

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ Jefferson Metropolitan Housing Authority _____ PHA Code: _____ OH 014 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____ 01/2011 _____														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 672 _____ Number of HCV units: _____ 818 _____														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1:															
PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Jefferson Metropolitan Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.														

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.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Reduce public housing vacancies: to at least 7% per cent actual over 5 yrs

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 90.0 by 12/31/2011
 - Improve voucher management: (SEMAP score) reached 100.0 by 12/31/2009

 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Implement public housing site-based waiting lists:

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

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> <ol style="list-style-type: none"> 1. The Authority amended its ACOP in 2010 to allow existing residents in properties acquired by the Authority a preference for admission to those properties. 2. Housing Needs data is updated. 3. Financial Resources data is updated. 4. Capital Improvement Needs data is updated. 5. Demolition and Disposition data is updated. <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> <p>Copies of the 5-Year and Annual PHA Plan may be obtained by contacting the Central Office at 740-282-0994.</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> <p>JMHA demolished the Elmer White Building (90 units) in 2005, and disposed of Chester J. Simeral Courts (124 units) in 2008. We also demolished two scattered site units that were deemed beyond reasonable repair, one in 2008 and one in 2010. In 2010, the Authority completed acquisition of Calabrese Towers, a four-story twin tower building containing 112 one-bedroom units.</p> <p>In 2011, the Authority proposes to develop a duplex property consisting of two handicapped-accessible 4-bedroom units, using Replacement Housing Factor funds. We plan to dispose of one scattered site unit where the surrounding property use has become almost exclusively commercial. Also in 2011, under <i>de minimis demolition</i>, we propose to demolish up to three scattered site units deemed to be beyond reasonable repair.</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>
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>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

A review of local housing data shows that there is a lack of available units for non-elderly, non-disabled single adults. There are not enough modern, affordable units for small families. New development has been primarily aimed at senior citizens, and now many of these units are left unoccupied. Units developed under the LIHTC Program as senior citizen housing are often unaffordable to local residents, unless they are receiving voucher assistance.

Much available rental housing consists of older, single family houses near or at the end of their useful life. Most of this housing is concentrated in the older neighborhoods in the City of Steubenville. It is often difficult for voucher holders to find suitable housing because of location or condition. While there are more than sufficient numbers of one-bedroom handicapped accessible units, such units with multiple bedrooms are virtually non-existent.

9.0

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	837	4	2	2		2	N/A
Income >30% but <=50% of AMI	198	3	2	2		2	N/A
Income >50% but <80% of AMI	37	2	1	2		2	N/A
Elderly	743	3	1	2	1	2	N/A
Families with Disabilities	586	2	2	1	4	4	3
Race: White	713	3	2	2	1	2	N/A
Race: Black	363	4	2	2	1	2	N/A
Race: Other	18	3	2	2	1	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Community Housing Improvement Strategy (CHIS) for Jefferson
County, February 2004

<p>9.1</p>	<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> <p>The Authority is continuing to maintain its 148 unit high rise as elderly only housing. This insures that senior citizens with limited income have access to well-maintained, safe, affordable housing. The Authority has completed acquisition of Calabrese Towers, a property of 112 one-bedroom units to operate as general occupancy public housing. This property will provide housing opportunities to non-elderly, single adults, who make up the largest underserved group on our waiting lists.</p> <p>As noted in Section 7.0, the Authority is proposing to develop two handicapped-accessible four-bedroom public housing units to serve the needs of families with a disabled parent or child. The Section 8 Housing Choice Voucher Program maintains 200 vouchers for use by non-elderly disabled residents.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>From 2002 through 2008, JMHA’s public housing vacancy rate stayed below 10%. In January 2008, the Authority had a vacancy rate of 7.3% PHA-wide. By December of that year, the vacancy rate had risen to 9.3%. A year later, in December 2009, we saw a vacancy rate of 12.1%. By September 2010, the rate had dropped slightly to 11.9%. We have tried to analyze the rise in vacancies, and conclude that several factors contribute. There is an increased demand for non-elderly one-bedroom units, which are in short supply in our inventory. The recent acquisition of Calabrese Towers should help to address that. There is slack demand for three and four bedroom family units. One site consists exclusively of fifty-six three and four bedroom units built in the early 1960’s. We have undertaken extensive renovation of those units to make them more marketable. Another major factor is the constraints on management. Our labor agreement prevents the use of contractors to prepare vacant units for occupancy, as this is considered to be bargaining unit work. In addition, the project-based management model restricts our ability to move staff among different sites. These factors tend to slow down the vacancy turnaround process significantly. We are currently developing a new strategy that will segregate vacancy prep work from other routine maintenance work, and better target vacancy prep activity with the waiting lists.</p> <p>We are continuing efforts to improve management efficiency. We have created three Asset Management Program (AMP) Groups. Two are made up of properties in the City of Steubenville, and the other includes properties outside Steubenville. In 2010, we completed improvements to the computer system and software, so that all project offices have full access to the system via the internet. The maintenance department has been decentralized to the project (AMP) level. We have maintained centralized work order processing for better customer service and record-keeping.</p> <p>Maintenance personnel have attended Lead-Based Paint training for both public housing and Section 8. We are continuing our modernization efforts in public housing. We have pursued major modernization of the JFK hi-rise and the JFK and Elmer White rowhouses. We have begun the initial phase of a modernization plan for the 94 units at Earl Rodgers Plaza. Much of the recent work has been funded by our Recovery Act Capital Fund Grant in the amount of \$1.6 million.</p> <p>The Housing Authority provides voucher mobility counseling as part of the Section 8 briefing for new program participants. Written information on portability is also included in the briefing packet. The Section 8 office has instituted a landlord newsletter, and holds landlord meetings on at least an annual basis. The Section 8 staff scans local rental ads for potential additional units and owners of rental property.</p> <p>JMHA established site-based waiting lists in 2000, and currently operates four site-based waiting lists. We have had no complaints regarding access to any waiting list or tenant selection from any waiting list.</p> <p>JMHA does not maintain a preference for local residency for admission public housing or Section 8.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial Deviations and Significant Amendments shall include the following:</p> <ol style="list-style-type: none"> Changes to the mission or goals of the Authority, or major changes to the way housing assistance is delivered; Additions of non-emergency work items (items not included in the current Annual Statement or the Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; Any change with regard to demolition or disposition (except in cases where limited demolition may be necessary to mitigate a hazard to public health or safety), designation, homeownership programs, or conversion activities.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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: Jefferson Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH12P01450111 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

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	200,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	100,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	77,800			
10	1460 Dwelling Structures	536,150			
11	1465.1 Dwelling Equipment—Nonexpendable	70,500			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50,000			
14	1485 Demolition	20,000			
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: Jefferson Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P01450111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval: 2011	
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)	1,114,450			
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	200,000			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	340,500			
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: Jefferson Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P01450111 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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	administration	1410		100,000				
HA-wide	A&E costs	1430		60,000				
14-21	Operations	1406		66,667				
14-24	Operations	1406		66,667				
14-25	Operations	1406		66,666				
14-21	truck	1475	1	25,000				
14-24	truck	1475	1	25,000				
14-24	entry doors--ERP	1460	180	240,000				
14-24	ranges & refrigerators	1465.1	94	70,500				
14-24	soffit/fascia/siding--ERP	1460	94	90,000				
14-24	sidewalks--ERP	1450	30%	37,800				
14-24	floor tile--ERP	1460	20	60,000				
14-24	replace gable vents--H-Cr-LL	1460	30	9,000				
14-24	storm doors--H-Cr-LL	1460	60	30,000				
14-24	exterior painting--H-Cr-LL	1460	60	15,000				
14-25	retaining wall--MM	1450		40,000				
14-26	new roof, south tower	1460		92,150				
14-24	demolition, scattered sites	1485	3	20,000				

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: Jefferson Metropolitan Housing Authority				Federal FFY of Grant: 2011	
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	
HA-wide	7/15/2013		7/15/2015		
14-21 JFK/Elmer White Apts	7/15/2013		7/15/2015		
14-24 Earl Rodgers Plaza/Hamann-Crabbe- Lincoln/Lovers lane/Scattered Sites	7/15/2013		7/15/2015		
14-25 Michael Myers Terrace/Merkel/Schlernitzauer	7/15/2013		7/15/2015		

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.

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 Jefferson Metropolitan Housing Authority OH-014		Locality (City/County & State) Steubenville, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name 14-21 John F. Kennedy Apts.	Work Statement for Year 1 FFY ___2011___	Work Statement for Year 2 FFY _____2012_____	Work Statement for Year 3 FFY _____2013_____	Work Statement for Year 4 FFY _____2014_____	Work Statement for Year 5 FFY _____2015_____
B.	Physical Improvements Subtotal	Annual Statement	25,000	300,000	876,500	273,300
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		66,667	66,667	66,667	66,667
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Jefferson Metropolitan Housing Authority OH-014		Locality (City/County & State) Steubenville, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name 14-24 Earl Rodgers Plaza	Work Statement for Year 1 FFY ____2011____	Work Statement for Year 2 FFY ____2012____	Work Statement for Year 3 FFY ____2013____	Work Statement for Year 4 FFY ____2014____	Work Statement for Year 5 FFY ____2015____
B.	Physical Improvements Subtotal	Annual Statement	524,700	254,000	520,000	
C.	Management Improvements		30,000			
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		66,667	66,667	66,667	66,667
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Jefferson Metropolitan Housing Authority OH-014		Locality (City/County & State) Steubenville, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name 14-25 Michael Myers Terrace	Work Statement for Year 1 FFY ___2011___	Work Statement for Year 2 FFY ___2012___	Work Statement for Year 3 FFY ___2013___	Work Statement for Year 4 FFY ___2014___	Work Statement for Year 5 FFY ___2015___
B.	Physical Improvements Subtotal	Annual Statement	114,500	775,500		399,700
C.	Management Improvements		40,000			
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		66,666	66,666	66,666	66,666
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Jefferson Metropolitan Housing Authority OH-014		Locality (City/County & State) Steubenville, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name 14-26 Calabrese Towers	Work Statement for Year 1 FFY ___2011___	Work Statement for Year 2 FFY ___2012___	Work Statement for Year 3 FFY ___2013___	Work Statement for Year 4 FFY ___2014___	Work Statement for Year 5 FFY ___2015___
B.	Physical Improvements Subtotal	Annual Statement	575,000	0	293,000	800,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Jefferson Metropolitan Housing Authority OH-014		Locality (City/County & State) Steubenville, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PHA-Wide	Work Statement for Year 1 FFY __2011__	Work Statement for Year 2 FFY ____2012____	Work Statement for Year 3 FFY ____2013____	Work Statement for Year 4 FFY ____2014____	Work Statement for Year 5 FFY ____2015____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		100,000	100,000	100,000	100,000
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY ____2011	Work Statement for Year ____2014_____ FFY ____2014_____ Development Number/Name General Description of Major Work Categories		Work Statement for Year: ____2015_____ FFY ____2015_____ Development Number/Name General Description of Major Work Categories	
	Estimated Cost		Estimated Cost	
See Annual Statement				
	Subtotal of Estimated Cost	\$ 0	Subtotal of Estimated Cost	\$ 0

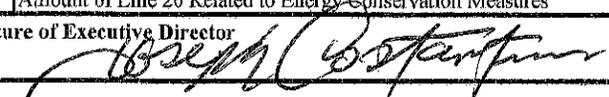
Part I: Summary					
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No: OH12P01450107 Date of CFFP: _____		RHF Grant No: _____ FFY of Grant: 2007 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$134,920.22		\$134,920.22	\$0.00
3	1408 Management Improvements	\$229,497.00		\$229,497.00	\$229,497.00
4	1410 Administration (may not exceed 10% of line 20)	\$114,749.00		\$114,749.00	\$114,749.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$54,554.24		\$54,554.24	\$54,554.24
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$613,764.54		\$613,764.54	\$613,764.54
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstratoin				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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	\$0.00	\$1,147,485.00	\$1,012,564.78
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	\$221,643.15		\$221,643.15	\$221,643.15
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures	\$334,898.54		\$334,898.54	\$334,898.54
Signature of Executive Director <i>Joseph Costantini</i>		Date: <i>10-18-10</i>		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: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No.: OH12P01450107 RHF Grant No.:			CFPP (Yes/No):				Federal FFY of Grant: 2007	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
COCC	Administration	1410		\$114,749.00		\$114,749.00	\$114,749.00	Completed		
14-21	Security Supervisor	1408		\$10,048.15		\$10,048.15	\$10,048.15	Completed		
14-21	Security Guards	1408		\$63,832.00		\$63,832.00	\$63,832.00	Completed		
14-21	Computers	1408		\$5,902.85		\$5,902.85	\$5,902.85	Completed		
14-24	Operations	1406		\$34,920.22		\$34,920.22	\$0.00			
14-24	Security Supervisor	1408		\$10,049.00		\$10,049.00	\$10,049.00	Completed		
14-24	Security Guards	1408		\$63,833.00		\$63,833.00	\$63,833.00	Completed		
14-24	Computers	1408		\$976.00		\$976.00	\$976.00	Completed		
14-24	A & E Fees	1430		\$38,830.24		\$38,830.24	\$38,830.24	Completed		
14-24	Retaining Wall -- Crabbe	1460		\$130,441.00		\$130,441.00	\$130,441.00	Completed		
14-24	Bathtub Replacement--Crabbe, Lincoln, Lovers Ln	1460		\$148,425.00		\$148,425.00	\$148,425.00	Completed		
14-24	Furnaces & A/C--Earl Rodgers	1460		\$315,958.49		\$315,958.49	\$315,958.49	Completed		
14-25	Operations	1406		\$100,000.00		\$100,000.00	\$0.00			
14-25	Security Supervisor	1408		\$10,049.00		\$10,049.00	\$10,049.00	Completed		
14-25	Security Guards	1408		\$63,832.00		\$63,832.00	\$63,832.00	Completed		
14-25	Computers	1408		\$975.00		\$975.00	\$975.00	Completed		
14-25	A & E Fees	1430		\$15,724.00		\$15,724.00	\$15,724.00	Completed		
14-25	Boilers	1460		\$18,940.05		\$18,940.05	\$18,940.05	Completed		
				\$1,147,485.00	\$0.00	\$1,147,485.00	\$1,012,564.78			

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.

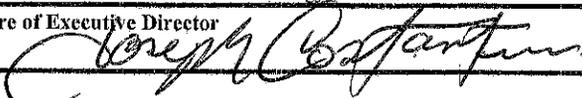
Part I: Summary					
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No: OH12P01450108 Date of CFFP: _____		RHF Grant No: _____ FFY of Grant: 2008 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$231,688.00		\$231,688.00	\$0.00
3	1408 Management Improvements	\$231,688.00		\$231,688.00	\$231,688.00
4	1410 Administration (may not exceed 10% of line 20)	\$115,845.00		\$115,845.00	\$86,883.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,026.28		\$20,026.28	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$559,195.72		\$559,195.72	\$6,028.72
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstratoin				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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	\$0.00	\$1,158,443.00	\$324,599.72
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	\$212,204.91		\$212,204.91	\$212,204.91
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: 10-18-10		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: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No.: OH12P01450108 RHF Grant No.:		CFPP (Yes/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	
14-21	Operations	1406		\$71,688.00		\$71,688.00	\$0.00	
14-21	Security Guards	1408		\$64,334.00		\$64,334.00	\$64,334.00	Completed
14-21	Security Supervisor	1408		\$6,987.00		\$6,987.00	\$6,987.00	Completed
14-21	Computer - Soft Costs	1408		\$7,088.00		\$7,088.00	\$7,088.00	Completed
14-21	Administration	1410		\$42,144.00		\$42,144.00	\$31,608.00	In Process
14-21	A & B Costs	1430		\$14,026.28		\$14,026.28	\$0.00	Work Started
14-21	Generator -- JFK Hi-Rise	1460		\$256,000.00		\$256,000.00	\$5,580.00	Work Started
14-21	Doors - JFK & EW Rowhouses	1460		\$155,404.72		\$155,404.72	\$448.72	Work Started
14-24	Operations	1406		\$80,000.00		\$80,000.00	\$0.00	
14-24	Security Supervisor	1408		\$7,434.00		\$7,434.00	\$7,434.00	Completed
14-24	Security Guards	1408		\$64,333.00		\$64,333.00	\$64,333.00	Completed
14-24	Computers - Soft Costs	1408		\$7,542.00		\$7,542.00	\$7,542.00	Completed
14-24	Administration	1410		\$44,844.00		\$44,844.00	\$33,632.00	Work Started
14-24	A & B Costs	1430		\$6,000.00		\$6,000.00	\$0.00	Work Started
14-24	Replace Water Heaters -- BRP	1460		\$147,791.00		\$147,791.00	\$0.00	Work Started
14-25	Operations	1406		\$80,000.00		\$80,000.00	\$0.00	
14-25	Security Supervisor	1408		\$4,783.91		\$4,783.91	\$4,783.91	Completed
14-25	Security Guards	1408		\$64,333.00		\$64,333.00	\$64,333.00	Completed
14-25	Computer - Soft Costs	1408		\$4,853.09		\$4,853.09	\$4,853.09	Completed
14-25	Administration	1410		\$28,857.00		\$28,857.00	\$21,643.00	In Process
				\$1,158,443.00	\$0.00	\$1,158,443.00	\$324,599.72	

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.

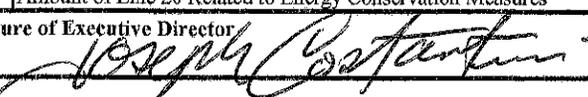
Part I: Summary					
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No: OH12P01450109 Date of CFFP: _____		RHF Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$184,911.00		\$184,911.00	\$0.00
3	1408 Management Improvements	\$185,974.00		\$185,974.00	\$104,399.90
4	1410 Administration (may not exceed 10% of line 20)	\$92,987.00		\$92,987.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$100,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$316,000.00		\$192.24	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstratoin				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	\$929,872.00	\$0.00	\$464,064.24	\$104,399.90
21	Amount of line 20 Related to LBP Activities:				
22	Amount of line 20 Related to Section 504 Activities	\$60,000.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$175,705.75		\$175,705.75	\$95,728.85
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: 10-18-10		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: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No.: OH12P01450109 RHF 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	
14-21 JFK Apts	Operations	1406		\$67,181.00		\$67,181.00	\$0.00	
14-21 JFK Apts	Security Supervisor	1408		\$10,434.00		\$10,434.00	\$6,710.00	In Process
14-21 JFK Apts	Security Guards	1408		\$46,210.00		\$46,210.00	\$24,290.86	In Process
14-21 JFK Apts	Computer hardware, software	1408		\$5,268.25		\$5,268.25	\$3,671.05	In Process
14-21 JFK Apts	Administration	1410		\$33,829.00		\$33,829.00	\$0.00	
14-24 BRP	Operations	1406		\$71,840.00		\$71,840.00	\$0.00	
14-24 BRP	Security Supervisor	1408		\$11,103.00		\$11,103.00	\$7,139.00	In Process
14-24 BRP	Security Guards	1408		\$94,522.00		\$94,522.00	\$49,687.00	In Process
14-24 BRP	Computer hardware, software	1408		\$2,500.00		\$2,500.00	\$2,500.00	Completed
14-24 BRP	Administration	1410		\$35,995.00		\$35,995.00	\$0.00	
14-24 BRP	A & B Fees	1430		\$36,000.00		\$0.00	\$0.00	
14-24 BRP	Dryer Vents	1460		\$6,000.00		\$0.00	\$0.00	
14-24 BRP	Roofs (Hamann-Crabbe-Lovers Lane)	1460		\$250,000.00		\$192.24	\$0.00	Bids out
14-25 Michael Myers	Operations	1406		\$45,890.00		\$45,890.00	\$0.00	
14-25 Michael Myers	Security Supervisor	1408		\$7,144.36		\$7,144.36	\$4,593.99	In Process
14-25 Michael Myers	Security Guards	1408		\$6,292.39		\$6,292.39	\$3,308.00	In Process
14-25 Michael Myers	Computer hardware, software	1408		\$2,500.00		\$2,500.00	\$2,500.00	Completed
14-25 Michael Myers	Administration	1410		\$23,163.00		\$23,163.00	\$0.00	
14-25 Michael Myers	A & B Fees	1430		\$14,000.00		\$0.00	\$0.00	
14-25 Michael Myers	Elevator upgrade	1460		\$60,000.00		\$0.00	\$0.00	
14-25 Michael Myers	Repave parking lot, patio	1450		\$60,000.00		\$0.00	\$0.00	
14-25 Michael Myers	Storm drains	1450		\$40,000.00		\$0.00	\$0.00	
				\$929,872.00	\$0.00	\$464,064.24	\$104,399.90	

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 I: Summary					
PHA Name: Jefferson Metropolitan Housing Authority		Grant Type and Number CFP Grant No: OH12S01450109 RHF 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: 6/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	\$165,495.64		\$165,495.64	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$92,101.42		\$92,101.42	\$68,832.22
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,430,561.94		\$1,430,561.94	\$1,157,813.89
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstratoin				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	\$1,688,159.00	\$0.00	\$1,688,159.00	\$1,226,646.11
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	\$1,274,332.94		\$1,274,332.94	\$1,041,382.94
Signature of Executive Director: 		Date: 10-18-10		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.

