant No: MI33P03850108			2008			
		Replacement Housing Factor Gra			0			
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	
CHALET	A. Trim and shape mature trees.	1450.0	30 ea.	25,500				Moved from CFP 06
TERRACE	B. Landscape improvements	1450.0	4700 sq. ft.	3,000				Moved from CFP 06
MI 38-001	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	-				Delete.
	D. Replace VCT Family Units.	1460.0	41,600 sq. ft.	67,420				
	E. Replace vinyl wall base family units.	1460.0	24,800 l.ft.	41,000				
	F. Replace VCT elderly units.	1460.0	4,400 sq. ft.	7,500				
	G. Replace vinyl wall base elderly units.	1460.0	6,000 l.ft.	9,900				
	H. Replace VCT Maintenance Area.	1470.0	600 sq. ft.	1,020				
	I. Replace vinyl wall base maintenance building.	1470.0	180 l.ft.	300				
	J. Replace VCT Management Office areas.	1470.0	120 sq. ft.	200				
	K. Repaint concrete areas maintenance building.	1470.0	1,500 sq. ft.	600				
	L. Replace carpet elderly units.	1460.0	1,300 sq. yd.	26,000				
	M. Install Auto Range Hood Fire Extinguishers.	1460.0	200 ea.	6,000				
	Subtotal MI 38-001			188,440				
Reed Manor								
MI 38-002								
	A. Mature tree trim; shape.	1450.0	4 ea.	3,400				
	B. Replace closet doors.	1460.0	46 ea.	8,500				
	C. Replace vinyl wall base at carpeted areas.	1460.0	3,300 l. ft.	7,400				
	D. Replace bathroom mosaic tile.	1460.0	600 sq. ft.	-				Delete per RAB.
	E. Replace bathroom tile wall base.	1460.0	450 l. ft.	1,000				
	F. Replace carpet all units.	1460.0	575 sq. yd.	11,500				
	G. Replace VCT kitchens.	1460.0	1,800 sq. ft.	4,100				
	H. Replace vinyl wall base kitchens.	1460.0	920 l. ft.	2,000				
	I. Install Auto Range Hood Fire Extinguishers	1460.0	46 ea.	1,380				
	Subtotal MI 38-002			39,280				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Jackson Housing Commission		Capital Fund Program Grant No: MI33P03850108			2008			
		Replacement Housing Factor Gra			0			
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	
Reed Manor								
MI 38-003								
	A. Replace VCT Laundry Rooms.	1470.0	1,300 sq. ft.	3,000				
	B. Replace VCT trash, lobby, etc. rooms.	1470.0	4,800 sq. ft.	11,000				
	C. Replace vinyl wall base laundry rooms.	1470.0	500 l. ft.	1,100				
	D. Replace vinyl wall trash, lobby, etc. rooms.	1470.0	1900 l. ft.	4,300				
	E. Replace carpeting in cooridors, community spaces.	1470.0	13,500 sq. ft.	30,000				
	F. Replace vinyl wall base in corridors, community spaces.	1470.0	5,200 l. ft.	11,700				
	G. Remove/replace wallcovering laundry rooms.	1470.0	15,000 sq. ft.	30,000				
	F. Install Augto Range Hood Fire Extinguishers.	1460.0	292 ea.	8,760				
	Subtotal MI 38-003			99,860				
Reed Manor								
MI-38-004								
	A. Replace VCT Laundry Rooms.	1470.0	1,100 sq. ft.	2,500				
	B. Replace VCT trash, lobby, etc. rooms.	1470.0	1,600 sq. ft.	3,700				
	C. Replace vinyl wall base laundry rooms.	1470.0	1,375 l. ft.	900				
	D. Replace vinyl wall trash, lobby, etc. rooms.	1470.0	550 l. ft.	1,200				
	E. Install Auto Range Hood Fire Extinguishers.	1460.0	252 ea.	7,560				
	Subtotal MI 38-004			15,860				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Jackson Housing Commission		Capital Fund Program Grant No: MI33P03850108			2008			
		Replacement Housing Factor Gra			0			
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	Provide funding for routine PHA operations.	1406.0		69,106				
Management Improvements	Provide resident training in the areas of personal financial management; planning; negotiating, computer skills.	1408.0		5,454				
Administration	FS Director/Coordinator pro-rated salaries.	1410.0		-				
	FS Director/Coordinator pro-rated benefits.	1410.0		-				
	Subtotal Administration			-	-	-	-	
Contingency		1502.00		-				
A&E Fees & Costs	CT 38-1	1430.0		13,420				
	RM 38-2	1430.0		3,340				
	RM 38-3	1430.0		7,480				
	RM 38-4	1430.0		1,350				
	SBN 38-5	1430.0		7,470				
	SBN 38-6	1430.0		8,720				
	Subtotal A&E Fees			41,780				

Copyright © 1994 - 20
PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1450	25,500.00	0.00	0.00	0.00	1406	69,106.00
1450	3,000.00	0.00	0.00	0.00	ACCT	
1450	0.00	0.00	0.00	0.00	1408	5,454.00
1460	67,420.00	0.00	0.00	0.00	ACCT	
1460	41,000.00	0.00	0.00	0.00	1410	0.00
1460	7,500.00	0.00	0.00	0.00	ACCT	
1460	9,900.00	0.00	0.00	0.00	1411	0.00
1470	1,020.00	0.00	0.00	0.00	ACCT	
1470	300.00	0.00	0.00	0.00	1415	0.00
1470	200.00	0.00	0.00	0.00	ACCT	
1470	600.00	0.00	0.00	0.00	1430	41,780.00
1460	26,000.00	0.00	0.00	0.00	ACCT	
1460	6,000.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	188,440.00	0.00	0.00	0.00	1450	31,900.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	433,500.00
1450	3,400.00	0.00	0.00	0.00	ACCT	
1460	8,500.00	0.00	0.00	0.00	1465	0.00
1460	7,400.00	0.00	0.00	0.00	ACCT	
1460 -		0.00	0.00	0.00	1470	109,320.00
1460	1,000.00	0.00	0.00	0.00	ACCT	
1460	11,500.00	0.00	0.00	0.00	1475	0.00
1460	4,100.00	0.00	0.00	0.00	ACCT	
1460	2,000.00	0.00	0.00	0.00	1485	0.00
1460	1,380.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	39,280.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE! MI33P03850		0.00	2008	0.00	1501	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	

#VALUE!	Total Estim	0.00	Total Actual (0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
1470	3,000.00	0.00	0.00	0.00		0.00
1470	11,000.00	0.00	0.00	0.00		0.00
1470	1,100.00	0.00	0.00	0.00		0.00
1470	4,300.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
1470	30,000.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
1470	11,700.00	0.00	0.00	0.00		0.00
1470	30,000.00	0.00	0.00	0.00		0.00
1460	8,760.00	0.00	0.00	0.00		0.00
0	99,860.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
1470	2,500.00	0.00	0.00	0.00		0.00
1470	3,700.00	0.00	0.00	0.00		0.00
1470	900.00	0.00	0.00	0.00		0.00
1470	1,200.00	0.00	0.00	0.00		0.00
1460	7,560.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	15,860.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
0	0.00	0.00	0.00	0.00		0.00
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	MI33P03850	0.00	2008	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Total Estim	0.00	Total Actual (0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended	
1470	300.00	0.00	0.00	0.00	0.00
1470	2,000.00	0.00	0.00	0.00	0.00
1470	700.00	0.00	0.00	0.00	0.00
1470	100.00	0.00	0.00	0.00	0.00
1470	300.00	0.00	0.00	0.00	0.00
1470	900.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
1470	3,500.00	0.00	0.00	0.00	0.00
1460	2,880.00	0.00	0.00	0.00	0.00
1460	96,000.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	106,680.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
1460	3,600.00	0.00	0.00	0.00	0.00
1460	100,000.00	0.00	0.00	0.00	0.00
1460	21,000.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	124,600.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o		0.00
#VALUE!	MI33P03850	0.00	2008		0.00
#VALUE!	0.00	0.00	0.00		0.00
#VALUE!	Total Estim	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00		0.00
#VALUE!	Original	Revised	Funds	Funds	
0	0.00	0.00	Obligated	Expended	
0	0.00	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00	0.00

0.00

0.00

0.00

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY 2010			Work Statement for Year: 2011 FFY 2011		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 1 Chalet Terrace MI 38-001	A. Reapply seal coat; stripe parking lots.	7,450	AMP 1 Chalet Terrace MI 38-001	A. Clean; seal brick/block exteriors.	55,800
Annual		B. Misc. concrete work at sidewalks; steps; rails.	5,000		B. Replace vinyl siding all units.	124,500
Statement		C. Install new drywall; laundry box 68 family u	34,000			
		D. Replace incandescent light fixtures.	4,800			
		E. Replace artificial wall paneling w/gypsum board; paint 32 senior units.	8,000			
		F. Replace wall paneling w/gypsum board; paint office.	1,400			
		G. Replace 32 senior unit toilets.	9,600			
		H. Replace 32 senior unit lavs; faucets, vanities.	17,000			
		Subtotal MI 38-001	87,850		Subtotal MI 38-001	180,300
	Scattered Sites (MI 38-007)	A. Tear off; re-roof 20 units.	60,000	Scattered Sites (MI 38-007)		
	26 3BR Units	B. Replace gutters; downspouts. 20 units.	20,000	26 3BR Units		
		C. Replace 20 unit furnaces.	7,980			
		D. Replace 20 unit hot water heaters.	5,700			

Capital Fund Program—Five-Year Action Plan

		Subtotal MI 38-007 CT	93,680		Subtotal MI 38-007 CT	0
	AMP 1	Subtotal of Estimated Cost	\$ 181,530	AMP 1	Subtotal of Estimated Cost	\$ 180,300

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 2 Reed Manor	A. Replace stair treads two entries.	2,000	AMP 2 Reed Manor	A. Refurbish; reseal flat roof.	16,320
Annual	MI 38-002	B. Replace interior doors; frames.	28,500	MI 38-002		
Statement						
		Subtotal A Building	30,500		Subtotal A Building	16,320
	Reed Manor MI 38-003	A. Reapply driveway; parking lot seal coat; patch 5%; repair 10% curb.	8,270	Reed Manor MI 38-003		
		Subtotal B-G Buildings	8,270		Subtotal B-G Buildings	0
	Reed Manor MI 38-004	A. Reapply driveway; parking lot seal coat; patch 5%; repair 10% curb.	7,190	Reed Manor MI 38-004		
		B. Renovate office areas.	25,000			

Capital Fund Program—Five-Year Action Plan

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

		Subtotal H-I Buildings	32,190		Subtotal H-I Buildings	0
	AMP 2	Subtotal of Estimated Cost	\$ 70,960	AMP 2	Subtotal of Estimated Cost	\$ 16,320

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year: <u>2011</u> FFY <u>2011</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 3 Shahan-Blackstone MI 38-005	A. Reapply driveway; parking lot seal coat; patch 5%; repair 10% curb.	4,110	AMP 3 Shahan-Blackstone MI 38-005	A. Replace 250 unit windows.	126,000
Annual		B. Replace 96 ea. Exterior doors; frames; screens; hardware.	85,440			
Statement		C. Replace sliding windows 48 units.	125,000			
		D. Replace exterior doors; frames; hardware at office/community building/garage.	6,890			
		E. Replace aluminum windows at office.	2,200			
		Subtotal MI 38-005	223,640		Subtotal MI 38-005	126,000

Capital Fund Program—Five-Year Action Plan

	Shahan-Blackstone MI 38-006	A. Reapply driveway; parking lot seal coat; patch 5%; repair 10% curb.	5,170	Shahan-Blackstone MI 38-006	A. Replace 248 unit windows.	124,000
		B. Replace 8 ea. tree pit	5,120		B. Replace 120 unit doors; frames; hardware; screens.	107,000
		Subtotal MI 38-006	10,290		Subtotal MI 38-006	231,000
	Scattered Sites (MI33P038007)	A. Tear off; re-roof 14 units.	42,000	Scattered Sites (MI33P038007)		
	14 3BR Units	B. Replace gutters, downspouts; 14 units.	14,000	14 3BR Units		
		C. Replace 14 unit furnaces.	7,000			
		D. Replace 14 unit hot water heaters.	4,060			
		Subtotal MI 38-7 SBN	68,060		Subtotal MI 38-7 SBN	0
	AMP 3	Subtotal of Estimated Cost	\$ 300,990	AMP 3	Subtotal of Estimated Cost	\$ 356,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 1 Chalet Terrace MI 38-001	A. Reapply seal coat; stripe parking lots.	7,450	AMP 1 Chalet Terrace MI 38-001	A. Replace metal soffits 68 family units..	45,900
Annual		B. Replace maintenance van; truck.	42,000		B. Replace vinyl siding 68 family units.	124,500
Statement		C. Replace metal soffits 68 family units.	45,900		C. Replace aluminum trim all buildings.	16,000
					D. Renovate admin offices; facilities.	38,750
		Subtotal MI 38-001	95,350		Subtotal MI 38-001	225,150
	Scattered Sites (MI 38-007) 26 3BR Units	A. Replace windows 20 units.	47,120	Scattered Sites (MI 38-007) 26 3BR Units	A. Replace 78 interior doors; frames; hardware; screens 26 units.	39,000
		B. Replace exterior doors; frames; hardware; screens.	40,660		B. Replace all closet doors.	19,500
					C. Replace all windows.	53,740
					D. Replace resilient stair treads; risers.	9,100
					E. Install new laundry room drywall; sill cocks.	13,000
		Subtotal MI 38-007 CT	87,780		Subtotal MI 38-007 CT	134,340

	AMP 1	Subtotal of Estimated Cost	\$ 183,130	AMP 1	Subtotal of Estimated Cost	\$ 359,490
--	--------------	----------------------------	-------------------	--------------	----------------------------	-------------------

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 2 Reed Manor MI 38-002			AMP 2 Reed Manor MI 38-002	A. Replace 57 unit interior doors; frames; hardware.	37,000
Annual					B. Replace water resistant exterior carpeting at entryways.	2,200
Statement						
		Subtotal A Building	0		Subtotal A Building	39,200
	Reed Manor MI 38-003	A. Reapply driveway; seal coat; patch 5%; repair 10% curb.	8,270	Reed Manor MI 38-003		
		Subtotal B-G Buildings	8,270		Subtotal B-G Buildings	0
	Reed Manor MI 38-004	A. Replace admin van; maintenance truck.	52,500	Reed Manor MI 38-004	A. Renovate administrative offices.	75,000
		Subtotal H-I Buildings	52,500		Subtotal H-I Buildings	75,000

	AMP 2	Subtotal of Estimated Cost	\$ 60,770	AMP 2	Subtotal of Estimated Cost	\$ 114,200
--	--------------	----------------------------	------------------	--------------	----------------------------	-------------------

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 3 Shahan-Blackstone MI 38-005	A. Replace maintenance truck	21,000	AMP 3 Shahan-Blackstone MI 38-005		
Annual		B. Replace 250 ea. unit window.	125,000			
Statement		Subtotal MI 38-005	146,000		Subtotal MI 38-005	0
	Shahan-Blackstone MI 38-006	Replace 248 ea. unit window.	100,000	Shahan-Blackstone MI 38-006		
		Subtotal MI 38-006	100,000		Subtotal MI 38-006	0
	Scattered Sites (MI33P038007)	A. Replace windows 14 units.	33,180	Scattered Sites (MI33P038007)	A. Install 42 ea. interior doors; frames; hardware.	23,000
	14 3BR Units	B. Replace exterior doors; frames; hardware; screens.	28,630	14 3BR Units	B. Replace all closet doors.	10,500

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**

	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

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

Type of Grant <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: 09/30/2008 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		70,302		
3	1408 Management Improvements		15,266		
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		43,940		
8	1440 Site Acquisition				
9	1450 Site Improvement		12,900		
10	1460 Dwelling Structures		290,560		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		209,060		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Jackson Housing Commission					
Type of Grant					
<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	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	703,028	703,028	69,106	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 01/14/2009	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Replace vinyl wall base carpet areas.	1460.0	3,300 lf	7,400				
Reed Manor	B. Replace unit carpeting.	1460.0	575 sy	11,500				
MI 38-002	C. Replace range/refrigerator	1465.1	23 ea.	37,000				
	D. Install exterior surveillance system.	1470.0		5,660				
	Subtotal MI 38-002			61,560				
Reed Manor	A. Replace wall base 146 units.	1460.0	15,000 sf	34,000				
MI 38-003	B. Replace carpet 146 units.	1460.0	4,300 sy	108,000				
	C. Replace VCT 5 laundry rooms.	1470.0	1,300 sf	3,000				
	D. Replace VCT social; utility rooms.	1470.0	4,800 sf	11,000				
	E. Replace vinyl wall base laundry rooms	1470.0	500 lf	1,100				
	F. Replace wall base trash; utility; social rooms.	1470.0	1,900 lf	4,300				
	G. Replace vinyl wall base corridors.	1470.0	5,200 lf	11,700				
	H. Replace carpeting corridors; social	1470.0	1,500 sy	30,000				
	I. Replace plastic laundry room sinks.	1470.0	9 ea.	4,500				
	J. Replace laundry room counter tops.	1470.0	9 ea.	4,500				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	K. Install exterior surveillance system.	1470.0		<u>34,690</u>				
	Subtotal MI 38-003			276,790				
Reed Manor MI 38-004	A. Replace VCT Laundry Rooms	1470.0	1,100 sf	2,500				
	B. Replace vinyl wall base laundry rooms	1470.0	1,375 lf	900				
	C. Replace laundry room sinks.	1470.0	6 ea.	3,000				
	D. Replace laundry counter tops.	1470.0	6ea.	3,000				
	E. Replace laundry vinyl wall covering.	1470.0	9,900 sf	23,660				
	F. Install exterior surveillance system.	1470.0		<u>30,450</u>				
	Subtotal MI 38-004			63,510				
	Total AMP 2			401,860				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		70,302				
Management Improvements		1408.0		15,266				
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		17,900				
	AMP 2-Reed Manor	1430.2		26,040				
	AMP 3-Shahan-Blackstone	1430.3		<u>0</u>				
	Total A& E Fees & Costs			41,780				
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	06/13/2011		06/13/2013		
AMP 1	06/13/2011		06/13/2013		
AMP 2	06/13/2011		06/13/2013		
AMP 3	06/13/2011		06/13/2013		

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

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

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09/30/2008 Final Performance and Evaluation Report

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

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008			
Jackson Housing Commission					
Type of Grant					
<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: 09/30/2008				<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)	703,028	703,028	69,106	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 01/14/2009		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.	25,500				From CFP 06
	B. Landscape improvements.	1450.0	4,700 sf	3,000				From CFP 06
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				Delete
MI 38-001	D. Replace VCT family units.	1460.0	41,600 sf	67,420				
	E. Replace vinyl wall base family units.	1460.0	24,800 lf	41,000				
	F. Replace VCT elderly units.	1460.0	4,400 sf	7,500				
	G. Replace vinyl wall base elderly units	1460.0	6,000 lf	9,900				
	H. Replace VCT maintenance area.	1470.0	600 sf	1,020				
	I. Replace vinyl wb maintenance bldg.	1470.0	180 lf	300				
	J. Replace VCT Management office areas	1470.0	120 sf	200				
	K. Repaint concrete areas maintenance	1470.0	1,500 sf	600				
	L. Replace carpet elderly units.	1460.0	1,300 sy	26,000				
	M. Install auto range hood fire extinguish	1460.0	200 ea.	6,000				
	Subtotal MI 38-001			188,440				
Scattered Sites								
MI 38-007								
26 3BR Units								
	Total AMP 1			188,440				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Trim; shape mature trees.	1450.0	4 ea	3,400				
Reed Manor	B. Replace closet doors	1460.0	46 ea	8,500				
MI 38-002	C. Replace vinyl wall base at carpet areas	1460.0	3,300 lf	7,400				
	D. Replace bedroom mosaic tile.	1460.0	600 sf	0				Remove RAB
	E. Replace bathroom tile wall base.	1460.0	450 lf	1,000				
	F. Replace carpet all units.	1460.0	575 sy	11,500				
	G. Replace VCT kitchens	1460.0	1,800 sf	4,100				
	H. Replace vinyl wall base kitchens	1460.0	920 lf	2,000				
	I. Install auto range hood fire extinguisher	1460.0	46 ea	1,380				
	Subtotal MI 38-002			39,280				
Reed Manor	A. Replace VCT Laundry rooms	1470.0	1,300 sf	3,000				
MI 38-003	B. Replace VCT trash rooms	1470.0	4,800 sf	11,000				
	C. Replace vinyl wall base laundry rooms	1470.0	500 lf	1,100				
	D. Replace vinyl wall base trash, etc.	1470.0	1,900 lf	4,300				
	E. Replace carpeting in corridors; comm.	1470.0	13,500 sf	30,000				
	F. Replace vinyl wall base corridors; com community spaces.	1470.0	5,200 lf	11,700				
	G. Remove; replace wall cover laundries	1470.0	15,000 sf	30,000				
	H. Install auto range hood fire extinguish	1460	292 ea	8,760				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Subtotal MI 38-003			99,660				
Reed Manor MI 38-004	A. Replace VCT Laundry Rooms	1470.0	1,100 sf	2,500				
	B. Replace VCT trash, lobby, etc. rooms	1470.0	1,600 sf	3,700				
	C. Replace vinyl wall base laundries	1470.0	1,375 lf	900				
	D. Replace vinyl wall base trash, lobby,	1470.0	550 lf	1,200				
	E. Install auto range hood fire extinguish	1460.0	252 ea	<u>7,560</u>				
	Subtotal MI 38-004			15,860				
	Total AMP 2			154,800				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Shahan-Blackstone	A. Install auto range hood extinguishers	1460.0	120 ea	3,600				
MI 38-006	B. Replace interior doors; frames; hardware.	1460.0	200 ea	100,000				
	C. Replace resilient stair treads	1460.0	60 units	<u>21,000</u>				
	Subtotal MI 38-006			124,600				
Scattered Sites								
MI 38-007								
14 3BR Units								
	Subtotal MI 38-007 SB							
	Total AMP 3			231,280				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		69,106		69,106		
Management Improvements		1408.0						
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		13,420				
	AMP 2-Reed Manor	1430.2		12,170				
	AMP 3-Shahan-Blackstone	1430.3		<u>16,190</u>				
	Total A & E Fees & Costs			41,780				
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	06/13/2010		06/13/2012		
AMP 1	06/13/2010		06/13/2012		
AMP 2	06/13/2010		06/13/2012		
AMP 3	06/13/2010		06/13/2012		

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

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

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	138,212	138,012	138,012	138,012
3	1408 Management Improvements	5,582	5,478		5,415
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,500	88,627	31,310	9,620
8	1440 Site Acquisition				
9	1450 Site Improvement	47,030	47,030	47,030	
10	1460 Dwelling Structures	375,016	395,400	301,142	22,437
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	86,720	66,440	66,440	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007			
Jackson Housing Commission					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008		<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)	691,060	691,060	584,134	175,684
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 01/14/2009	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.					Moved to FY08
	B. Landscape improvements.	1450.0	4,700 sf					Moved to FY08
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				
MI 38-001	D. Sand; patch; prime; paint; ext. doors.	1460.0						.
	E. Replace resilient tread risers.	1460.0	68 units.	23,800	23,800	23,800		
	F. Replace exterior doors; hardware; etc.	1460.0	136 Fam.	116,916	119,300	119,300		
	G. Replace exterior doors; hardware; etc.	1460.0	64 Elderly	57,000	57,000	57,000		
	H. Paint furnace flues heat resistant paint.	1470.0	100 ea.	5,000	5,000	5,000		
	I. Replace exterior door maintenance bldg	1470.0	1 ea.					Completed 06
	J. Replace office storefront door (HCU)	1470.0	1 ea.					Completed 06
	K. Replace office/community /head start/.	1470.0		9,130	9,130	9,130		
	Community building gutters/downspouts.							
	Subtotal MI 38-001			211,846	214,230	214,230		
Scattered Sites								
MI 38-007								
26 3BR Units								
	Subtotal MI 38-007-CT							
	Subtotal AMP 1			211,846	214,230	214,230		

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Mature tree trim; plantings...	1450.0						Moved to FY08
Reed Manor	B. Replace exterior doors; hardware; etc.	1460.0	23 ea.	20,500	20,500	20,500		
MI 38-002	C. Install ducted range hoods/vent fans.	1460.0	23 ea.	0	18,000	18,000		
	D. Paint solar screen.	1470.0	4,400 sf.	30,800	0	0		Removed 2005
	E. Replace stairwell doors.	1470.0	10 ea.	11,290	11,290	11,290		
	F. Repair south end stairwell walls.	1470.0	575 sy	0	10,520	10,520		CO 1.
	Subtotal MI 38-002			62,590	60,310	60,310		
Reed Manor	A. Mature tree trim; plantings.	1450.0		12,750	12,750	12,750		Contract Award
MI 38-003	B. Paint furnace flues heat resistant paint.	1460.0	150 ea.	7,500	7,500	7,500		Contract Award CO 1
	Subtotal MI 38-003			20,250	20,250	20,250		

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Reed Manor	A. Mature tree trim; plantings.	1450.0		11,280	11,280	11,280		
MI 38-004	B. Paint all unit walls; ceilings; corridors; Laundry & social rooms.	1460.0		136,500	136,500	42,242	22,437	CO 1
	C. Paint furnace flues heat resistant paint.	1460.0	48 ea.	2,400	2,400	2,400		Contract Award
	D. Replace carpeting corridors, social Rooms, lobbies.	1460.0	11,400 sf	26,000	26,000	26,000		Completed.
	E. Replace vinyl wall base corridors, Lobbies, community spaces.	1460.0	42,000 lf	9,500	9,600	9,600		Contract Award
	Subtotal MI 38-004			185,680	185,600	91,422	22,437	
	Subtotal AMP 2			268,520	266,240	171,982	22,437	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		138,212	138,012	138,012	138,012	Completed.
Management Improvements		1408.0		5,582	5,478		5,415	Completed
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		15,840	15,840	15,840	9,620	
	AMP 2-Reed Manor	1430.2		20,870	20,870	15,470		
	AMP 3-Shahan-Blackstone	1430.3		1,790	55,317	0		
	Subtotal A&E Fees & Costs			38,500	38,500	31,310		
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/13/2009		09/13/2011		
AMP 1	09/13/2009	05/31/2008	09/13/2011		
AMP 2	09/13/2009		09/13/2011		
AMP 3	09/13/2009	05/31/2008	09/13/2011		

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

Part I: Summary		
PHA Name: Jackson Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008 <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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	133,468	133,468	133,468	133,468
3	1408 Management Improvements	19,134	11,650	11,650	10,080
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,290	40,290	40,290	40,290
8	1440 Site Acquisition				
9	1450 Site Improvement	43,746	24,030	24,030	
10	1460 Dwelling Structures	444,520	471,720	471,720	161,415
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	5,900	5,900	5,900	
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006			
Jackson Housing Commission					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008		<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)	687,058	687,058	687,058	345,253
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 01/14/2009		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.	19,716				Moved to FY08
	B. Landscape improvements.	1450.0	4,700 sf					Moved to FY08
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				
MI 38-001	D. Correct grade to improve drainage..	1450.0	5 bldgs.					.
	E. Paint walls/ceilings all family units..	1460.0	68 units.	75,000	75,000	75,000		
	F. Paint management/maintenance/comm.	1460.0	3 bldgs..	4,400	4,400	4,400		
	G. Reapply seal coat; stripe parking lots..	1450.0	24,000 sf.					CFP 04/05.
	H. Convert units to HC accessible..	1460.0	5 ea.					Move to future.
	I. Sand; patch; prime; paint ext. doors.	1460.0	200 ea.	15,000	15,000	15,000		
	J. Replace stair treads family units.	1460.0	68 ea.	23,000	23,000	23,000		
	K. Replace lavs; faucets; vanities elderly	1460.0	32 ea.		17,600	17,600		
	L. Replace toilets elderly units.	1460.0	32 ea.		9,600	9,600		
	M. Replace ceiling senior building.	1470.0	1 ea.					Completed.
	N. Replace light fixtures senior bldg.	1470.0						Completed.
Scattered Sites	O. Tuckpoint 5% brick fence.	1470.0						CFP 04/05
MI 38-007	Subtotal MI 38-001			137,916	145,400	145,400		
26 3BR Units								
	Subtotal MI 38-007-CT							
	Subtotal AMP 1			137,916	145,400	145,400		

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Mature tree trim; plantings...	1450.0						Moved to FY08
Reed Manor	B. Paint all unit walls; ceilings.	1460.0	23 ea.	66,200	66,200	66,200	66,200	Completed.
MI 38-002	C. Replace laundry water softener	1470.0	1 ea.	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>		
	Subtotal MI 38-002			62,590	60,310	60,310	66,200	
Reed Manor	A. Mature tree trim; plantings.	1450.0		12,750	12,750	12,750		Contract Award
MI 38-003	B. Paint unit walls; ceilings.	1460.0	126 units	160,000	160,000	160,000		Contract Award
	C. Clean; reseal; tuck point brick veneer all buildings.	1460.0	6 bldgs.	<u>51,720</u>	<u>51,720</u>	<u>51,720</u>	<u>51,720</u>	CFP 04/05
	Subtotal MI 38-003			224,020	224,020	224,020	51,720	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		133,468	133,468	133,468	133,468	Completed.
Management Improvements		1408.0		19,134	11,650	11,650	10,080	
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		18,830	18,830	18,830	18,830	
	AMP 2-Reed Manor	1430.2		20,230	20,230	20,230	20,230	
	AMP 3-Shahan-Blackstone	1430.3		1,230	1,230	1,230	1,230	
	Subtotal A&E Fees & Costs			40,290	40,290	40,290	40,290	
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	07/18/2008	05/31/2008	07/18/2010		
AMP 1	07/18/2008	05/31/2008	07/18/2010		
AMP 2	07/18/2008	05/31/2008	07/18/2010		
AMP 3	07/18/2008	05/31/2008	07/18/2010		

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

**Jackson Housing Commission
Jackson, Michigan
Resident Advisory Board
FYE 03/31/09**

Low Income Public Housing

Chalet Terrace **Donna Edwards, Resident Representative**
325 Barberry Drive, Jackson, MI 49203 841-6124

Sheila Reynolds, Resident Representative
1203 Laurel Lane, Jackson, MI 49203 416-6952

Shari Smith, Resident Representative
1221 Laurel Lane, Jackson, MI 49203

Reed Manor **C. Jean LaFountain, Resident Housing Commissioner**
428 Wildwood Ave., A-08
Jackson, MI 49201 780-3263 250-1814 (cell)

Inette Brown, President, RM Resident Council
315 Steward Avenue, I-59, Jackson, MI 4901

William Bond, Vice President, RM Resident Council
315 Steward Avenue, I-71, Jackson, MI 49201

Shahan-Blackstone **Mr. and Mrs. Gerald Barker, Resident Representatives**
355 Moorman Drive, Jackson, MI 49202 782-6073

Dianna Jones, Resident Representative
317 Moorman Drive, Jackson, MI 49202 787-5895

Theresa Gibson, Resident Representative
319 Moorman Drive, Jackson, MI 49202

Section 8 Programs

Johnny Washington
308 Van Buren St., B-202
Jackson, MI 49201 936-9008

The Resident Advisory Board was in general agreement with and in support of the policies and Agency Plan documents. Specific requests and comment included replacement of window screens and installation of ceiling lights at Shahan-Blackstone with a more secure type. Shahan-Blackstone would also like to develop a computer lab at its development like the *Ayieko* Resource Center at Chalet Terrace. Reed Manor would like to see exterior lot lights restored, especially on Van Buren Street; the intercom system rehabilitated; installation of a “gutter guard” type eaves troughs at each development. They also would like to see some form of computer availability for resident training and amusement. Shahan-Blackstone representatives suggested installing self cleaning ovens; replacement of bi-fold closet doors with the sliding type; and ceiling light fixtures at handicapped/disabled units. Chalet Terrace residents would like to see a name change to alleviate the “bad rep” the development has, expansion of the laundry facilities to include families as well as seniors, and adjustments to the smoke detectors. All requests will be considered under current projects in the Commission’s Capital Fund Programs.

The Chalet Terrace Resident Council continued to voice concern about requirements under the Commission’s Water and Energy Savings Program and support for the Section 3 implementation of resident employment, and installation of additional phone jacks. The Reed Manor Resident Advisory Board requested tree replacements and new plantings.

The Section 8 Program RAB representative commented on the need for improving communications with current and prospective program participants, perhaps through a regular newsletter mailing. The RAB is interested in Commission investigation of implementing a Section 8 Homeownership Program. This research has been concluded and determined that applicants and participants can easily be referred to the Michigan State Housing Development Authority’s successful program.

There were no other comments received at the public hearing, nor from the general public.