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

1.0 **PHA Information**
PHA Name: _____Jackson County Housing Authority_____ PHA Code: ___WV035___
PHA Type: X Small ☐ High Performing X Standard X HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): __01/2012_____

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: ____147_____ Number of HCV units: ___915_____

3.0 **Submission Type**
☐ 5-Year and Annual Plan X Annual Plan Only ☐ 5-Year Plan Only

4.0 **PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1

5.2

6.0 **PHA Plan Update**

(a) There have been no PHA Plan elements that have been revised since submission of our 2011 Annual Plan
(b) A copy of the Five Year and Annual Plans my be reviewed at the Administrative Office located at Tanglewood Villa, 75 Whispering Way, Ripley, WV

7.0 **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.* N/A

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** See Below

8.2 **Capital Fund Program Five-Year Action Plan.** See Below

8.3 **Capital Fund Financing Program (CFFP).** N/A
☐ 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.

9.0 **Housing Needs** The Jackson County Housing Authority is currently serving families through our Public Housing Program (PH) and our Housing Choice Voucher Program (HCV). Our PH is made up of 70% Extremely Low, 24% Very Low and 6% Low Income families. 18% are Elderly and 6% are Disabled. Our HCV is made up of 72% Extremely Low, 22% Very Low and 6% Low Income families. 4% are Elderly and 2 % are Disabled We have suspended issuing new Voucher due to shortage of HAP funding but, continue to place families on the waiting list. Our PH waiting list consists of 77 families. All of our PH units are inspected annually and meet Housing Quality Standards (HQS).

9.1 **Strategy for Addressing Housing Needs:** Our strategy for addressing the housing needs of families in the jurisdiction and on our waiting list is to (1) Employ effective maintenance and management policies to minimize the number of public housing units off-line (2) Reduce turnover time for vacated public housing units (3) Adopt rent policies to support and encourage work (4) Seek designation of public housing for the elderly only (5) Continue to employ an “open door” policy for tenants to voice their opinions regarding housing needs and (6) Monitor our HCV budget and reinstate issuance of vouchers as soon as it becomes economically fessible.

10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements. (b) Significant Amendment and Substantial Deviation/Modification. The Jackson County Housing Authority has defined "Substantial Deviation" and "Significant Amendment or Modification" as they relate to the Agency Plan as Follows: Substantial Deviation(s) from the 5-year Action Plan shall be explained in the Annual Plan for the period in which they occur and shall include: • Any change to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items when dollar amounts exceed 10% of Capital Fund Budget or the amount of replacement reserve funds that exceed 10% of the annual Capital Fund Budget; • And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. Significant Amendment or Modification of the Annual Plan means: • Any change to rent or admission policies or organization of the waiting list; • Additions of non-emergency work items when dollar amounts exceed 10% of Capital Fund Budget or the amount of replacement reserve funds that exceed 10% of the annual Capital Fund Budget; • And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Resident Advisory Board Comments The Housing Authority of the County of Jackson does not have an active Resident Advisory Board. Our PHA Plan was made available for review to the residents of Jackson County Housing Authority at an advertised tenant meeting and no comments were received.

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: WV15P03550112 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]	40,390		-0-	-0-
3	1408 Management Improvements			-0-	-0-
4	1410 Administration (may not exceed 10% of line 21)	20,194			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,500		-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	25,728			
10	1460 Dwelling Structures	97,136		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with fewer than 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: WV15P03550112 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
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)	201,948		-0-	-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	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.

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

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

Part II: Supporting Pages		
PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WV15P03550112 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2012

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]	
WV035-01 Rolling Meadow Village						-0-	-0-	
						-0-	-0-	
	Sub Total							
WV035-02 Tanglewood Villa						-0-	-0-	
	New Kitchen Cabinets	1460	74 units	97,136				
	Upgrade Security System	1450		25,728				
						-0-	-0-	
	Sub Total			97,136				
HA-Wide	Fees & Costs	1430		18,500		-0-	-0-	
	Operations	1406		40,390				
	Administration	1410		20,194		-0-	-0-	
						-0-	-0-	
						-0-	-0-	
	Sub Total			79,084		-0-	-0-	
	Grand Total			201,948		-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.

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson County Housing Authority					Federal FFY of Grant: 2012
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	
WV035-01 RMV					
WV035-02 TWV	6/30/14		6/30/15		
WV035-HA Wide	6/30/14		6/30/15		

[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.

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: WV15P03550111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 01)
X Performance and Evaluation Report for Period Ending: 9/30/2011 ☐ 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]	40,390	40,390	-0-	-0-
3	1408 Management Improvements	50,000	-0-	-0-	-0-
4	1410 Administration (may not exceed 10% of line 21)		20,194		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	18,500	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	101,558	-0-		
10	1460 Dwelling Structures		122,864	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with fewer than 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: WV15P03550111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 01)

X Performance and Evaluation Report for Period Ending: 9/30/2012 ☐ 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)	201,948	201,948	-0-	-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	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: WV15P03550111 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]	
WV035-01 Rolling Meadow Village								
	Sub Total							
WV035-02 Tanglewood Villa								
	Add Additional Parking Spaces	1450		101,558	-0-	-0-	-0-	
	New Kitchen Cabinets	1460	74 units	-0-	122,864	-0	-0-	
	Sub Total			101,558	122,864	-0-	-00-	
HA-Wide	Fees & Costs	1430		10,000	18,500	-0-	-0-	
	Operations	1406		40,390	40,390	-0-	-0-	
	Administration	1410		-0-	20,194	-0-	-0-	
	New Phone System	1408		50,000	-0-	-0-	-0-	
	Sub Total			100,390	79,084	-0-	-0-	
	Grand Total			201,948	201,948	-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.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson County 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	
WV035-01 RMV					
WV035-02 TWV	6/30/13		6/30/14		
WV035-HA Wide	6/30/13		6/30/14		

[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.

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: WV15P03550110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
Original Annual Statement ☐ Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 01)
X Performance and Evaluation Report for Period Ending: 9/30/11 ☐ 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]	23,416	46,832	23,416	23,416
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	-0-	23,416		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,500	9,221	9,221	7,221
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	192,245	144,324	144,324	17,072
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Capital Fund Financing Program

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: WV15P03550110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 01)

X Performance and Evaluation Report for Period Ending: 9/30/10 ☐ 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)	234,161		-0-	-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	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: WV15P03550110 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]	
WV035-01 Rolling Meadow Village	Bathroom Plumbing & Fixtures	1460		192,245	144,324	144,324	17,072	50 % Complete
	Carpet Squares	1460		-0-	10,368	-0-	-0-	
	Sub Total			192,245	154,692	144,324	17,072	
						-0-	-0-	
WV035-02 Tanglewood Villa						-0-	-0-	
						-0-	-0-	
	Sub Total					-0-	-0-	
HA-Wide	Administration	1410		-0-	23,416			
	Fees & Costs	1430		18,500	9,221	9,221	7,221	
	Operations	1406		23,416	46,832	23,416	23,416	
						-0-	-0-	
	Sub Total			41,916	79,469	32,637	30,637	
						-0-	-0-	
	Grand Total			234,161	234,161	176,961	47,709	

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

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson County Housing Authority					Federal FFY of Grant: 2010
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	
WV035-01 RMV	6/30/12		6/30/13		
WV035-02 TWV	6/30/12		6/30/13		
WV035-HA Wide	6/30/12		6/30/13		

[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.

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

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

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2009
Jackson County Housing Authority	Capital Fund Program Grant No: WV15P03550109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/11 X Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	70,741		70,741	70,741
3	1408 Management Improvements	51,150		51,150	51,150
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,762		18,762	18,762
8	1440 Site Acquisition				
9	1450 Site Improvement	9,500		9,500	9,500
10	1460 Dwelling Structures	67,025		67,025	67,025
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	17,350		17,350	17,350
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

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

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

Part I: Summary

PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WV15P03550109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 9/30/11 ☐ 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)	234,528		234,528	234,528
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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

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

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

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant: 2009
Jackson County Housing Authority	Capital Fund Program Grant No: WV15P03550109 CFFP (Yes/ No): Replacement Housing Factor Grant No:	

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
WV035-01 Rolling Meadow Village	Asphalt Sealing	1450		9,500		9,500	9,500	
	Replace Office Heat Pumps	1470		4,350		4,350	4,350	
	Bathroom Renovation	1460		29,000		29,000	29,000	
	Sub Total			42,850		42,850	42,850	
WV035-02 Tanglewood Villa	Window Replacement	1460		38,025		38,025	38,025	
	Replace Office Heat Pumps	1470		13,000		13,000	13,000	
	Sub Total			51,025		51,025	51,025	
WV035-HA Wide	Fees & Costs	1430		18,762		18,762	18,762	
	Administration	1410		70,741		70,741	70,741	
	Management Improvements	1408		51,150		51,150	51,150	
	Sub Total			140,653		140,653	140,653	
	Grand Total			234,528		234,528	234,528	

[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.

Annual Statement/Performance and Evaluation Report
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson County Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WV035-01 Rolling Meadow Village	6/30/11		6/30/12	9/30/2011	
WV035-02 Tanglewood Villa	6/30/11		6/30/12	9/30/2011	
WV035-HA Wide	6/30/11		6/30/12	9/30/2011	

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

CAPITAL FUND PROGRAM FIVE YEAR ACTION PLAN

PART I: SUMMARY						
Jackson County Housing Authority			Ripley, Jackson County, WV		**X Original 5-Year Plan**	☐**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	131,364	71,364	122,864	122,864
C.	Management Improvements			30,000		
D.	PHA-Wide Non-dwelling Structures and Equipment			30,000		
E.	**A**dministration		20,194	20,194	20,194	20,194
F.	Other (Fees & Costs)		10,000	10,000	18,500	18,500
G.	Operations		40,390	40,390	40,390	40,390
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		201.948	201.948	201.948	201.948
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY __2012___	Work Statement for Year _____2013_____ FFY _____2013_____			Work Statement for Year: _____2014_____ FFY _____2014_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	WV035-01 RMV			WV035-01 RMV		
Statement	Upgrade Security Cameras		15,682	Playground Site and Equipment		71,364
	WV035-02-TWV			WV035-02-TWV		
	Add Additional Parking		100,000			
	Upgrade Security Cameras		15,682			
				WV035-HA		
				Phone System		30,000
				Maintenance Equipment		30,000
	Subtotal of Estimated Cost		$ 131,364	Subtotal of Estimated Cost		$ 131,364

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY ___2012___	Work Statement for Year _____2015_____ FFY _____2015_____			Work Statement for Year: ___2016_____ FFY ____2016_____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	WV035-01 RMV			WV035-01 RMV		
Statement	Roof Replacement		61,432	Roof Replacement		61,432
	WV035-02-TWV			WV035-02-TWV		
	Roof Replacement		61,432	Roof Replacement		61,432
	Subtotal of Estimated Cost		$ 122,864	Subtotal of Estimated Cost		$ 122,864