

1.0	PHA Information PHA Name: <u>Jackson Metropolitan Housing Authority</u> PHA Code: <u>OH040</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>165</u> Number of HCV units: <u>208</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 8%;">PH</th> <th style="width: 11%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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: <p style="text-align: center;">The mission of the Jackson Metropolitan Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>																										
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. <p style="text-align: center;">Goals for 2010 through 2014</p> <p><u>MANAGEMENT</u></p> <p>Goal: Manage the Jackson Metropolitan Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer, and continue to strive for high performer status.</p> <p>Manage the Jackson Metropolitan Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.</p> <p>Objective: HUD shall recognize the Jackson Metropolitan Housing Authority as high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.</p> <p>The Jackson Metropolitan Housing Authority shall promote a motivating work environment with a capable an efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.</p> <p><u>EXPANSION OF THE STOCK ISSUES</u></p> <p>Goal: Assist our community by working with them or alone to increase the availability of affordable, suitable housing for families in the very-low income range.</p> <p>Objective: Work with local cities and the county in their CHIP applications to increase the availability of low income housing in our Community.</p>																										

Explore the possibility of creating a Non Profit to work with other Agencies to create additional low income housing in our community.

MARKETABILITY ISSUES

Goal: Enhance the marketability of the Jackson Metropolitan Housing Authority's public housing units.

Objective: Maintain the Jackson MHA website and advertising in local media to insure contact with local families and seniors that need our assistance.

TENANT-BASED HOUSING ISSUES

Goal: Manage the Jackson Metropolitan Housing Authority's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP, but strive to continue to be a high performer.

Objective: Jackson MHA will continue to work to attract and educate new and old landlords about our tenant based rental assistance program.

Jackson MHA will continue to attempt to operate an FSS Program by applying for funding awards, and continue to operate a Home Ownership Program.

MAINTENANCE ISSUES

Goal: Deliver timely and high quality maintenance service to the residents of the Jackson Metropolitan Housing Authority.

Objective: The Jackson Metropolitan Housing Authority shall maintain an appealing, up-to-date environment in its developments.

FISCAL RESPONSIBILITY ISSUES

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objective: The Jackson Metropolitan Housing Authority shall maintain its operating reserves at a level to be graded as a high performer under PHAS.

VIOLENCE AGAINST WOMEN ACT GOALS

Goal: A goal of the Jackson Metropolitan Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

Objective: The Jackson Metropolitan Housing Authority will continue to refer victims of domestic violence to Good Works, Inc. and Operation Safety Net.

The Jackson Metropolitan Housing Authority will continue to provide brochures about the rights of tenants in regard to the Violence Against Women Act.

The Jackson Metropolitan Housing Authority will continue to provide brochures about the services provided in the community for domestic violence in our common areas.

The Jackson Metropolitan Housing Authority will continue to attach the appropriate VAWA language to all applications for both Public Housing and the Section 8 Housing Choice Voucher Program.

The Jackson Metropolitan Housing Authority will make VAWA a part of the Section 8 Housing

Choice Voucher Program briefings.

The Jackson Metropolitan Housing Authority will continue to include the Violence Against Women Act language in 100% of our leases.

Progress on the Goals set for 2005 through 2009

MANAGEMENT ISSUES

Management Related Goals

1. Manage the Jackson Metropolitan Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Jackson Metropolitan Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives:

1. The Jackson Metropolitan Housing Authority shall continue to maintain a waiting list of sufficient size so we can fill our public housing units within 30 days of them becoming vacant.
2. The Jackson Metropolitan Housing Authority shall continue to achieve and sustain an occupancy rate of 96%.
3. The Jackson Metropolitan Housing Authority shall promote a motivating work environment with a capable an efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.

Progress:

1. **Jackson MHA maintained High Performer status with HUD in both our Public Housing and HCV Programs.**
2. **There have been no Audit findings by the State Auditor or in any HUD review in the past five years.**

EXPANSION OF THE STOCK ISSUES

Goal

Assist our community increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Objective

Explore the possibility of building single-family homes in conjunction and partnerships with tax credits.

Progress:

Jackson MHA has worked with local communities in their CHIP applications for the past five years, and encouraged plans to provide additional housing for low income families and seniors through Habitat to build three homes, the local Jackson-Vinton Community Action Agency to build 12 homes, and tenant based rental assistance. Jackson MHA has operated a small TBRA for the County, helping an additional 10-12 families for the last 4 years.

MARKETABILITY ISSUES

Goal

Enhance the marketability of the Jackson Metropolitan Housing Authority's public housing units.

Objective

The Jackson Metropolitan Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

Progress:

Although HUD no longer uses the tenant survey in PHAS, Jackson MHA is maintaining a website to promote our marketability, along with advertising in various local media.

SECURITY ISSUES

Goal

Provide a safe and secure environment in the Jackson Metropolitan Housing Authority's public housing developments.

Objective

Work in partnership with our resident population to achieve a safe and secure environment.

Progress:

We have made limited progress in getting tenants involved, as they do not seem to want to work with us. We published a newsletter for six months, keeping residents informed of our Capital Fund Projects, explaining common questions resident ask about rules or regulation, and encouraging them to work with us and together to provide a safer and better environment. No one tenant in the 165 units ever responded to the newsletter in any way. We did work with local fire and police departments to provide a few briefings on safety. The local police encouraged a neighborhood watch with no results.

TENANT-BASED HOUSING ISSUES

Goal

Manage the Jackson Metropolitan Housing Authority's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.

Objective

The Jackson Metropolitan Housing Authority shall attract 10 new landlords who want to participate in the program by December 31, 2004.

Progress:

Jackson MHA has been a High Performer each of the last 5 years. We were able to attract a large number of landlords to participate in the HCV Program.

MAINTENANCE ISSUES

Goal

Deliver timely and high quality maintenance service to the residents of the Jackson Metropolitan Housing Authority.

Objective

The Jackson Metropolitan Housing Authority shall continue maintain an average response time of 7 days in responding to routine work orders.

Progress:

Jackson MHA has maintained a high level of Maintenance Service with reduced funding. We also have used our limited Capital Funds in a way to maximize our service. In addition we completed an EPC that has greatly benefited our residents and reduced the residents and our Utility Costs

FISCAL RESPONSIBILITY ISSUES

Goal

Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objective

The Jackson Metropolitan Housing Authority shall maintain its operating reserves at a level to be graded as a high performer under PHAS.

Progress:

There have been no audit findings by the State Auditor in 5 years. Jackson MHA reserves are at an all time high.

Violence Against Women Act Report

A goal of the Jackson Metropolitan Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Jackson Metropolitan Housing Authority has provided notices in compliance with HUD guidance to each resident and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005. Additionally, we have brochures available to all residents, visitors and any applicants who visit the development. We have included the required language in our lease as follows:

VIOLENCE AGAINST WOMEN ACT PROTECTIONS: The Violence Against Women Act provides the following protections to public housing residents.

- a. The Landlord will not terminate or refuse to renew the Lease and will not evict the Resident or a member of Resident's household from the dwelling unit if the Resident or household member is a victim of actual or threatened domestic violence, dating violence, or stalking as those terms are defined by the Admission and Continued Occupancy Policy (ACOP).
- b. Under the Violence Against Women Act, the Landlord may bifurcate this Lease in order to evict, remove, or terminate assistance to any person who is a Resident or a lawful occupant under this lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. Landlord may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is the Resident or is a lawful occupant under this Lease.
- c. Notwithstanding anything to the contrary contained in paragraphs a and b above, the Landlord may terminate the Lease and evict the Resident if the Landlord can demonstrate an actual and imminent threat to other residents or to those employed at or providing goods or services to the site in which the unit is located, if the resident's tenancy is not terminated.
- d. **Nothing in this section** shall prohibit the Landlord from terminating the Lease and evicting the Resident based on any violation of this lease not involving domestic violence, dating violence, or stalking against the Resident or household member.

The Housing Authority works with Good Works, Inc. and Operation Safety Net, they have provided brochures about their programs.

	<p>The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Jackson Metropolitan Housing Authority does not offer any activities, services or programs directly. The Housing Authority works with Good Works, Inc. and Operation Safety Net for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid.</p> <p>The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.</p> <p>The Jackson Metropolitan Housing Authority does not offer any activities, services or programs directly. The Housing Authority works with Good Works, Inc. and Operation Safety Net for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid.</p> <p>The Jackson Metropolitan Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>The Jackson Metropolitan Housing Authority does not offer any activities, services or programs directly. The Housing Authority works with Good Works, Inc. and Operation Safety Net for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking. These agencies have the capability of providing emergency shelter, referral to legal services through Legal Aid.</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(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.</p>
7.0	<p>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></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
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>2008 Capital Fund Performance and Evaluation Report (oh040a01) 2009 ARRA Capital Fund Performance and Evaluation Report (oh040b01) 2009 Capital Fund Performance and Evaluation Report (oh040c01) 2010 Capital Fund Annual Statement (oh040d01)</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>Capital Fund 5 Year Action Plan (oh040e01)</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>
9.0	<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.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>

10.0	<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. Please Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>1. Amendment and Deviation Definitions</p> <p>A. Substantial Deviation from the 5-year Plan:</p> <p>A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.</p> <p>B. Significant Amendment or Modification to the Annual Plan:</p> <p>Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.</p>
------	--

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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>
------	--

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

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

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary	
PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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	47,200.00	72,929.67	72,929.67	66,334.58
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	23,600.00	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,000.00	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	27,212.00	93,738.33	93,738.33	72,563.52
10	1460 Dwelling Structures	127,031.00	69,375.00	69,375.00	69,375.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16PO4050108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
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:		<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)	236,043.00	236,043.00	236,043.00	208,273.10
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 Gary W. Keller			Date	Signature of Public Housing Director	
				Date 4/6/10	

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 Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16PO4050108 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	
Fairview Terrace	Replace Windows	1460		11,031.00	0			
Project 001	Carpet/Kitchen Remodeling	1460		11,000.00	0			
	Replace railroad ties	1450		11,000.00	40,388.33	40,388.33	40,388.33	
	Bathroom Remodeling	1460		11,000.00	0			
	Replace Furnace Doors	1460		2,500.00	0			
	Closet Door Replacement	1460		5,000.00	0			
Bundy Heights	Carpet	1460		11,000.00	0			
Project 002	Kitchen Remodeling	1460		11,000.00	0			
	Sidewalk/Patio Repair/Paving Repair	1450		11,212.00	0			
	Bathroom Remodeling	1460		11,000.00	0			
	Replace Furnace Doors	1460		2,500.00	0			
	Closet Door Replacement	1460		5,000.00	0			
	Replace Windows	1460		5,000.00	0			
Cambrian	Replace all faucets and traps	1460		30,000.00	58,375.00	58,375.00	58,375.00	
Project 003	Replace all handicap	1460		5,000.00	11,000.00	11,000.00	11,000.00	
	Replace Exterior Door/Power Doors/ and Railing	1450		5,000.00	53,350.00	53,350.00	32,175.19	
PHA Wide	Operations	1406		47,200.00	72,929.67	72,929.67	66,334.58	
	Admin. Salaries	1410		23,600.00	0			
	Architect	1430		11,000.00	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 Metropolitan Housing Authority				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	06-12-2010	02-28-10	06-12-2012		
Fairview Terrace	06-12-2010	02-28-10	06-12-2012		
Bundy Heights	06-12-2010	02-28-10	06-12-2012		
Cambrian	06-12-2010	02-28-10	06-12-2012		

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 Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16S04050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	15,000.00	29,878.00	29,878.0	27,521.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,890.00		20,890.00	20,140.00
8	1440 Site Acquisition				
9	1450 Site Improvement	77,500.00	114,936.35	114,936.35	75,980.88
10	1460 Dwelling Structures	185,393.00	133,078.65	133,078.65	133,078.65
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16S04050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
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: 3/31/10		<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)	298,783.00	298,783.00	298,783.00	256,720.53
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 Gary W. Keller 4/7/10			Date	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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Metropolitan Housing Authority				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	
Fairview Terrace	March 17, 2010	2/28/10	March 17, 2011		
Bundy Heights	March 17, 2010	2/28/10	March 17, 2011		
Cambrian	March 17, 2010	2/28/10	March 17, 2011		
PHA Wide	March 17, 2010	2/28/10	March 17, 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 Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16PO4050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10 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	60,025.00	118,181.00	11,078.69	11,078.69
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	20,000.00	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000.00	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00	10,000.00	10,000.00	10,000.00
10	1460 Dwelling Structures	142,018.00	107,102.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16PO4050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
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: 3/31/10		<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)	236,043.00	236,283.00	21,078.69	21,078.69
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		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 Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH16PO4050109 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	
Fairview Terrace Project - 001	Carpet/Paint	1460		7,000.00	10,000.00			
	Concrete Repair	1450		2,500.00	10,000.00	10,000.00	10,000.00	
	Bathroom Remodeling	1460		5,000.00	4,602.00			
	Replace Doors/Closets	1460		2,500.00	5,000.00			
	Kitchen Remodleing	1460		20,000.00	12,000.00			
	Stove Replacement	1460		9,000.00	3,000.00			
Bundy Heights Project - 002	Carpet/Paint	1460		9,000.00	10,000.00			
	Concrete Repair	1450		2,500.00	0			
	Bathroom Remodeling	1460		5,000.00	15,000.00			
	Replace Doors/Closets	1460		2,500.00				
	Kitchen Remodleing	1460		20,000.00	12,000.00			
	Stove Replacement	1460		9,000.00	3,000.00			
Cambrian	Carpet/Replace Windows	1460		3,000.00	7,500.00			
	Replace Room Furnaces	1460		50,000.00	25,000.00			
PHA-Wide	Operations	1406		60,025.00	118,181.00	11,078.69	11,078.69	
	Admin Salaries	1410		20,000.00	0			
	Architect	1430		9,000.00	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 Metropolitan Housing Authority				Federal FFY of Grant:	
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	06-12-2011		06-12-2013		
Fairview Terrace	06-12-2011		06-12-2013		
Bundy Heights	06-12-2011		06-12-2013		
Cambrian	06-12-2011		06-12-2013		

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 Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16P)4050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	47,050.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	23,525.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	142,503.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16P)4050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:			
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)	233,078.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		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 Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH16P)4050110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
One AMP								
Three Projects								
Fairview Terrace	Kitchen Remodeling	1460		20,000.00				
	Carpet Replacement	1460		10,000.00				
	Sidewalk/Patio Repair	1450		5,000.00				
	Interior Door Replace	1460		5,000.00				
	Closet Door Replace	1460		5,000.00				
Bundy Heights	Bathroom Remodeling	1460		20,000.00				
	Kitchen Remodeling	1460		20,000.00				
	Carpet Replacement	1460		10,000.00				
	Sidewalk/Patio Repair	1450		5,000.00				
	Interior Door Replace	1460		5,000.00				
	Closet Door Replace	1460		5,000.00				
Camnbrian	Cambrian Unit HVC's	1460		34,708.00				
	Carpet Replacemetn	1460		7,795.00				

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.

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		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____ _____2010____	Work Statement for Year 2 FFY _____2011_____	Work Statement for Year 3 FFY _____2012_____	Work Statement for Year 4 FFY _____2013_____	Work Statement for Year 5 FFY _____2014_____
B.	Physical Improvements Subtotal	Annual Statement	147,000.00	147,000.00	147,000.00	147,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		20,000.00	20,000.00	20,000.00	20,000.00
F.	Other		9,000.00	9,000.00	9,000.00	9,000.00
G.	Operations		60,043.00	60,043.00	60,043.00	60,043.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	236,043.00	236,043.00	236,043.00	236,043.00	236,043.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2009 _____	Work Statement for Year _____ 2011 _____ FFY _____ 2011 _____			Work Statement for Year: _____ 2012 _____ FFY _____ 2012 _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Fairview - 001			Fairview - 001		
Annual	Carpet		7,500.00	Carpet		7,500.00
Statement	Concrete Repair		5,000.00	Concrete Repair		5,000.00
	Replace Doors / Closets		7,500.00	Replace Doors / Closets		7,500.00
	Kitchen Remodeling		20,000.00	Kitchen Remodeling		20,000.00
	Bundy - 002			Bundy - 002		
	Carpet		7,500.00	Carpet		7,500.00
	Concrete Repair		5,000.00	Concrete Repair		5,000.00
	Replace Doors / Closets		7,500.00	Replace Doors / Closets		7,500.00
	Kitchen Remodeling		10,000.00	Kitchen Remodeling		10,000.00
	Bathroom Remodeling		10,000.00	Bathroom Remodeling		10,000.00
	Cambrian - 003			Cambrian - 003		
	Carpet/ReplaceWindows		10,000.00	Carpet/ReplaceWindow		7,000.00
	Replace Room Furnaces		57,000.00	Replace Generator		50,000.00
				Replace Circulate Pump		10,000.00
	PHA-Wide			PHA-Wide		
	Operations		60,043.00	Operations		60,043.00
	Admin Salaries		20,000.00	Admin Salaries		20,000.00
	Architect		9,000.00	Architect		9,000.00
	Subtotal of Estimated Cost		\$236,043.00	Subtotal of Estimated Cost		\$236,043.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ 2009	Work Statement for Year _____ 2013 _____ FFY _____ 2013 _____			Work Statement for Year: _____ 2014 _____ FFY _____ 2014 _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Fairview - 001			Fairview 001		
Annual	Carpet		7,500.00	Carpet		7,000.00
Statement	Concrete Repair		5,000.00	Concrete Repair		5,000.00
	Replace Doors / Closets		7,500.00	Replace Doors / Closets		7,500.00
	Kitchen Remodeling		20,000.00	Kitchen Remodeling		20,000.00
	Bundy - 002			Bundy - 002		
	Carpet		7,500.00	Carpet		7,500.00
	Concrete Repair		5,000.00	Concrete Repair		5,000.00
	Replace Doors / Closets		7,500.00	Replace Doors / Closets		7,500.00
	Kitchen Remodeling		10,000.00	Kitchen Remodeling		10,000.00
	Bathroom Remodeling		10,000.00	Bathroom Remodeling		10,000.00
	Cambrian - 003			Cambrian - 003		
	Carpet/ReplaceWindows		10,000.00	Carpet/ReplaceWindow		10,000.00
	Security Upgrade/Locks		57,000.00	Wallpaper/hand railings		57,000.00
	PHA-Wide			PHA-Wide		
	Operations		60,043.00	Operations		60,043.00
	Admin Salaries		20,000.00	Admin Salaries		20,000.00
	Architect		9,000.00	Architect		9,000.00
		Subtotal of Estimated Cost	\$236,043.00		Subtotal of Estimated Cost	\$236,043.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$