

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Original		Total Estimated Cost Revised ²	
Line			Obligated	Total Actual Cost ¹	
				Expended	
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	149,850			
3	1408 Management Improvements	200,000			
4	1410 Administration (may not exceed 10% of line 21)	100,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	444,400			
11	1465.1 Dwelling Equipment—Nonexpendable	48,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492.Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary	Grant Type and Number Capital Fund Program Grant No: OH12P01450110 Replacement Housing Factor Grant No: Date of CFPF:	FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name: Jefferson Metropolitan Housing Authority		

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²		
18a	1501 Collateralization or Debt Service paid by the PHA				Obligated	Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)			1,012,250		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director _____ Date 10-16-09 Signature of Public Housing Director _____ Date _____

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010		
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450110				
		CFPP (Yes/ No):				
		Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Funds Obligated ²	Funds Expended ²
HA-wide	administration	1410		100,000		
HA-wide	A&E costs	1430		40,000		
14-21	Operations	1406		54,450		
14-24	Operations	1406		58,200		
14-25	Operations	1406		37,200		
14-21	security supervisor	1408	0.33	12,667		
14-21	security guards	1408		54,000		
14-21	emergency generator--hi-rise	1460	1	100,000		
14-21	new corridor (JFK)	1460		30,000		
14-24	security supervisor	1408	0.33	12,667		
14-24	security guards	1408		54,000		
14-24	windows--ERP	1460	94 units	140,000		
14-24	patch parking areas--ERP	1450		15,000		
14-24	playground equipment--LL	1450		15,000		
14-24	unit renovations--SS	1460	4 units	132,000		
14-25	security supervisor	1408	0.33	12,666		
14-25	security guards	1408		54,000		
14-25	new corridor carpet--(Y-T)	1460	6	15,400		
14-25	water heaters, townhouses (Y)	1460		2,500		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450106 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2006	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report		Total Actual Cost ¹	
Performance and Evaluation Report for Period Ending: 6/30/2009		Total Estimated Cost Revised ²		Expended	
Line	Summary by Development Account	Original	Obligated		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	52,356.06	52,356.06		52,356.06
3	1408 Management Improvements	326,673.79	326,673.79		326,673.79
4	1410 Administration (may not exceed 10% of line 21)	131,783.00	131,783.00		131,783.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,625.35	115,625.35		115,625.35
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	654,774.00	654,774.00		654,774.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	36,620.80	36,620.80		36,620.80
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary

PHA Name: Jefferson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH12P01450106 Replacement Housing Factor Grant No. Date of CFPF:	FFY of Grant: 2006 FFY of Grant Approval: 2006
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Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 6-30-09
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA			Obligated
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)	1,317,833.00		1,317,833.00
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs	260,000.00		260,000.00
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *Joseph Costantino* Date: 10/16/09
 Signature of Public Housing Director: _____ Date: _____

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2006				
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450106						
		CFPP (Yes/No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		52,356.06		52,356.06		Completed
HA Wide	Security Service & systems	1408		220,000.00		220,000.00		Completed
HA Wide	Security Supervisor	1408		40,000.00		40,000.00		Completed
HA Wide	Computer Soft Costs	1408		66,673.79		66,673.79		Completed
HA Wide	Administration	1410		131,783.00		131,783.00		Completed
HA Wide	A/E Costs	1430		115,625.35		115,625.35		Completed
HA Wide	Trucks, Car	1475		31,264.00		31,264.00		Completed
HA Wide	Computer Hard Costs	1475		5,356.80		5,356.80		Completed
14-021	Roofs--JFK Hi-Rise	1460		194,249.00		194,249.00		Completed
14-021	Roofs--JFK Family Units	1460		96,463.00		96,463.00		Completed
14-021	Roofs--EW Family Units	1460		96,462.00		96,462.00		Completed
14-021	Water Heater JFK Hi-Rise	1460		88,850.00		88,850.00		Completed
14-025	Roofs--Toronto - Family Units	1460		101,480.00		101,480.00		Completed
14-025	Roofs--Toronto - Mini-Rise	1460		77,270.00		77,270.00		Complete
TOTALS				1,317,833.00		1,317,833.00		

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Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450107		FFY of Grant Approval: 2007	
Replacement Housing Factor Grant No:		Date of CHFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report		Total Actual Cost ¹	
Performance and Evaluation Report for Period Ending: 6-30-09		Revised ²		Expended	
Line	Summary by Development Account	Original	Obligated	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	147,088.00	147,088.00		0
3	1408 Management Improvements	229,497.00	229,497.00		219,727.09
4	1410 Administration (may not exceed 10% of line 21)	114,749.00	114,749.00		86,058.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,830.00	45,830.00		20,260.24
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	610,321.00	610,321.00		248,175.90
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Mowing to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2007	
PHA Name: Jefferson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P01450107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-09		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,147,485.00	1,147,485.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	226,570.20	226,570.20
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	334,570.00	334,570.00
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
10-16-09			

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Part II: Supporting Pages		Federal FY of Grant: 2007						
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P01450107						
Development Number Name/PHA-Wide Activities		CFFP (Yes/ No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Security Supervisor	1408	0			0	0	
HA Wide	Administration	1410	0			0	0	
HA Wide	A/E Costs	1430	0			0	0	
HA Wide	Security Guards	1408	0			0	0	
COCC	Administration	1410	114,749.00			114,749.00	86,058.00	In Process
14-21	Security Supervisor	1408	11,691.20			11,691.20	9,155.00	In Process
14-21	Security Guards	1408	63,832.00			63,832.00	63,832.00	Completed
14-21	Computers	1408	975.80			975.80	0	In Process
14-21	Parking Lot & Patio--JFK	1450	0			0	0	
14-21	Thruwall AC (phase 2&3)--JFK	1460	0			0	0	
14-24	Operations	1406	47,087.76			47,087.76	0	
14-24	Security Supervisor	1408	11,691.00			11,691.00	9,155.29	In Process
14-24	Security Guards	1408	63,833.00			63,833.00	63,833.00	Completed
14-24	Computers	1408	976.00			976.00	794.80	In Process
14-24	A&E Costs	1430	38,830.24			38,830.24	20,260.24	Subst. Complete
14-24	Retaining Wall--Crabbe	1460	127,326.00			127,326.00	114,593.40	Subst. Complete

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

Part I: Summary		Grant Type and Number		FFY of Grant Approval: 2008	
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P01450108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2009					
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	231,000.00		231,000.00	193,000.00
4	1410 Administration (may not exceed 10% of line 21)	115,845.00		115,845.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	71,098.00		0	0
10	1460 Dwelling Structures	595,500.00		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	45,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Mowing to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008		
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH12P01450108 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
		Original	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)	1,158,443.00	346,845.00	193,000.00
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs	231,000.00	231,000.00	193,000.00
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director: <i>[Signature]</i>		Date: 10-16-09	Signature of Public Housing Director	

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Part II: Supporting Pages		Federal FFY of Grant: 2008					
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P01450108					
		CFPP (Yes/ No): No					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide	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
HA Wide	Administration	1410		115,845.00		115,845.00	0
HA Wide	A/E Costs	1430		100,000.00		0	0
14-21	Security Guards	1408		64,334.00		64,334.00	64,334.00
14-21	Security Supervisor	1408		17,860.00		17,860.00	0
14-24	Security Supervisor	1408		13,680.00		13,680.00	0
14-24	Security Guards	1408		64,333.00		64,333.00	64,333.00
14-24	Replace Furnaces--ERP	1460		169,200.00		0	0
14-24	Replace Water Heaters--ERP	1460		32,900.00		0	0
14-24	Replace Retaining Wall--Crabbe Blvd	1450		42,500.00		0	0
14-24	Storm Doors--Hamann/Crabbe	1460		28,000.00		0	0
14-24	Closet Doors--Hamann/Crabbe	1460		31,000.00		0	0
14-24	Tub Surrounds--Hamann/Crabbe	1460		32,000.00		0	0
14-24	Ranges & Refrigerators--Hamann/Crabbe	1465.1		30,000.00		0	0
14-24	Storm Doors--Lovers Lane	1460		14,000.00		0	0
14-24	Closet Doors--Lovers Lane	1460		15,500.00		0	0
14-24	Tub Surrounds--Lovers Lane	1460		16,000.00		0	0
14-24	Ranges & Refrigerators--Lovers Lane	1465.1		15,000.00		0	0

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Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P01450108 CFPP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
14-24	Unit Renovations--Scattered Sites	1460		132,000.00		0	0	
14-25	Security Supervisor	1408		6,460.00		6,460.00	0	
14-25	Security Guards	1408		64,633.00		64,333.00	64,333.00	
14-25	Dumpster Enclosures--MM Terrace	1450		28,598.00		0	0	
14-25	Office & Restroom Renovations- Yrk&Til	1460		43,200.00		0	0	
14-25	ADA Signage--Yorkville&Tiltonsville	1460		5,000.00		0	0	
14-25	Laundry Room, 1 st Floor--York&Tilt	1460		15,000.00		0	0	
14-25	Exterior Doors & Locks--York & Tilt	1460		8,400.00		0	0	
14-25	Storm Doors--York & Tilt	1460		4,200.00		0	0	
14-25	ADA Public Restrooms--York & Tilt	1460		21,600.00		0	0	
14-25	Renovate Community Room--York&Tilt	1460		27,500.00		0	0	
TOTALS				1,158,443.00		346,845.00	193,000.00	

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 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Jefferson Metropolitan Housing Authority		Capital Fund Program Grant No: OH12S01450109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant/Approval: 2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	168,816		168,816	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000		30,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000		0	0
10	1460 Dwelling Structures	1,439,343		932,880	0
11	1465 I Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 I Relocation Costs				
17	1499 Development Activities ⁴				

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 Capital Fund Financing Program

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Part I: Summary		Grant Type and Number Capital Fund Program Grant No. OH12S01450109 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Jefferson Metropolitan Housing Authority		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹ 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)	1,688,159		1,131,696	0
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	1,152,080		932,880	
Signature of Executive Director		Signature of Public Housing Director		Date	

Joseph C. [Signature] 10-16-09

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:

6. Coverage of action: (select one)

- Part of the development
 Total development

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Voucher Homeownership

a. Size of Program: Maximum of 25

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

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 below:

Required Attachment: Section 8 Homeownership Capacity Statement

From HA Voucher Homeownership Plan. . .

Eligibility requirements for families

1. Current JMHA FSS Participants will be considered first.
2. Current active voucher holders will be considered second for homeownership vouchers.

The family chooses whether to participate in the homeownership option. If the family chooses to participate, the applicants must meet the following criteria:

- A. The family has been determined eligible as a first time buyer
 - B. The family satisfies all the first time homeownership requirements
 - C. The family satisfies the minimum income requirements.
 - D. No family member can have previously received assistance under Voucher Homeownership program and defaulted on the mortgage
 - E. The family must be able to put a least three (3%) percent of the purchase price down on the property with at least one (1) percent coming from their own personal resources. FSS escrow, gifts, and other resources count for family resources.
1. One or more adults in the family must be employed full-time (average 30 hours per week).
 2. Annual income of the adult family members must be at least the current Federal Minimum wage multiplied by 2000.
 3. The employed adult must have been continuously employed for one year.
 4. Elderly, handicapped, and disabled families are exempt from this employment requirement. The minimum income required is equal to the current SSI monthly payment times 12.
 5. One or more adults must be enrolled in and actively involved in FSS for at least 6 months or participating in another saving plan.
 6. The family shall have no outstanding debt with JMHA or any other housing authority.
 7. The family must have the potential to obtain financing, either through its own means or as a result of participation in credit counseling program.

JMHA shall consider the following interruptions of the 12-month work requirement as exceptions to the continuous work rule:

1. Pregnancy leaves for up to two months.
2. Interruptions that were not within the individual's control, such as plant closing, strikes and lay-offs
3. Breaks in work to attend training or higher education to improve employability.

4. JMHA will count successive jobs during the 12-month period if the applicant obtained more than one job.

Program Requirements

Prior to being issued Homeownership Housing Choice Voucher the prospective participant must complete the following activities

- A. Training:** The family must enroll and attend the homeowner-training program approved by JMHA such as the C.H.I.P. (Community Homebuyers Investment Program our local homebuyers Education Provider serving our residents or CAC's homebuyers education program or any HUD approved program. This course includes but not limited to developing a family budget, credit analysis, working with a Realtor, applying for a mortgage, the mortgage closing, how to find a home, and maintaining a home.
- B. Individual Counseling:** The family (all adults) will be required to meet with the C.H.I.P. Homeownership volunteer counselor or the CAC's Homeownership counselor/other HUD approved counselor.
- C. Participant Financial Commitment:** Each participating family will be required to contribute a minimum of 3% of the purchase price or a minimum of 1% coming from They're own personal resources.

Pre-Assistance counseling

The HA required pre-assistance counseling program will cover the following topics:

1. Home maintenance (including care of the grounds),
2. Home inspection,
3. Budgeting and money management,
4. Credit counseling,
5. Securing mortgage financing
6. Locating a home,
7. Information on fair housing,
8. Information about Real Estate settlement Procedures Act, and
9. Federal truth-in-lending laws, how to identify and avoid loans with oppressive terms and conditions.

Participant Eligibility Requirements

1. The family must be in "good standing" with section 8 program and family obligations. The family must also maintain good record prior to the conveyance of title, including but not limited to payments or rents and other charges, reporting all pertinent income and not being involved in drug-related or violent criminal activity.

The family must terminate their current lease agreement in compliance with the terms of the lease.

2. At least one of the adults family members who will own the home at the commencement of Homeownership assistance must have been continuously employed for a minimum of one year of full time employment (not less than average of 30 hours per week). For the purpose of this definition, full time employment is to have worked at least 30 hours per week. Continuous employment is to have worked uninterrupted for one year prior to purchase with not more than two employers. Self-employment is considered employment for the purchased of this section. If a family other than an elderly/disabled family includes a person with disabilities, JMHA can grant an exemption from the employment requirement if deemed as “reasonable accommodation” to make Homeownership accessible.
3. The family annual income must be at least equal to the Federal Minimum hourly wage times 2000 hours. However, the family annual income must be sufficient to secure financing for a selected property.
4. Applicants must be buying a home that one or more family members will hold the title. JMHA reserves the right to decide down payment requirements in these cases subject to lender approval.
5. Family must be willing and able to complete the pre-assistance and post-assistance mandatory training and counseling sessions.
6. Each participating family will be required to contribute a 3% of the purchase price and 1% from their personal resources. This sum will be used to pay for closing costs, homeowners insurance, inspections title insurance and other related purchase costs. The participating family is permitted and encourage to obtain additional down payment assistance from other programs that may be available from the City, County, and any participating financial institutions.
7. The family must have the potential to obtain financing either through its own means or as a result of participation in credit counseling programs and must be able to obtain such financing within the designated period of time up to 30 years
8. No family member can have previously received assistance under the Homeownership option and had defaulted on a mortgage securing debt incurred to purchase a home.
9. Prior to closing on a home, the family must obtain a pre-approval for a loan amount from an approved lending institution. JMHA will provide the participant with a document stating the estimate of subsidy amounts based on the family’s income at that time.
10. In order to qualify as a “first time homebuyers,” no family member must have owned title to a principal residence in the last (3) years, (single parents or displaced homemakers who, while married, owned a home with a spouse or resided in a home owned by a spouse would still be eligible under this definition).

Required Attachment: Description of Homeownership Programs

The Jefferson Metropolitan Housing Authority has established a Housing Choice Voucher Program as described here.

Introduction

Homeownership Option pursuant to the U. S. Department of Housing and Urban Development final rule date October 12, 2000. Revised November 18, 2002 and by Section 8 (y) "Homeownership Option" of the United States Housing Act of 1937, as amended by Section 555 of Quality Housing and Work Responsibility Act of 1998. The Jefferson Metropolitan Housing Authority hereby establishes a Section 8 tenant-base Housing choice Voucher Homeownership plan.

Number of Vouchers Available for Homeownership

JMHA will issue 5 Homeownership vouchers in the initial year of participation; JMHA will issue 5 addition Homeownership certificates in each subsequent year up to five years. The maximum number of homeowner certificates to be in use shall be 25.

JMHA will review this program annually and adjust the program goals with the preparation of the Annual Plan. JMHA serves the right to discontinue program to new applicants subject to public notification with the Annual Plan.

In any given year, if the homeownership vouchers are not used, they shall return to the rental voucher pool, JMHA will not increase the subsequent year homeownership vouchers number to meet the target homeowner participant goal.

When the participants exit the Homeownership program, their vouchers will be returned to the rental pool of vouchers. The Authority will reissue replacement Homeownership vouchers in the manner to assure program stability and so as not to exceed the maximum of 5 per year.