

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 6/30/2012**

1.0	PHA Information PHA Name: <u>Jackson County Housing Authority</u> PHA Code: <u>IL053</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>820</u> Number of HCV units: <u>556</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	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:				
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.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Please see attachment A and A-1 for PHA Plan elements. (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. (i) The PHA Plan is available for review and the PHA office, 300 North 7th Street, Murphysboro, IL 62066. (ii) Please see Attachment A for a complete list of PHA Plan Elements. (iii) Please see Attachment A-1 for changes to the PHA ACOP and Administrative Plan. (iv) Please see Attachment B for Financial Resources. (v) Please see Attachment C for Violence Against Women Act Policy. (vi) Please see Attachment D for the PHA Certification and Procedure for Compliance with the Carbon Monoxide Alarm Detector Act. (vii) Please see Attachment E for the PHA ARRA Procurement Addendums.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> PHA plans demolition of a building at AMP 3, IL53-13. Costs to repair building exceed its value. Notification and authorization has proceeded through DHUD Special Applications Center. PHA is also exploring the feasibility of additional possible action to reduce vacancies including: 1. Disposition of property. 2. Conversion of Property. 3. Capital Fund Financing Program. 4. Energy Performance Contracting.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Please see attachment il053a01 for Capital Fund Program No. IL06P05350112 Annual Statement				
8.1	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. Please see attachment il053b01 for Performance and Evaluation Report for Capital Fund Program No. IL06P05350111. Please see attachment il053c01 for Performance and Evaluation Report for Capital Fund Program No. IL06P05350110. Please see attachment il053d01 for Final Performance and Evaluation Report for Capital Fund Program No. IL06P05350109. Please see attachment il053e01 for signature pages for Performance and Evaluation Reports for Capital Fund Programs IL06P05350111, 50110 and 50109.				
8.2	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. Please see attachment il053f01 for the PHA's Capital Fund Program Five-Year Action Plan.				

8.3	<p>Capital Fund Financing Program (CFFP). <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. Please see Attachment F for PHA Housing Needs.</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. Maximize the number of affordable units available to JCHA with its current resources by:</p> <ol style="list-style-type: none"> 1. Employing effective maintenance and management policies to minimize the number of public housing units off line. 2. Striving to reduce turnover time for vacated public housing units; 3. Continuing to judiciously utilize capital funds to renovate public housing units. 4. Studying the feasibility of the following actions: (a) Capital Fund Financing Program; (b) disposition of property; (c) Conversion of Property; (d) Energy Performance Contracting.
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 see Attachment G for the PHA’s progress in meeting the mission and goals as described in the 5-year plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Substantial Deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval by the Board of Commissioners. PHA’s Deconcentration of Poverty and Income Mixing Plan is attached as Attachment H. PHA’s Report on Deconcentration and Income Mixing in effected developments is attached as Attachment I. PHA’s organization chart is Attachment J. PHA’s Resident Commissioner and Resident Advisory Board membership are reported on Attachment K. PHA Resident Advisory Board member comments are reported on Attachment L. PHA Challenged Elements statement is reported on Attachment M.</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>

ATTACHMENT A

Section 6.0 – PHA Plan Elements (24 CFR 903.7)

IL053	Jackson County Housing Authority	FY beginning 04/01/2010
	Plan Element	
1.	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	PHA plans to make the following changes to its ACOP and lease as enumerated on Attachment A-1. In addition, PHA continues to review its ACOP and lease for possible updates to remain in compliance with all Federal Rules and Regulation. PHA plans to make changes to its Administrative Plan as enumerated on Attachment A-1. In addition, PHA continues to review its Administrative Plan for possible updates to remain in compliance with all Federal Rules and Regulations.
2.	Financial Resources.	Financial Resources for FY 2012 follows as Attachment B.
3.	Rent Determination	No Change
4.	Operation and Management	No Change; PHA posts its PHAS score and designation in accordance with Federal Rules and Regulations.
5.	Grievance Procedures	No Change
6.	Designated Housing for Elderly and Disabled Families	No Change
7.	Community Service and Self-Sufficiency	No Change
8.	Safety and Crime Prevention	No Change
9.	Pets	No Change
10.	Civil Rights Certification	PHA Civil Rights Certification is included in Form HUD-50077 which is sent separately along with other required certifications to the Illinois State Office of Public Housing
11.	Fiscal Year Audit	No audit findings in the PHAs most recent fiscal audit
12.	Asset Management	No Change
13.	Violence Against Women Act (VAWA)	No Change. Violence Against Women Act Policy follows as Attachment C.

ATTACHMENT A-1

Changes to ACOP:

A. At Chapter 12, Page 12-3, WHERE IT READS:

“Engaged in or engaging in or recent history of” drug related criminal activity means any act within the past five (5) years by applicants or participants, household members, or guests which involved drug-related criminal activity including, without limitation, drug-related criminal activity, possession and/or use of narcotic paraphernalia, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.”

IT SHALL BE AMENDED TO READ:

“Engaged in or engaging in or recent history of” drug related criminal activity means any act within the past three (3) years by applicants or participants, household members, or guests which involved drug-related criminal activity including, without limitation, drug-related criminal activity, possession and/or use of narcotic paraphernalia, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.”

At Chapter 12, Page 12-3, WHERE IT READS:

“The PHA may waive the requirement regarding drug-related criminal activity if: The person demonstrates successful completion of a credible rehabilitation program approved by the PHA, or; The individual involved in drug-related criminal activity is no longer in the household because the person is incarcerated.”

IT SHALL BE AMENDED TO READ:

“The PHA will evaluate each applicant that has been involved in drug-related criminal activity on a case by case basis. Meeting or exceeding the three (3) year drug requirement is a basis for consideration and not a guarantee that an applicant will be approved. The PHA will consider an applicant’s background history prior to and since the drug-related activity. The frequency of police contact, and other mitigating circumstances (successful completion of a drug rehabilitation program, counseling, etc.) will also be considered in evaluating an application”

At Chapter 9, Section G, Security Deposits, PHA is amending to increase security deposits as follows:

Senior & Disabled	Increase from \$50.00 to \$100.00
Family & Single	Increase from \$100.00 to \$200.00

PHA will accept installment payments of the security deposits as follows:

Senior & Disabled \$40.00 down and \$20.00 per month for 3 months.

Family & Single \$80.00 down and \$40.00 per month for 3 months.

B. At Chapter 9, Page 9-11, add the following paragraph:

“Lease Terminations and Abandonment of Property Prior to, or at termination of lease for any reason, including the resident(s) vacating the leased premises for thirty (30) consecutive days where premises is considered abandoned, the resident(s) shall remove all of their property from the premises. Should the resident(s) not comply with removal of items of personal property from the leases premises, then after ten (10) days from the day of termination or abandonment, any personal property left in the premises shall be considered abandoned by the resident. Management shall then have the right to remove the personal property from the resident’s former premises and dispose of the property in any manner management decides. The resident(s) by virtue of abandoning the property holds the management harmless for management’s conduct in taking possession of the abandoned property and disposing of said property without any compensation to the former resident.

Changes to Lease:

Change paragraph 28 of the lease to read:

“28. Prior to or at termination of this lease for any reason including the resident vacating the leased premises for thirty (30) consecutive days, resident shall remove all of their property from the premises. Should the resident not comply with the removal of items of personal property from the leased premises, then after ten (10) days from the day of termination, any personal property left in the premises shall be considered abandoned by the resident. Management shall then have the right to remove the personal property from the resident’s former premises and dispose of the property in any manner Management decided. The resident by virtue of abandoning the property holds the Management harmless for Management’s conduct in taking possession of the abandoned property and disposing of said property without any compensation to the former resident.”

Changes to Administrative Plan:

Change Chapter 4, B. WAITING LIST PREFERENCES (24 CFR 982.207)

which reads:

“Types of Applicants with Preference Over “Other Singles”:

“Elderly, and/or disabled families with up to two members will be given a selection priority over all “Other Singles” applicants regardless of preference status. “Other Singles” denotes a one-person household in which the individual member is neither elderly, disabled, or displaced by government action. Such applicants will be placed on the waiting list in accordance with their date and time of applications preferences, but can not be selected for assistance before any elderly family, disabled family or displaced single regardless of any preferences.”

To read:

“Types of Applicants with Preference Over “Other Singles”:

“ “Other Singles” denotes a one-person household in which the individual member is either elderly, disabled, or displaced by government action. Such applicants will be placed on the waiting list in accordance with their date and time of application and preferences if any.”

Change Chapter 11, C. MAKING PAYMENTS TO OWNERS:

Add the following paragraph:

“JCHA Direct Deposit Policy

“In order to participate in the Housing Choice Voucher program, owners must be willing to receive HAP via direct deposit. Owners must notify the JCHA-Housing Choice Voucher program if they have any changes to their bank account by the 15th of the month. If Owners fail to notify the JCHA of any changes, this may cause a delay of Housing Assistance Payments (HAP).”

ATTACHMENT B**FINANCIAL RESOURCES**

Financial Resources	Planned Amounts
Public Housing Operating fund	\$829,523.00
Public Housing Capital Fund IL06P05350112	\$1,015,594.00
Annual Contributions for Section 8 Tenant-Based Assistance	\$1,427,500.00
Public Housing Capital Fund IL06P05350111	\$372,876.00
Public Housing Dwelling Rental Income	\$1,103,775.00
Other Income, excess utilities, interest, sale of scrap and sales and services to tenants	\$83,000.00
Total Resources	\$4,832,268.00

ATTACHMENT C

POLICY PROHIBITING DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING

The Violence against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 607(2) of VAWA adds the following provision to Section 6 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the public housing program:

Every contract for contributions shall provide that . . . the public housing agency shall not deny admission to the project to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission, and that nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

Definitions

As used in VAWA:

- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
 - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and

In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a

member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

- The term *immediate family member* means, with respect to a person –
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.

Notification and Victim Documentation

PHA Policy

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the PHA's policies. Therefore, if the PHA makes a determination to deny admission to an applicant family on the basis of an unfavorable history, the PHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

One of the following:

A police or court record documenting the actual or threatened abuse

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal hearing or must request an extension in writing at that time. If the applicant so requests, the PHA will grant an extension of 10 business days, and will postpone scheduling the applicant's informal hearing until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant the PHA determines the family is eligible for assistance, no informal hearing will be scheduled and the PHA will proceed with admission of the applicant family.

Perpetrator Removal or Documentation of Rehabilitation

PHA Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, the PHA will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the public housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

NOTICE OF ELIGIBILITY OR DENIAL

The PHA will notify an applicant family of its final determination of eligibility in accordance with the PHA's policies.

If a PHA uses a criminal record or sex offender registration information obtained under 24 CFR 5, Subpart J, as the basis of a denial, a copy of the record must precede the notice to deny, with an opportunity for the applicant to dispute the accuracy and relevance of the information before the PHA can move to deny the application. In addition, a copy of the record must be provided to the subject of the record [24 CFR 5.903(f) and 5.905(d)].

PHA Policy

If, based on a criminal record or sex offender registration information an applicant family appears to be ineligible, the PHA will notify the family in writing of the proposed denial and provide a copy of the record to the applicant and to the subject of the record. The family will be given 10 business days to dispute the accuracy and relevance of the information. If the family does not contact the PHA to dispute the information within that 10 day period, the PHA will proceed with issuing the notice of denial of admission. A family that does not exercise their right to dispute the accuracy of the information prior to issuance of the official denial letter will still be given the opportunity to do so as part of the informal hearing process.

Notice requirements related to denying admission to noncitizens are contained in PHA Policy.

Notice policies related to denying admission to applicants who may be victims of domestic violence, dating violence, or stalking are contained in PHA Policy.

ATTACHMENT D

JACKSON COUNTY HOUSING AUTHORITY CERTIFICATION AND PROCEDURE FOR COMPLIANCE WITH THE CARBON MONOXIDE ALARM DETECTOR ACT.

The Jackson County Housing Authority certifies that it is in full compliance with the Carbon Monoxide Alarm Detector Act as of January 1, 2007.

In support of its Certification, the Jackson County Housing Authority states:

- (a) PHA completed installation of Carbon Monoxide Alarm Detectors in all occupied apartments within 15 feet of every sleeping room prior to January 1, 2007.
- (b) Routine testing and maintenance of Carbon Monoxide Alarm Detectors has become a part of the PHA's existing plan for testing and maintenance in place for Smoke Detectors.
- (c) Current and future residents will be provided instructions on the testing and maintenance of the carbon monoxide alarm detectors.

ATTACHMENT E

**RESOLUTION NO. 09-23
ADOPTED OCTOBER 28, 2009**

**RESOLUTION TO AMEND PROCUREMENT POLICY TO COMPLY WITH
REGULATIONS GOVERNING RECOVERY ACT FUNDING**

WHEREAS, the Jackson County Housing Authority is receiving funding from the American Recovery and Reinvestment Act of 2009, signed into law by President Obama on February 17, 2009; and

WHEREAS, HUD published PIH Notice 2009-12 stating that a PHA shall amend its procurement policy to facilitate obligation and expenditure of Recovery Act funds; and

WHEREAS, the Jackson County Housing Authority must comply with HUD requirements;

NOW, THEREFORE, be it resolved that the Jackson County Housing Authority amends its Procurement Policy when dealing solely with Recovery Act funding to authorize the Contracting Officer to refrain from compliance with state and local procurement requirements as expressed in the Procurement Policy except where permitted by 24 CFR 85.

The sentence that reads “In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with these Policies, automatically supersede these Policies” contained in the Changes in Laws and Regulations Section under General Provisions is suspended solely for procurements made with Recovery Act funding.

This Resolution shall become effective immediately and shall become an addendum to the approved Procurement Policy.

**RESOLUTION NO. 09-24
ADOPTED DECEMBER 16, 2009**

**RESOLUTION TO AMEND PROCUREMENT POLICY TO COMPLY WITH
REGULATIONS GOVERNING RECOVERY ACT FUNDING**

WHEREAS, the Jackson County Housing Authority is receiving funding from the American Recovery and Reinvestment Act of 2009, signed into law by President Obama on February 17, 2009; and

WHEREAS, HUD published PIH Notice 2009-12 stating that a PHA shall amend its procurement policy to facilitate obligation and expenditure of Recovery Act funds; and

WHEREAS, the Jackson County Housing Authority must comply with HUD requirements;

NOW, THEREFORE, BE IT RESOLVED that the Jackson County Housing Authority amends its Procurement Policy when dealing solely with Recovery Act funding, Jackson County Housing Authority shall follow Buy American requirements of Section 1605 of the Recovery Act and use only iron, steel and manufactured goods produced in the United States in its projects.

BE IT FURTHER RESOLVED that the following provisions of the PHA Procurement Policy are revised:

Under “Small Purchase Procedures” where it reads “For any amounts above the Petty Cash ceiling, but not exceeding \$50,000.00 . . .” it shall be amended to read” For any amounts above the Petty Cash ceiling, but not exceeding \$100,000 . . .”

1. Under the “Sealed Bids” section where it reads “Sealed bidding is the preferred method of procuring construction, supply, and non-complex service contracts that are expected to exceed \$50,000.00,” is hereby amended to read “Sealed bidding is the preferred method of procuring construction, supply, and non-complex service contracts that are expected to exceed \$100,000.00.”

This Resolution shall become effective immediately and shall become an addendum to the approved Procurement Policy.

ATTACHMENT F

I. Housing Needs of Families in the Jurisdiction

Income Less than or equal to 30% ofAMI	5,553
Income from 30% to 50% of AMI	2,499
Income from 50% to 80% of AMI	4,116
Elderly	5,189
Families with Disabilities	893

PHA sources of information used to conduct this analysis were:

1. Consolidated Plan of the State of Illinois for 2011.
2. U.S. Census Data.
3. Greater Egypt Regional Planning & Development Commission, Carbondale, IL.

II. Housing Needs of Families on the Section 8 Waiting List.

	Number of Families
Waiting List Total	442
Extremely Low Income	442
Very Low Income	0
Low Income	0

The Section 8 Program Waiting List is not closed.

III. Housing Needs of Families on the Public Housing Waiting List

	Number of Families
Waiting List Total	327
Extremely Low Income	145
Very Low Income	124
Low Income	58
Families with Children	190
Elderly Families and Singles	106
Families with Disabilities	31
African American	221
Asian	20
Caucasian	80
Hispanic	6
By Bedroom size	
1 Bedroom	115
2 Bedroom	140
3 Bedroom	47
4 Bedroom	16
5 Bedroom	9

The Public Housing Program Waiting List is Not Closed.

ATTACHMENT G
NARRATIVE REPORT OF PROGRESS IN MEETING GOALS

Housing Needs

The PHA continues to strive to maintain effective maintenance and management policies to minimize off-line housing units.

The PHA has developed a Vacancy Reduction Plan and will continue to utilize this plan to maximize vacant unit turnaround.

The PHA has and will continue to utilize Capital Fund Program funds to modernize and enhance the marketability of its dwelling units. PHA plans to utilize the majority of its 2012 capital funds to turn around vacant units.

The PHA is also exploring the feasibility of the following possible actions to assist in the reduction of vacant units:

- (1) Capital Fund Financing Program;
- (2) Disposition of Property;
- (3) Conversion of Property;
- (4) Energy Performance Contracting.

The PHA will continue to strive to serve the housing needs of the community.

Financial

The PHA continues to strive to meet its financial goals. PHA had no audit findings in its most recent financial audit.

Management

The PHA will continue to strive to decrease vacancies through improved vacant unit turnaround, Leasing & Occupancy improvements, security and enhanced marketability.

Deconcentration and Income Mixing

The PHA has adopted policies to achieve its goals for deconcentration and income mixing and will continue to strive to meet those goals.

Capital Fund

The PHA continues to judiciously utilize its Capital Fund Program grant funds to maintain high quality affordable housing for its residents. The PHA has received favorable Capital Fund Program Reviews from the Illinois Office of Public Housing and from the Corp of Engineers.

The PHA will continue to strive to improve the physical condition of its units in the future.

ATTACHMENT H

ATTACHMENT A TO AGENCY PLAN OF THE HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

DECONCENTRATION POLICY

As required by Section 513 of the quality Housing and work Responsibility Act (QHWRA), the Housing Authority's Admission Policy must be designed to provide for poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. This policy is developed in accordance with QHWRA Section 513.

In order to comply with this regulation, the Housing Authority will take steps to analyze its public housing stock and tenant incomes. The Authority will compare the relative tenant incomes and occupancy characteristics of each development as they relate to the census tracts where the developments are located and make adjustments to deconcentrate those areas if necessary based on the following plan:

Rent Incentives:

In order to encourage higher income applicants into lower income areas and thereby help to achieve a deconcentration of poverty, the Authority has adopted and will continue to utilize ceiling rents. Ceiling rents have and will continue to encourage many working families to move into public housing. Ceiling rents also help to keep residents who obtain a job to remain in public housing instead of being forced to move out. The Housing Authority will also work with Senior Citizen agencies, rehabilitation agencies, and other social agencies to encourage lower income applicants to move into any developments that may be designated as high income developments.

Preferences:

Working families are given preferences over non-working families to encourage them to move into public housing. Since most of our developments consist of residents in the lower income category, this will allow the Authority to place more working families in our developments.

Other:

The Housing Authority will determine annually whether there exists a severe concentration of higher income or lower income families within a development as it relates to census tracts in which the developments are located. If severe concentration is found to exist, and there are available units in those developments, the following actions may be taken: the Housing Authority may choose to first offer

the units at developments with the most severe concentration of higher/lower income families to qualified applicants whose incomes will help to balance the incomes of the development to achieve proper income mixing. If there is no concentration problem, the Authority will offer the available apartment to the next qualified applicant in accordance with the Admissions and Continued Occupancy Policy.

ATTACHMENT I

Jackson County Housing Authority currently has no developments covered by the deconcentration rule.

The PHA will continue to strive to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

ATTACHMENT J

Executive Director							
Assistant Executive Director/Finance Director							
Property Managers	Accounts Payable and Purchasing	Accountant A/R Manager	Administrative Assistant	Director of Planning & Rehabilitation	Director of Property and Operations	Security	Section 8 Manager
					Assistant to the Director of Property and Operations		Section 8 Coordinators
					Maintenance Technician/All Grades & Casual Labor		

ATTACHMENT K

RESIDENT MEMBERSHIP ON PHA GOVERNING BOARD

Frances White
300 North Seventh Street, Apartment 101
Murphysboro, IL 62966

RESIDENT MEMBERSHIP ON ADVISORY BOARD

Linda Oliver-Bankhead 100 Wells St., Apt. 15A Murphysboro, IL 62966	Fred Fauss 300 N. 7 th Street, Apt. 1103 Murphysboro, IL 62966
Patricia A. Gillmore 1215 Chestnut St, Apt. 108 Murphysboro, IL 62966	Bobbie Shannon 507A East Willow Carbondale, IL 62901
Carolyn Sykes 408B East Ashley Carbondale, IL 62901	Leveta Reiman 233 N. 13 th St., Apt. 504 Murphysboro, IL 62966
Sandi Hale 2323 Commercial Murphysboro, IL 62966	Sharla Canon 100 Wells St., Apt. 17B Murphysboro, IL 62966
Latricia White 100 Wells St., Apt. 3A Murphysboro, IL 62966	

ATTACHMENT L

RESIDENT ADVISORY BOARD COMMENTS

PHA met with Resident Advisory Board Members and reviewed and discussed the 2012 Annual Plan on February 28, 2012.

Resident representing IL53-13, AMP 3, Murphysboro, asked about the possibility of installing playground equipment. PHA staff advised her that because of current vacancies, it was a priority for both the Housing Authority and HUD that vacancies be addressed with capital funds. There was a discussion of the possibility of grants being available from other sources for playground equipment. The property manager for this site will look into that possibility.

ATTACHMENT M

CHALLENGED ELEMENTS

There are no challenged elements to the Jackson County Housing Authority 2012 Annual Plan.

Part I: Summary		
PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2012 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	203,118			
3	1408 Management Improvements	50,000			
4	1410 Administration (may not exceed 10% of line 21)	101,559			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	55,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	563,000			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	0			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

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 County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2012 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	0				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0				
19	1502 Contingency (may not exceed 8% of line 20)	12,917.00				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,015,594				
21	Amount of line 20 Related to LBP Activities	12,000				
22	Amount of line 20 Related to Section 504 Activities	20,000				
23	Amount of line 20 Related to Security - Soft Costs	500				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	70,000				
Signature of Executive Director		Date 3/28/2012		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 County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P05350111 CFFP (Yes/ 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	
Amp 1-8	Operations	1406	203,118					
Amp 1-8	Management Improvements	1408	50,000					
Amp 1-8	Administration	1410	101,559					
Amp 1-8	Professional Services	1430	55,000					
Amp 1 - IL53-01,06	Abatement, vacant unit repairs	1460	25,000					
Amp 2, IL53-02,04,09	Abatement, vacant unit repairs	1460	25,000					
Amp 3, IL53-03,13	Abatement, vacant unit repairs	1460	25,000					
Amp 4, IL53-05,10,14	Abatement, vacant unit repairs	1460	323,000					
Amp 5, IL53-07,15	Abatement, vacant unit repairs	1460	20,000					
Amp 6, IL53-08	Abatement, vacant unit repairs	1460	75,000					
Amp 7, IL53-11	Abatement, vacant unit repairs	1460	25,000					
Amp 8, IL53-12, 16	Abatement, vacant unit repairs	1460	25,000					
Amp 1-8	Appliance replacement	1465	30,000					
Amp 1-8	Section 504 reasonable accommodation	1502	20,000					
Amp 1-8	Contingency	1502	12,917					

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: Jackson County Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Grant Type and Number</td> <td>FFY of Grant: 2011</td> </tr> <tr> <td>Capital Fund Program Grant No: IL06P05350111</td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2011	Capital Fund Program Grant No: IL06P05350111	FFY of Grant Approval:	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2011								
Capital Fund Program Grant No: IL06P05350111	FFY of Grant Approval:								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	221,478	221,478	221,478	0
3	1408 Management Improvements	50,000	50,000	0	0
4	1410 Administration (may not exceed 10% of line 21)	110,769	110,769	110,769	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	60,000	50,000	13,600	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	615,000	645,445	430,849	0
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	30,000	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

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 County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 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	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	20,445	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,107,692	1,107,692	734,816	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 3/28/2012		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 County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P05350111 CFFP (Yes/ 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	
Amp 1-8	Operations	1406		221,478	221,478	221,478	0	In progress
Amp 1-8	Management Improvements	1408		50,000	50,000	0	0	In progress
Amp 1-8	Administration	1410		110,769	110,769	110,769	110,769	In progress
Amp 1-8	Professional Services	1430		60,000	50,000	13,600	0	In progress
Amp 1 - IL53-01,06	Abatement, vacant unit repairs	1460		75,000	25,000	0	0	In progress
Amp 2, IL53-02,04,09	Abatement, vacant unit repairs	1460		100,000	25,000	0	0	In progress
Amp 3, IL53-03,13	Abatement, vacant unit repairs	1460		75,000	25,000	0	0	In progress
Amp 4, IL53-05,10,14	Abatement, vacant unit repairs	1460		100,000	470,445	409,909	0	In progress
Amp 5, IL53-07,15	Abatement, vacant unit repairs	1460	62,500	75,000	25,000	7,088	0	In progress
Amp 6, IL53-08	Abatement, vacant unit repairs	1460	62,500	75,000	25,000	13,852	0	In progress
Amp 7, IL53-11	Abatement, vacant unit repairs	1460		75,000	25,000	0	0	In progress
Amp 8, IL53-12,16	Abatement, vacant unit repairs	1460		40,000	25,000	0	0	In progress
Amp 1-8	Appliance replacement	1465		30,000	30,000	0	0	In progress
Amp 1-8	Contingency	1502		20,445	0	0	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 I: Summary						
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
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: 12/31/2010 <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 21) ³	259,388.00	229,388	229,388	81,814.17	
3	1408 Management Improvements	100,000.00	16,500	16,500	3,998.30	
4	1410 Administration (may not exceed 10% of line 21)	129,694.00	129,694	129,694	129,694	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	80,000.00	70,397.48	70,397.48	70,397.48	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	609,918.00	830,936.52	830,936.52	829,690.83	
11	1465.1 Dwelling Equipment—Nonexpendable	40,000.00	20,000	20,000	20,000	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	30,000.00	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	

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 County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
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: 12/31/2010 <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	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	47,941.00	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,296,941.00	1,296,941.00	1,296,941.00	1,135,594.78	
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					
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 3/28/2012		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 County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P05350110 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	
Amp 1-8	Operations	1406		259,388.00	229,388.00	229,388.00	81,814.17	In progress
Amp 1-8	Management Improvements	1408		100,000.00	16,500	16,500	3,998.30	In progress
Amp 1-8	Administration	1410		129,694.00	129,694.00	129,694.00	129,694.00	In progress
Amp 1-8	Professional Services	1430		80,000.00	70,397.48	70,397.48	70,397.48	In progress
Amp 1-8	Abatement, vacant unit repairs	1460		210,318.00	11,294.00	11,294.00	11,294.00	Complete
Amp 2, IL53-02	Abatement, vacant unit rehab	1460		0	409,932.06	409,932.06	408,755.58	In closeout
Amp 3, IL53-13	Demolition of building	1460		30,000.00	0	0	0	
Amp 5, IL53-15	Window & cabinet replacement	1460		59,600.00	95,591.72	95,591.72	95,522.51	In closeout
Amp 7, IL53-11	Brick façade repairs, stud/drywall repl.	1460		310,000.00	0	0	0	
Amp 1-8	Appliances	1465		40,000.00	20,000	20,000	20,000	Complete
Amp 7, 53-11	Relocation	1495		30,000.00	0	0	0	
Amp 1-8	Contingency	1502		47,941.00	0	0	0	
Amp 4, IL53-14	Abatement, vacant unit repairs	1460		0	280,218.74	280,218.74	280,218.74	Complete
Amp 6, IL53-08	Emergency brick façade repairs	1460		0	31,950.00	31,950.00	31,950.00	Complete
Amp 7, IL53-11	Emergency flooring replacement	1460		0	1,950.00	1,950.00	1,950.00	Complete

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: Jackson County Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Grant Type and Number</td> <td style="width:50%;">Capital Fund Program Grant No: IL06P05350109 Replacement Housing Factor Grant No: Date of CFFP:</td> <td style="width:25%;">FFY of Grant: 2009 FFY of Grant Approval:</td> </tr> </table>	Grant Type and Number	Capital Fund Program Grant No: IL06P05350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
Grant Type and Number	Capital Fund Program Grant No: IL06P05350109 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"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
	<input checked="" 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	0			
2	1406 Operations (may not exceed 20% of line 21) ³	259,633	259,633.00	259,633.00	259,633.00
3	1408 Management Improvements	36,000	23,406.82	23,406.82	23,406.82
4	1410 Administration (may not exceed 10% of line 21)	129,816	129,816.00	129,816.00	129,816.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	85,000	71,845.25	71,845.25	71,845.25
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	754,267.46	780,015.39	780,015.39	780,015.39
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	16,756.50	16,756.50	16,756.50
12	1470 Non-dwelling Structures	15,000	13,000.00	13,000.00	13,000.00
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	9,500	3,694.04	3,694.04	3,694.04
17	1499 Development Activities ⁴	0	0	0	0

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 County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350109 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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<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	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	26,918	0	0	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,298,167	1,298,167	1,298,167	1,298,167	
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 3/28/2012		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 County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P05350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1-8	Operations	1406		259,633	259,633	259,633	259,633	Complete
AMP 1-8	Management Improvements	1408		100,000	23,406.82	23,406.82	23,406.82	Complete
AMP 1-8	Administration	1410		129,816	129,816	129,816	129,816	Complete
AMP 1-8	Professional Services	1430		95,000	71,845.25	71,845.25	71,845.25	Complete
IL53-05/AMP 4	Roof replacement/abatement	1460		70,000	53,975.50	53,975.50	53,975.50	Complete
IL53-05/AMP 4	Roof replacement/abatement	1470		7,500.00	7,000	7,000	7,000	Complete
IL53-06/AMP 1	Roof replacement, abatement	1460		70,000	25,276.75	25,276.75	25,276.75	Complete
IL53-06/AMP 1	Roof replacement, abatement	1470		7,500	6,000	6,000	6,000	Complete
IL53-09/AMP 2	Roof replacement, abatement	1460		70,000	39,198.75	39,198.75	39,198.75	Complete
IL53-11/AMP 7	Brick and concrete column repairs	1460		115,000	336044.35	336044.35	336044.35	Complete
IL53-02/AMP 2	Code correction/add bedroom smoke detectors	1460		22,600	109.06	109.06	109.06	Complete
IL53-10/AMP 4	Code correction/add bedroom smoke detectors	1460		15,000	58.69	58.69	58.69	Complete
IL53-14/AMP 4	Code correction/add bedroom smoke detectors	1460		17,400	21,812.07	21,812.07	21,812.07	Complete
IL53-16/AMP 8	Code correction/add bedroom smoke detectors	1460		2,300	3,334	3,334	3,334	Complete
AMP 1-8	Abatement, vacant unit repairs	1460		250,000	0	0	0	
AMP 1-8	Appliance replacement	1465		30,000	16,756.50	16,756.50	16,756.50	Complete
IL53-11/AMP 7	Relocation	1495		9,500	3,694.04	3,694.04	3,694.04	Complete
AMP 2/IL53-02	Vacancy interior and exterior renovation	1460		0	276242.13	276242.13	276242.13	Complete
IL53-03/AMP 3	Roof replacement, abatement	1460		0	23,095.13	23,095.13	23,095.13	Complete

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² To be completed for the Performance and Evaluation Report.

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		FFY of Grant: 2012	
PHA Name: Jackson County Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: IL06P05350112 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
		Original	
		Revised ²	
		Total Actual Cost ¹	
		Obligated	
		Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	12,917.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,015,594	
21	Amount of line 20 Related to LBP Activities	12,000	
22	Amount of line 20 Related to Section 504 Activities	20,000	
23	Amount of line 20 Related to Security - Soft Costs	500	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	70,000	
Signature of Executive Director 		Signature of Public Housing Director	
		Date 3/28/12	
		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.

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		FFY of Grant: 2011		
PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	20,445	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,107,692	1,107,692	734,816
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 3/28/2012		Signature of Public Housing Director
				Date

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

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350110 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
		Revised²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0
19	1502 Contingency (may not exceed 8% of line 20)	47,941.00	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,296,941.00	1,296,941.00
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 3/28/2012	Signature of Public Housing Director
			Date

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Jackson County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: IL06P05350109 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0
19	1502 Contingency (may not exceed 8% of line 20)	26,918	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,298,167	1,298,167
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 		Signature of Public Housing Director	
Date 3/28/12		Date	

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____ 2012 _____	Work Statement for Year 2 FFY _____2013 _____	Work Statement for Year 3 FFY _____2014 _____	Work Statement for Year 4 FFY _____2015 _____	Work Statement for Year 5 FFY _____2016 _____
B.	Physical Improvements Subtotal	Annual Statement	578,500	578,500	578,500	578,500
C.	Management Improvements		50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		101,500	101,500	101,500	101,500
F.	Other		85,000	85,000	85,000	85,000
G.	Operations		200,000	200,000	200,000	200,000
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		1,015,000	1,015,000	1,015,000	1,015,000
L.	Total Non-CFP Funds					
M.	Grand Total		1,015,000	1,015,000	1,015,000	1,015,000

