

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

tn007v01

JACKSON HOUSING AUTHORITY

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Jackson Housing Authority

PHA Number: TN007

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
To provide quality housing and supporting services for low and moderate income Persons which promote upward mobility and a better standard of living.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 92
 - Improve voucher management: (SEMAP score) 89
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
- Continue Homebuyer Incentive Program

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
- Pursue alternative funding sources for resident programs.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
Provide fair housing and equal opportunity information and training to applicants, residents and the community.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 20 05
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Jackson Housing Authority was awarded funding through a HOPE VI grant to demolish two major developments (Merry Lane and Parkview Courts) that received extensive damage during the tornados of May 2003. JHA will initiate the Replacement Housing Plan to continue to provide decent, safe and sanitary housing for the low and moderate income persons in the community. In this plan, there will be single-family dwellings built along with new public housing units.

JHA helped finance the acquisition of an existing development thru a mixed-finance deal that is undergoing rehabilitation work needed to bring the units to superior quality, and it includes 118 units operated as public housing. This development is located in an attractive area of town, and many citizens desire to reside in The Villages at Old Hickory.

JHA will help finance a second acquisition, this one in East Jackson, to include the rehabilitation of 50 existing subsidized units and the construction of 30 units primarily for the elderly and mobility impaired, operated as public housing.

A third mixed-finance transaction is proposed involving the disposition of McMillan Towers to an owner entity that will obtain 4% bonds.

The Section 8 Housing Choice Voucher program opened the waiting list in September 2004 and closed it again in December 2004. This program continues to be very popular due to the fact that voucher holders may chose the location and type of home in which they reside.

A waiting list also continues for the Low Rent Public Housing program even though the area continues to grow economically. There remains a large need for affordable housing in Jackson, Tennessee. JHA will continue to utilize the Asset Management Plan and its components in an effort to satisfy these needs.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	21
5. Operations and Management Policies	24
6. Grievance Procedures	25
7. Capital Improvement Needs	26
8. Demolition and Disposition	28
9. Designation of Housing	29
10. Conversionsof Public Housing	30
11. Homeownership	31
12. Community Service Programs	33
13. Crime and Safety	35
14. Pets (Inactive for January 1 PHAs)	36
15. Civil Rights Certifications (included with PHA Plan Certifications)	36
16. Audit	37
17. Asset Management	37
18. Other Information	37

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration tn007a01
- FY 2005 Capital Fund Program Annual Statement tn007b01
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan tn007c01
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Included in plan

- Other (List below, providing each attachment name)
- Definition of Substantial Change tn007d01
 - Resident Commissioner & Resident Advisory Board Members tn007e01
 - Pet Policy tn007f01
 - Statement of Progress in Meeting the 5-Year Plan Goals tn007g01
 - Section 8 Homeownership Program Capacity Statement tn007h01
 - Assessment of Site-Based Waiting List tn007i01

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2628	5	5	4	2	4	4
Income >30% but <=50% of AMI	1861	4	4	4	2	3	3
Income >50% but <80% of AMI	1938	3	3	3	2	2	2
Elderly	1125	4	4	3	3	3	2
Families with Disabilities	?	4	4	4	3	3	3
Caucasian	4683	3	3	3	2	2	3
African American	5255	5	3	3	2	3	3
Hispanic	246	5	3	3	2	3	3
Asian	34	2	N/A	N/A	N/A	N/A	N/A
Native Am/Eskim	41	N/A	N/A	N/A	N/A	N/A	N/A
Hawaiian	8	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Other	120	N/A	N/A	N/A	N/A	N/A	N/A
2 or more races	79	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: July 1, 2005 - June 30, 2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	147		268
Extremely low income <=30% AMI	120	82%	
Very low income (>30% but <=50% AMI)	22	15%	
Low income (>50% but <80% AMI)	3	2%	
Families with children	26	20%	

Housing Needs of Families on the Waiting List			
Elderly families	5	4%	
Families with Disabilities	5	4%	
Race/ethnicity (B)	181	93%	
Race/ethnicity (W)	14	7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	100	76%	
2 BR	17	13%	
3 BR	12	9%	
4 BR	1	0.8%	
5 BR	1	0.8%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	104		
Extremely low income <=30% AMI	69	66%	
Very low income (>30% but <=50% AMI)	29	28%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	3	3%	
Families with children	87	84%	
Elderly families	1	0.9%	
Families with Disabilities	12	11.5%	
Race/ethnicity (B)	97	93%	
Race/ethnicity (W)	7	7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? December 15, 2004			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	49		N/A

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	31	63%	
Very low income (>30% but <=50% AMI)	10	20%	
Low income (>50% but <80% AMI)	8	17%	
Families with children	38	78%	
Elderly families	0	0	
Families with Disabilities	3	6%	
Race/ethnicity (B)	45	92%	
Race/ethnicity (W)	2	4%	
Race/ethnicity(Hisp)	2	4%	
Race/ethnicity (Non-Hispanic)	47	96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	49	100%	N/A
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Build new units under the mixed-finance method of development to include units designed to meet Section 504 specifications.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	3,323,055	
b) Public Housing Capital Fund	1,379,167	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,571,484	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	228,884	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Emergency Capital Fund	7,474,743	Replacement Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,150,490	Operations
4. Other income (list below)		
Interest Income	58,110	Operations
Maintenance Charges	75,312	
4. Non-federal sources (list below)		
Insurance Proceeds	1,953,980	Replacement Housing
Total resources	21,215,225	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
90 days
 - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe) Credit history
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe) JHA plans to continue using a special waiting list for its homeownership initiatives to include the East Jackson In-Fill Single Family Detached (SFD) Initiative.
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 3

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 2

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 5

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
- In the interest of expanding housing choices of working families, those families can elect to transfer to developments operating units as public housing under mixed-finance.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next questions.
- b. Yes No: Do any of these covered developments have average income above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Lincoln Courts	215		Wait List Skipping
Washington Douglas	68	Home Ownership	
Lincoln Circle	29	Home Ownership	
Neff Circle	27	Home Ownership	
Kingfield Drive	31	Home Ownership	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- 4 Other preference(s) (list below)
Not receiving housing assistance
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		

(list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) tn007b01

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) tn007c01

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
1. Acquisition of an existing 50 unit FHA-insured multifamily complex, and developing 30 new units adjacent to create a new 80 unit development as a mixed-finance project using 4% LIHTC.
 2. East Jackson In-Fill SFD Initiative to target 100 new or rehabbed homeownership units to be conducted in two phases with the initial phase focusing on lots held by the City.
 3. Disposition of existing 151-unit high rise and financing of extensive units renovations and combing efficiencies into one bedroom units. All reconfigured units will be operated as public housing.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

*See Capital Fund Program Annual Statement for Capital Fund Grant Number TN40P007502-04 (Reserve for Disasters/Emergencies) and funds budgeted for replacement housing development activities.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	McMillan Towers
1b. Development (project) number:	TN007-07
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(05/15/05)
5. Number of units affected:	151
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/05 b. Projected end date of activity: 12/31/06

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	East Jackson In-Fill Single Family Detached
1b. Development (project) number:	TBD
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input checked="" type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input checked="" type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (04/15/2005)</p>
<p>5. Number of units affected: 72</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment tn007f01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
Mixed finance transactions described in Section 7B.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

The Resident Advisory Board was included in the development of the new FY 2005-2009 5-Year and Annual Plan for FY 2005 thru meetings with the Authority's management staff. The RAB recommended that more workshops and seminars be held to assist residents with homeownership.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of Jackson, Tennessee)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Attachment tn007a01

DECONCENTRATION POLICY

The Jackson Housing Authority (JHA) has adopted the income targeting goals established in the Quality Housing and Work Responsibility Act. In order to reach these goals, the JHA has established the following policies to promote deconcentration in the JHA public housing developments:

1. The JHA will advertise in local papers the income ranges eligible to live in public housing to inform higher income persons of their eligibility for public housing.
2. If necessary, the JHA will skip lower-income families on the waiting list in order to serve a family who is in a higher income category.
3. The JHA will utilize both ceiling rents and flat rents (when authorized) as a means to attract families of higher incomes.
4. The JHA will utilize its Housing Incentive (HI) Program as an inducement for higher income persons to live in public housing.

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2002**

Capital Fund Program Grant No:501-02

Replacement Housing Factor Grant No:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: _FINAL___)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	45,000	45,000	45,000	45,000
3	1408 Management Improvements Soft Costs	434	434	434	434
	Management Improvements Hard Costs				
4	1410 Administration	102,000	102,000	102,000	102,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	61,883	27,633	27,633	27,633
8	1440 Site Acquisition				
9	1450 Site Improvement	79,268	91,161	91,161	91,161
10	1460 Dwelling Structures	1,097,348	1,124,848	1,124,848	1,124,848
11	1465.1 Dwelling Equipment – Nonexpendable	12,252	12,251	12,251	12,251
12	1470 Nondwelling Structures	38,280	38,280	38,280	38,280
13	1475 Nondwelling Equipment	29,335	29,335	29,335	29,335
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	19,858	19,858	19,858
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2002

Capital Fund Program Grant No:501-02

Replacement Housing Factor Grant No:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: FINAL)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-20)	1,490,800	1,490,800	1,490,800	1,490,800
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2002

Capital Fund Program Grant No: 501-02

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Estimated Cost	Total Actual Cost	Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406	1	45,000	45,000	45,000	45,000	
	Management Improvements	1408	1	434	434	434	434	
	Administration	1410	1	102,000	102,000	102,000	102,000	
	Fees & Costs	1430	1	61,883	27,633	27,633	27,633	
TN7-005B	Non-Dwelling Equipment	1475	5	29,335	29,335	29,335	29,335	
	Relocation Costs	1495	25	25,000	19,858	19,858	19,858	
	Dwelling Equipment	1465	30	12,252	12,251	12,251	12,251	
	Site Improvements /ADA ramps	1450	30	78,268	78,268	78,268	78,268	
	Tree Removal	1450	1	500	-0-	-0-	-0-	
	Sidewalks & Driveways	1450	30	500	12,893	12,893	12,893	
	Mechanical Room Additions	1450	30	234,000	234,000	234,000	234,000	
	Communication Lines	1460	30	15,112	15,111	15,111	15,111	
	Architectural Modifications	1460	30	67,167	109,334	109,334	109,334	
	Kitchen Renovations	1460	30	136,667	118,667	118,667	118,667	
	Replace Floor Covering	1460	30	115,813	99,643	99,643	99,643	
	Window Coverings	1460	30	7,833	7,833	7,833	7,833	
	Interior Painting	1460	30	95,500	82,000	82,000	82,000	
	Plumbing Upgrade	1460	30	41,732	90,186	90,186	90,186	

	Electrical Upgrade	1460	30	22,749	22,749	22,749	22,749	
	HVAC	1460	30	104,000	104,000	104,000	104,000	
	Replace Doors	1460	30	21,467	21,467	21,467	21,467	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Capital Fund Program Grant No:501-02

Replacement Housing Factor Grant No:

Federal FY of Grant:2002

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
TN7-005B	Replace Windows	1460	30	125,800	108,400	108,400	108,400	
	Exterior Repairs	1460	30	109,508	111,458	111,458	111,458	
	Community Room Renovations	1470	1	38,280	38,280	38,280	38,280	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-02 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-WIDE	03/04			03/05				
TN7-005B	03/04			09/05				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant:2003

Capital Fund Program Grant No:503-03

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: ____)

Performance and Evaluation Report for Period Ending: 3/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-0-	715,000		
8	1440 Site Acquisition	-0-	603,000		
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	10,934,743	9,616,743	4,160,950	3,460,000

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Capital Fund Program Grant No:503-03

Replacement Housing Factor Grant No:

Federal FY of Grant:2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
	Acquisition 50 units/New Construction 20 1br, 6 2br, 4 3br (ADA) 30 units with rehab MFD, mixed finance	1499	80	2,735,988	2,357,988			
	504 Daugherty St. Jackson, TN							
	East Jackson SFD In-Fill Initiative	1499			3,097,805			
	Acquisition/Rehab 143 2 br units TN7-012 The Villages at Old Hickory 550 Old Hickory Blvd . Jackson,TN.	1499			4,160,950	4,160,950	3,460,000	
	Fees & Costs/ Due Diligence A&E,Surveys,Appraisals,Market Study Environmental,Legal & Acctg fees, THDA fees,Bond Board fees, etc.	1430		-0-	715,000			

	Site Acquisition	1440	29	-0-	603,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No:503-03 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	04/06			04/08			

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2003

Capital Fund Program Grant No:502-03

Replacement Housing Factor Grant No:

- 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 No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	227,339	227,979	227,979	227,979
11	1465.1 Dwelling Equipment – Nonexpendable	10,000	9,360	9,360	9,360
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2003

Capital Fund Program Grant No:502-03

Replacement Housing Factor Grant No:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: _FINAL___)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-20)	237,339	237,339	237,339	237,339
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Capital Fund Program Grant No:502-03

Replacement Housing Factor Grant No:

Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
TN7-005A	Exterior Doors/Screen Doors	1460	11		26,400	26,400	26,400	
	Interior Painting	1460	11		1,753	1,753	1,753	
	Window Replacement	1460	11		22,800	22,800	22,800	
	Exterior Repairs	1460	11		33,000	33,000	33,000	
	Kitchen Renovation	1460	11		22,000	22,000	22,000	
	Replace Flooring	1460	11		19,810	19,810	19,810	
	HVAC	1460	11		-0-	-0-	-0-	
	Electrical Upgrade	1460	11		27,500	27,500	27,500	
	Plumbing Upgrade	1460	11		44,000	44,000	44,000	
TN7-005A	Appliances	1465	11		9,360	9,360	9,360	
TN7-007	Fire Sprinkler System (Five Yr plan 2005)	1460	1	-0-	30,716	30,716	30,716	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No 502-03: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN7-005A	09/05		03/05	09/06		03/05	
&							
TN7-007							

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2003

Capital Fund Program Grant No:501-03

Replacement Housing Factor Grant No:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: _FINAL___)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	-0-	60,000	60,000	60,000
3	1408 Management Improvements Soft Costs	45,000	38,216	38,216	38,216
	Management Improvements Hard Costs				
4	1410 Administration	102,000	47,965	47,965	47,965
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	49,000	20,306	20,306	20,306
8	1440 Site Acquisition				
9	1450 Site Improvement	13,000	214,263	214,263	214,263
10	1460 Dwelling Structures	935,863	768,553	768,553	768,553
11	1465.1 Dwelling Equipment – Nonexpendable	14,017	14,299	14,299	14,299
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	1,000	760	760	760
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	31,000	26,518	26,518	26,518
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2003

Capital Fund Program Grant No 501-03

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies

Revised Annual Statement (Revision No: FINAL)

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-20)	1,190,880	1,190,880	1,190,880	1,190,880
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2003

Capital Fund Program Grant No:501-03

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Total Estimated Cost	Total Actual Cost	Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406	1	-0-	60,000	60,000	60,000	
	Management Improvements	1408	1	45,000	38,216	38,216	38,216	
	Administration	1410	1	102,000	47,965	47,965	47,965	
	Fees & Costs	1430	1	49,000	20,306	20,306	20,306	
	Dwelling Equipment	1465	20	14,017	14,299	14,299	14,299	
	Non-Dwelling Equipment	1475	2	1,000	760	760	760	
	Relocation	1495	40	31,000	26,518	26,518	26,518	
TN7-005A	Sidewalk & Driveway Repair	1450	11	1,000	14,263	14,263	14,263	
	Exterior Repairs	1460	11	33,000	33,000	33,000	33,000	
	Siding & Trim	1460	11	17,000	17,000	17,000	17,000	
	Replace Windows	1460	11	21,000	21,000	21,000	21,000	
	Replace Doors	1460	11	11,000	33,000	33,000	33,000	
	Security Screen Doors	1460	11	1,000	11,000	11,000	11,000	
	HVAC	1460	11	21,000	51,013	51,013	51,013	
	Interior Paint	1460	11	1,000	14,747	14,747	14,747	
	Replace Flooring	1460	11	1,000	3,000	3,000	3,000	
	Renovate Kitchens	1460	11	21,000	43,865	43,865	43,865	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Capital Fund Program Grant No:501-03

Replacement Housing Factor Grant No:

Federal FY of Grant:2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
TN7-005A	Electrical Upgrade	1460	11	1,000	16,165	16,165	16,165	
	Plumbing Upgrade	1460	11	15,671	53,457	53,457	53,457	
	Window Coverings	1460	11	5,500	5,000	5,000	5,000	
TN7-005B	Sidewalks & Driveway Repairs	1450	30	12,000	200,000	200,000	200,000	
	Exterior Repairs	1460	30	14,492	26,542	26,542	26,542	
	Replace Windows & Doors	1460	30	132,000	66,400	66,400	66,400	
	HVAC	140	30	220,000	186,000	186,000	186,000	
	Electrical Upgrade	1460	30	132,500	79,000	79,000	79,000	
	Plumbing Upgrade	1460	30	176,700	83,531	83,531	83,531	
	Audio/Visual modification	1460	3	5,000	5,000	5,000	5,000	
	Siding & Trim	1460	30	20,000	10,000	10,000	10,000	
	Attic Insulation	1460	30	50,000	9,833	9,833	9,833	
	Mechanical Room Additions	1460	30	36,000	-0-	-0-	-0-	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	03/05			09/05		03/05	
TN7-005A& 5B	03/05			09/05		03/05	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:501-04

Replacement Housing Factor Grant No:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: _1___)
 Performance and Evaluation Report for Period Ending:3/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	50,000	50,000	50,000	50,000
3	1408 Management Improvements Soft Costs	75,000	105,000	75,000	1,315
	Management Improvements Hard Costs				
4	1410 Administration	110,000	102,000	102,000	80,461
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	50,000	50,000	987
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	50,000	1,000	-0-	-0-
10	1460 Dwelling Structures	10,948	21,000	17,155	17,155
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	-0-	20,000	-0-	-0-
14	1485 Demolition	823,219	-0-	-0-	-0-
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	90,000	38,660	38,660	38,660
18	1499 Development Activities	10,000	991,507	-0-	-0-

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant:2004

Capital Fund Program Grant No:501-04

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Operations	1406	1	50,000	50,000	50,000	50,000	
	Management Improvements	1408	4	75,000	105,000	75,000	1,315	
	Audits & Studies & Services							
	Asset Management Assistance							
	Security Services							
	Administration	1410	1	110,000	102,000	102,000	80,461	
	Fees & Costs	1430	2	80,000	50,000	80,000	987	
	A&E services Predevelopment services							
PHA-WIDE	Site Improvements	1450	1	50,000	1,000			
TN7-007	212 S. Fairgrounds	1499	1	-0-	991,507			
	Mixed Finance, 4% LIHTC							
	Section 9							
TN7-007	Security System (Five Yr Plan 2005	1460	1	-0-	17,155	17,155	17,155	
PHA-WIDE	Dwelling units	1460	1	110,000	3,845			

PHA-WIDE	Relocation	1495	306	90,000	38,660	38,660	38,660	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-04 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-WIDE	09/06			09/08				
TN7-007	09/06			09/08				
TN7-012	09/06			09/08				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:D103

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: ____)

Performance and Evaluation Report for Period Ending: 3/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	15,051	15,051	15,051	12,347
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,227	55,227	35,123	27,933
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	504,731	504,731	324,900	316,900
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	66,000	66,000	66,000	26,097
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:D103

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: ____)
 Performance and Evaluation Report for Period Ending: 3/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-20)	641,009	641,009	441,074	383,277
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:D103

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Administration	1410	1	15,051	15,051	15,051	12,347	
	Fees & Costs	1430	2	55,227	55,227	55,227	27,933	
	A&E Services							
	Construction Inspection Services							
TN7-002	Demolition	1485	96	504,731	504,731	324,900	316,900	
TN7-002	Relocation	1495	96	66,000	66,000	66,000	26,097	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: D103 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-WIDE	09/06			09/07				
TN7-002	09/06			09/07				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:D203

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: ____)

Performance and Evaluation Report for Period Ending: 3/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	33,506	33,506	33,506	25,911
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	123,986	123,986	58,323	56,272
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	1,120,329	1,120,329	532,120	503,810
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	69,000	69,000	69,000	44,017
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: ____)
 Performance and Evaluation Report for Period Ending: 3/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service				
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-19)	1,346,821	1,346,821	692,949	630,010
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2004

Capital Fund Program Grant No:D203

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Administration	1410	1	33,506	33,506	33,506	25,911	
	Fees & Costs	1430	4	123,986	123,986	58,323	56,272	
	Testing							
	A&E Services							
	Construction Inspection Services							
TN7-003	Demolition	1485	210	1,120,329	1,120,329	532,120	503,810	
TN7-003	Relocation	1495	210	69,000	69,000	69,000	44,017	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: D203 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/06			09/07			
TN7-003	09/06			09/07			

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant: 2005

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

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 No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	35,000			
3	1408 Management Improvements Soft Costs	75,000			
	Management Improvements Hard Costs				
4	1410 Administration	102,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	-0-			
11	1465.1 Dwelling Equipment – Nonexpendable	-0-			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	75,000			
18	1499 Development Activities	706,167			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant:2005

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

- 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 No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization Expenses or Debt Service	356,000			
20	1502 Contingency				
	Amount of Annual Grant (Sum of lines 2-20)	1,379,167			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant:2005

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Operations	1406	1	35,000				
	Management Improvements	1408	1	75,000				
	Administration	1410	1	102,000				
	Fees & Costs	1430	3	15,000				
TN7-007	212 S. Fairgrounds	1499	1	706,167				
	Mixed Finance, 4% LIHTC							
	Section 9							
PHA-WIDE	Non-Dwelling Equipment	1475	1	15,000				
	Server							
PHA-WIDE	Relocation	1495	100	75,000				
PHA-WIDE	Debt Service	1501	1	356,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/07			09/09			
TN7-007	09/07			09/09			

Capital Fund Program Five-Year Action Plan Part I: Summary PHA Name: Jackson Housing Authority					
<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2006 PHA FY:	Work Statement for Year 3 FFY Grant:2007 PHA FY:	Work Statement for Year 4 FFY Grant:2008 PHA FY:	Work Statement for Year 5 FFY Grant:2009 PHA FY:
	Annual Statement				
TN7-007		700,000			
TN7-001			700,000	260,000	
PHA-WIDE					100,000
DEVELOPMENT				440,000	479,000
DEBT SERVICE		356,000	356,000	356,000	356,000
CFP Funds Listed For 5-year planning		939,767	800,089	800,089	800,089
Replacement Housing Factor Funds		439,400 (TN7-002,TN7-003)	579,078 (TN7-002 TN7-003,TN7-007)	579,078	579,078

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages – Work Activities

Activities for
Year 1

Activities for Year: 2006_____

FFY Grant:
PHA FY:

Activities for Year: _2007____

FFY Grant:
PHA FY:

	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN7-007	Development	700,000	TN7-007	Development	700,000
Annual		ACC funds in			ACC funds in	
Statement		Connection with			Connection with	
		Mixed-finance			Mixed-finance	
		To include			To include	
		Disposition & rehab			Disposition & rehab	
Total CFP Estimated Cost			700,000			700,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages – Work Activities

Activities for Year: 2008
FFY Grant:
PHA FY:

Activities for Year: 2009
FFY Grant:
PHA FY:

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN7-001	Whole house rehab	700,000	TN7-001	Whole house rehab	260,000
PHA-WIDE	Development		PHA-WIDE	Development	
	Activities	440,000		Activities	479,000
			PHA-WIDE	Dwelling Units	70,000
				Site Improvements	10,000
				ADA Requirements	10,000
				Security Requirements	10,000
Total CFP Estimated Cost		1,140,000			839,000

DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

The following actions are defined as substantial deviation or significant amendment or modification:

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds.

POLICIES

- Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

**JACKSON HOUSING AUTHORITY
RESIDENT COMMISSIONER AND
RESIDENT ADVISORY BOARD MEMBERS**

Earline Moore, *Resident Commissioner*
JHA Board of Commissioners
Appointed by Mayor of Jackson
Term: October 2000 – October 2005
8 Douglas Street A
Jackson, Tennessee 38301

Ida Luton, President
McMillan Towers Resident Association
212 S. Fairgrounds Street, #228
Jackson, Tennessee 38301

Charles Dawson, President
Washington Douglas Resident
Association
389 Daughtery Street C
Jackson, Tennessee 38301

Grace Jenkins, Section 8
Resident Advisory Member
16 Oak Ridge – Right
Jackson, Tennessee 38301

Barbara Hardin, Section 8
80 Sweetbay Drive
Jackson, Tennessee 38301

Hanna M. Bates, President
Rosewood Gardens Resident
Association
79 Rosewood Circle C
Jackson, Tennessee 38301

Gladys Manuel, President
Lincoln Courts Resident Association
140 Lincoln Circle B
Jackson, Tennessee 38301

Kenya Pirtle, President
Lincoln Circle Resident Association
224 Roosevelt Parkway
Jackson, Tennessee 38301

Melanie Wright
Kingfield Resident Association
57 Kingfield Drive
Jackson, Tennessee 38301

Thiakia Tidwell
Resident Advisory Board Member
148 Lincoln Circle B
Jackson, Tennessee 38301

Velinda Croft, President
Allenton Heights Resident Association
130 Allen Avenue
Jackson, Tennessee 38301

Willie J. Cobb, Section 8
Resident Advisory Board Member
156 Tomlin Street
Jackson, Tennessee 38301

**JACKSON HOUSING AUTHORITY
PET POLICY STATEMENT**

A tenant may own one (1) common household pet or have one (1) common household pet present in the dwelling unit based upon the following conditions:

1. Common household pets are defined as dog, cat or fish. No other animals are permitted.
2. Each Head of Household may own one (1) pet.
3. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Tenant must have proof of the above procedures. Waterproof and leak proof litter boxes must be provided for cat waste, and must be kept inside the dwelling unit. Cardboard boxes are not acceptable. The tenant shall not permit refuse from litter boxes to accumulate nor become unsightly or unsanitary. The weight of the cat cannot exceed 15 pounds (fully grown).
4. If the pet is a fish, the aquarium must be 20 gallons or less, and the container must be in a safe location. The tenant is limited to one aquarium, but there is no limit on the number of fish as long as the container is maintained in a safe and non-hazardous manner.
5. If the pet is a cat or dog, it must be vaccinated against rabies and distemper, and the tenant must provide proof of the inoculations.
6. No outside facilities can be constructed to house the pet. No animal shall be permitted to be loose or chained outside. If the pet is taken outside, it must be on a leash and kept off other tenant's lawns.
7. If a pet is left unattended for more than 24 hours, JHA staff may enter the unit and transfer the pet to the Humane Society. Any expense to remove the animal will be charged to the tenant at a rate of \$50. The tenant will be responsible for reclaiming the pet from the Humane Society.
8. Pets must be registered by JHA staff prior to the execution of the lease addendum.
9. Animals that are considered vicious and/or intimidating will not be allowed.
10. Pets shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. If the animal becomes destructive, creates a nuisance, represents a threat to the safety and security of other tenants, or creates a problem in the area of cleanliness and sanitation, the animal must be removed from JHA property.
11. The tenant will be charged a fee of \$25 if the animal is not restrained upon JHA staff entering the unit to perform maintenance.

PET FEE SCHEDULE	AMOUNT
Dog	\$150
Cat	\$100
Fish Aquarium	\$50

The entire fee must be paid prior to the execution of the lease addendum. No pet will be allowed in the unit prior to the completion of the terms of the JHA Pet Policy. It is a serious violation of the lease for any tenant to have a pet without prior approval from JHA. The tenant is responsible for damage(s) and injuries caused by the pet.

**JACKSON HOUSING AUTHORITY
STATEMENT OF PROGRESS IN MEETING THE
5-YEAR PLAN MISSION AND GOALS**

MISSION

Jackson Housing Authority's mission is to provide quality housing and supporting services for low and moderate income persons which promote upward mobility and a better standard of living.

PHA GOAL - Expand the Supply of Assisted Housing

Upon the implementation of the 5-Year Plan in 2000, JHA had 671 Section 8 vouchers and 1,027 conventional low rent units. The Section 8 Housing Choice Voucher program has expanded to 1,298 vouchers. The public housing units have been reduced due to the use of a HOPE VI Demolition grant that demolished a total of 306 units that had been severely damaged during the May 2003 tornados. JHA has a replacement housing plan that will increase the supply of affordable housing in the community. A 143 unit complex named "The Villages at Old Hickory" was purchased thru a mixed-finance deal that closed in December 2004. This development is currently under rehabilitation. Two separate proposals were submitted to HUD to add affordable housing in Jackson. These mixed-finance deals are in the initial phases, and they are expected to materialize soon. There are other avenues the Authority is researching in an effort to bring more housing online for low to moderate income persons.

PHA GOAL - Improve the Quality of Assisted Housing

JHA continues to modernize and rehabilitate the existing public housing units thru the use of Capital Fund Program (CFP) funds. Since the implementation of the first 5-Year and Annual Plan in 2000, Kingfield, Lincoln Circle, Neff Circle, Rosewood Gardens and Allenton Annex have successfully been renovated. The Authority will continue to make major improvements to the developments with the use of CFP funding.

PHA GOAL - Increase Assisted Housing Choices

JHA is in the beginning stages of additional mixed-finance developments to increase the assisted housing choices to clients. The first is an acquisition of an existing 50 unit FHA-insured multifamily complex, and 30 new units would be built adjacent to create a new 80 unit development. The second initiative is Single Family Dwelling (SFD) In-Fill housing in East Jackson that will target approximately 100 new or rehabbed homeownership units that will be conducted in two phases. The initial phase will focus on lots owned by the City of Jackson.

PHA GOAL - Provide an Improved Living Environment

The Authority contracts police services thru the Weed and Seed Program funding. The presence of the police officers let residents know that criminal activity will not be tolerated in public housing developments, thus making the environment as safe as any

other neighborhood in Jackson. Statistics also reflect that criminal activity has declined in JHA's public housing developments.

PHA GOAL - Promote Self-Sufficiency and Asset Development of Assisted Households

JHA's Social Services Department has assisted many clients with its FSS programs in both the public housing and Section 8 programs. The participants are given assistance in all areas of their needs that includes, but is not limited to counseling, personal finance, education completion, obtaining employment, parenting skills, household management and homeownership counseling. JHA has Family Self-Sufficiency for both the public housing and Section 8 programs. Since the implementation of the 5-Year and Annual Plan, 37 participants have successfully completed their contracts of participation, 8 have purchased homes, and 326 clients have been served in the Section 8 FSS Program. In the FSS/Homebuyer's Incentive Program, 17 participants have completed their contracts of participation, 17 have purchased homes, and 226 clients have been served.

PHA GOAL - Ensure Equal Opportunity and Affirmatively Further Fair Housing

JHA is an equal opportunity housing provider that adheres to the Fair Housing Act regulations. The JHA Community Development Block Grant (CDBG) program provides a portion of funding as an impediment to the Fair Housing study. West Tennessee Legal Services receives funding from the CDBG program to provide homebuyer counseling to potential homebuyers, and assists renters in protecting their rights.

**JACKSON HOUSING AUTHORITY
SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT**

As provided in the “Section 8 Homeownership Final Rule” at 24 CFR part 982.625, PHAs are permitted to administer a voucher homeownership program, as provided in section 8(y) of the U.S. Housing Act of 1937. The Jackson Housing Authority demonstrates the capacity to administer a Section 8 Homeownership Program by satisfying the following criteria:

- a) The Authority has established a minimum homeowner down payment requirement of at least 3 percent, and requires that at least 1 percent of the down payment come from the family’s resources;
 - b) The Authority requires that financing for purchase of a home under its Section 8 Homeownership Program are insured, or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards; and
 - c) The Authority has staff to successfully operate a Section 8 Homeownership Program.
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**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHIC CHARACTERISTICS**

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics
The Villages at Old Hickory	December 2004			
		Black – 45	Black – 45	N/A
		White – 2	White – 2	N/A
		Hispanic – 2	Hispanic – 2	N/A

