PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2006

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 Commission

PHA Number: MI 038

PHA Fiscal Year Beginning: (04/2006)

Public Access to Information

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

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

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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 web site
 - 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

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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) The mission of the JHC is:

> To assist low income families secure safe, decent and affordable housing; create opportunities for resident and participant families to achieve self sufficiency and economic independence; and assure fiscal and program integrity by all program participants.

To achieve the mission statement we will:

- Recognize public housing Residents and Section 8 program participant as our ultimate customer:
- Continually improve Commission management and service delivery efforts through program assessments and revision, and selection and professional development of highly skilled and results oriented personnel.
- Seek and maintain problem-solving partnerships with Resident and . program participant families, community, and government leadership.
- Efficiently apply limited Commission resources to assure optimum • program results.

B. Goals

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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) 03/31/05: 86 Standard Performer
- Improve voucher management: (SEMAP score) 03/31/05: 95
 High Performer
- Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- (list; e.g., public housing finance; voucher unit inspect
- 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 outeach 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)

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

- PHA Goal: Provide an improved living environment
 Objectives:
 Implement measures to do concentrate poverty by
 - Implement measures to de-concentrate 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)

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)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2006

[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.

The Jackson Housing Commission is a medium PHAS Standard Performer agency located in Jackson County, Michigan. The JHC manages 553 units of public housing in seven developments and a Section 8 program of 475 participants.

The mission of the JHC is:

To assist low income families secure safe, decent and affordable housing; create opportunities for resident and participant families to achieve self sufficiency and economic independence; and assure fiscal and program integrity by all program participants.

To achieve the mission statement we will:

- Recognize public housing Residents and Section 8 program participant as our ultimate customer;
- Continually improve Commission management and service delivery efforts through program assessments and revision, and selection and professional development of highly skilled and results oriented personnel.
- Seek and maintain problem-solving partnerships with Resident and program participant families, community, and government leadership.
- Efficiently apply limited Commission resources to assure optimum program results.

The JHC will accomplish its mission ideals through its goals and objectives by:

- 1. Providing decent, safe and affordable housing in our community.
- 2. Ensuring equal opportunity in housing for everyone.
- 3. Providing timely response to resident request for maintenance problems.
- 4. Returning vacated units to occupancy in 25 days.
- 5. Continuing enforcement of our "One Strike" policies for resident and applicants.

6. Improving and/or maintaining our financial stability through aggressive rent collections and improved reserve position.

The JHC's financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The JHC has assessed the housing needs of Jackson and surrounding Jackson County area and has determined that it currently meets, and will continue to meet, the housing needs of the community to the extent practical for a medium sized agency. The JHC has approved a De-concentration Policy and will utilize Local Preferences to attract and encourage applicants that can qualify for public housing. The JHC has determined that its housing strategy complies with the City of Jackson, Michigan, Consolidated Plan

The JHC has updated and rewritten its Admissions and Continued Occupancy Plan, Dwelling Lease and Grievance procedures to comply with all QHWRA requirements. The JHC has established a minimum rent of \$25.00 and has conducted market rate surveys to establish reasonable flat rents.

The JHC has conducted a comprehensive physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The JHC has no plans to demolish of any of its properties. The JHC has a HUD approved Home Ownership Plan for sale of 50 scattered site units to qualifying low-moderate income home buyers. Proceeds from sale are to be used for good supportive housing purposes to include, but not be limited to, development of low income housing.

The JHC has jointly addressed with the local police and fire departments development of safety and crime prevention that adequately meets the needs of its residents.

The JHC has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The JHC has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the JHC has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of JHC's Agency Plan to HUD on January 15, 2003.

iii. 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.

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SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space the right of the title. Required Attachments:	to
(A) Admissions Policy for De-concentration	62
(B) FY 2006 Capital Fund Program Annual Statement	33
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	68
(C)FY 2006 Capital Fund Program 5 Year Action Plan	40
Public Housing Drug Elimination Program (PHDEP) Plan	
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included in PHA Plan text)	
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- (E) 63 Summary of Policy and Program Changes Resident Member on the PHA Governing Board (F) 64
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- Commission Organizational Chart as of 01/01/05 (I)

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 &	le Supporting Document Applicable Plan Component		
On Display			
YES	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans	

Applicable &	List of Supporting Documents Available for Supporting Document	Applicable Plan Component
Con Display		Component
- ····	and Related Regulations	
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	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	5 Year and Annual Plans
	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.	
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	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
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	 Public Housing De-concentration and Income Mixing Documentation: PHA board certifications of compliance with de-concentration 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 	Annual Plan: Eligibility, Selection, and Admissions Policies
	2. Documentation of the required de-concentration and income mixing analysis	
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	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

	List of Supporting Documents Available for	Review
Applicable &	Supporting Document	Applicable Plan Component
On Display		
YES	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	Most recent, approved 5 Year Action Plan for the Capital Fund Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan:
YES	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
YES	Other supporting documents (optional) (list individually; use as many lines as necessary) Policy on ownership of pets in Public Housing Family Developments.	(specify as needed) Pet Policy

<u>1. Statement of Housing Needs</u>

[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 Jur	isdiction		
	by Family Type						
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3,203	5	5	5	3	3	2
Income >30% but <=50% of AMI	1,852	5	5	5	3	3	2
Income >50% but <80% of AMI	3,015	4	4	4	3	3	2
Elderly	2,219	5	5	4	3	2	4
Families with Disabilities	600	5	5	4	4	3	4
Race/Ethnicity W	4,940	5	5	5	3	3	2
Race/Ethnicity B	2,963	5	5	5	3	3	2
Race/Ethnicity I	103	5	5	5	3	3	2
Race/Ethnicity A	64	5	5	5	3	3	2

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: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") data set 1991
 - 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.

H	lousing Needs of Fan	nilies on the Waiting L	ist
Waiting list types (1	act and)	_	
Waiting list type: (sel			
	nt-based assistance		
Public Housing			
	tion 8 and Public Hou		
		risdictional waiting list	(optional)
If used, identif	fy which development		4 1 75
	# of families	% of total families	Annual Turnover
Waiting list total	2 92		136
Extremely low	283	97	
income <= 30% AMI			
Very low income	7	2	
(>30% but <=50%			
AMI)			
Low income	2	1	
(>50% but <80%			
AMI)			
Families with	54	18	
children			
Elderly families	16	5	
Families with	85	29	
Disabilities			
Race/ethnicity W	179	61	
Race/ethnicity B	107	37	
Race/ethnicity H	5	2	
Race/ethnicity A	1	0	
		·	
Characteristics by			
Bedroom Size			
(Public Housing			
Only)			
1 BR - 0 BR	120	41	40
2 BR	123	42	72
3 BR	38	13	22

Housing Needs of Families on the Waiting List			
4 BR	9	3	2
5 BR	2	1	0
5+ BR			
Is the waiting list closed (select one)? No X Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? \square No \square Yes			
Does the PHA permit specific categories of families onto the waiting list, even if			
generally closed? No X Yes: Federally Designated Disaster Relief			
Evacuees			

H	lousing Needs of Fam	nilies on the Waiting L	ist	
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: # of families % of total families				
Waiting list total	760			
Waiting list total Extremely low income <=30% AMI	760 739	97		
Very low income (>30% but <=50% AMI)	15	2		
Low income (>50% but <80% AMI)	6	1		
Families with children	480	63		
Elderly families	28	4		
Families with Disabilities	153	20		
Race/ethnicity W	415	55		
Race/ethnicity B	323	43		
Race/ethnicity I	5	1		
Race/ethnicity H	19	3		
Characteristics by Bedroom Size (Public Housing				

Housing Needs of Families on the Waiting List					
Only)					
1 BR					
2 BR					
3 BR	3 BR				
4 BR	4 BR				
5 BR					
5+ BR					
Is the waiting list close	sed (select one)? 🛛 N	lo 🛛 Yes			
If yes:					
How long has it been closed (# of months)? 12 Months					
Does the PHA expect to reopen the list in the PHA Plan year? \boxtimes No \square Yes					
Does the PHA permit specific categories of families onto the waiting list, even if					
generally closed? No X Yes Federally Designated Disaster Evacuees					

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

\square	Employ effective maintenance and management policies to minimize the number
	of public housing units off-line
\boxtimes	Reduce turnover time for vacated public housing units
\boxtimes	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
\boxtimes	Undertake measures to ensure access to affordable housing among families
	assisted by the PHA, regardless of unit size required
\boxtimes	Maintain or increase section 8 lease-up rates by marketing the program to owners,
	particularly those outside of areas of minority and poverty concentration
\boxtimes	Maintain or increase section 8 lease-up rates by effectively screening Section 8
	applicants to increase owner acceptance of program
\boxtimes	Participate in the Consolidated Plan development process to ensure coordination
	with broader community strategies



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

Select all that apply

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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. (*e.g.* Disability Connections)
- Other: (list below)

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

	Ζ	7
$^{\prime}$ $^{\prime}$	\checkmark	\searrow

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:

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$\overline{\mathbf{M}}$	

Funding constraints

Staffing constraints

Limited availability of sites for assisted housing

- \square Extent to which particular housing needs are met by other organizations in the community
- \square 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
- XXXXX 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 2006 grants)					
a) Public Housing Operating Fund	1,150,070				
b) Public Housing Capital Fund					
2006 Amount Unknown					
c) HOPE VI Revitalization					
d) HOPE VI Demolition					
e) Annual Contributions for Section	2,468,464				
8 Tenant-Based Assistance					
f) Public Housing Drug Elimination	N/A				
Program (including any Technical					
Assistance funds)					
g) Resident Opportunity and Self-	N/A				
Sufficiency Grants					
h) Community Development Block	N/A				
Grant					
i) HOME	N/A				
Other Federal Grants (list below)	N/A				

Financ	cial Resources:				
Planned Sources and Uses					
Sources Planned \$ Planned Uses					
2. Prior Year Federal Grants					
(unobligated funds only) (list					
below)					
Capital Fund Grant 2004	510,664	Modernization			
Capital Fund Grant 2005	510,224	Modernization			
3. Public Housing Dwelling Rental Income	1,236,750				
4. Other income (list below)					
Interest	16.920				
Other Receipts	17,780				
5. Non-federal sources (list below)					
Total resources	5,910,872				

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

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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:	(3)

- When families are within a certain time of being offered a unit: (state time) 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)

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 \boxtimes 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)

b. Where may interested persons apply for admission to public housing?

PHA main administrative office (C Building, Reed Manor 301 Steward Ave.)

PHA development site management office

Other (list below)

imes

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

One

- 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)
 -] て
- 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:

 \Box Yes \boxtimes No:

 \boxtimes

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
- Over housed
- Under housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Reident choice: (state circumstances below)
- Other: (list below)

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:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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)

Federally declared disaster relief evacuees, first to those receiving federal housing assistance, then to those eligible for federal housing assistance.

- 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) De-concentration and Income Mixing

a. Xes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments

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	selected.	list targe	ied devei	obments	Delow:
_				opinente.	

- Employing new admission preferences at targeted developments If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. \square Yes \boxtimes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

[

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage de-concentration of poverty and incomemixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:

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 None

 \mathbb{X}

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 (C Building, Reed Manor, 301 Steward Avenue) Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If applicant demonstrates good faith efforts at finding a suitable unit.

(4) Admissions Preferences

a. Income targeting



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 sub-component (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.

Date and Time

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

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)
 Families of federally declared disasters who are Section 8 voucher holders or public
 - housing residents in another jurisdiction.
 Other families of federally declared disasters who are not Section 8 voucher or public housing program participants.
- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
 - Date and time of application

 \mathbf{X}

 \boxtimes

- 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 highest 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---

| 7

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
\boxtimes	\$1-\$25
	\$26-\$50

- 2. \Box Yes \boxtimes 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. \Box Yes \boxtimes 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

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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
1,0,01

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) <u>\$40/mo</u>
- Other (list below)
- g. Yes X 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)

On occasion, the Commission will contract with outside agency to conduct analysis.

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)

\ge

At or above 90% but below100% of FMR

100% of FMR

Above 100% but at or below 110% of FMR Note: We set HAP Payment Standards at this rate until HUD imposed reductions made it financially infeasible to do so.

Above 110% of FMR	(if IIIID opprov	ad dagariha	airourstances	halow
ADOVE 110% OF FIVER	$(\Pi \Pi \Pi \cup D addrov)$	eu: describe	circumstances	Delow
	\T			

- 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 This is the basic reason we used to set HAP Standards at the 100%-110% rate.

Reflects market or sub-market

To increase housing options for families

Other (list below)

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

Other (list below)

Annually

As funding resources are either increased or decreased (most likely).

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

Rent burdens of assisted families

Success rates of assisted families

Other (list below)

Availability of adequate funding resources.

(2) Minimum Rent

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

\$0

] \$1-\$25

\$26-\$50 Note: Changed from \$ 25 due to decreased funding. Now \$50.

b. Yes X 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) \square An o

 \boxtimes

- 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	Expected
	Served at Year	Turnover
	Beginning	
Public Housing	553	150
Section 8 Vouchers	475	105
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)

Preventive Maintenance Policy and Procedures **Routine Maintenance Policy and Procedures** Parking and Site Maintenance Admissions and Continued Occupancy Policy Rent Collection **Applicant/Tenant Grievance Procedure Rent Collection Policy** Personnel Policy (Employee Handbook) Internet Access Policy **Investment Policy Travel Policy** Procurement Policy **Capitalization Policy Community Service Policy Disposition of Commission Property Policy Community Space Policy Deceased Tenant Policy and Procedures** Drug Free Work Place Policy Pet Policy No Weapons in the Work Place Policy No Sexual Harassment Policy

(2) Section 8 Management: (list below)

Section 8 Program Administrative Plan

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. \Box Yes \boxtimes 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)

\boxtimes					

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 (mi038av1)

-or-

 \square

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

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 Commission		Grant Type and Number	Grant Type and Number Capital Fund Program Grant No.s MI033P03850106 2006		
		Replacement Housing Factor Grant No:			
✓ Original Annual Statement	✓ Original Annual Statement				
Performance and Evaluation Report for Program Year Ending		Final Performance ar			
Line	Summary by Development Account	Total Estin	nated Cost		
<u>No.</u>		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations	140,959.00	-		
3	1408 Management Improvements	19,134.00	-		
4	1410 Administration	44,810.00	-		
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	40,290.00	-		
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	33,800.00	-		
10	1460 Dwelling Structures	415,000.00	-		
11	1465.1 Dwelling Equipment - Nonexpendable	-	-		
12	1470 Non-dwelling Structures	10,800.00	-		

13	1475 Non-dwelling Equipment	-	
14	1485 Demolition	-	
15	1490 Replacement Reserve		-
16	1492 Moving to Work Demonstration		-
17	1495.1 Relocation Costs		-
18	1499 Development Activities	-	-
19	1501 Collateralization or Debt Service		-
20	1502 Contingency		-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 704,793.00	\$-
22	Amount of line 21 Related to LBP Activities	-	
23	Amount of line 21 Related to Section 504 Compliance	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-

	-		
1			

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 Commission		Grant Type and Number			Federal FY of 0	
		Capital Fund Program Grant No: Replacement Housing Factor Grant No:		MI33P03850106 0		2006
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total A
Name/HA-Wide Activities		No.		Original	Revised	Funds Obligated
CHALET	A. Trim and shape mature trees.	1450.0	30 ea.			
TERRACE	B. Landscape improvements.	1450.0	4700 sq. ft.			
MI 38-001	C. Remove unused flower boxes and dirt	1450.0	4 ea.			
	D. Correct grade to improve drainage	1450.0	5 Buildings			
	E. Paint walls; ceilings all family units.	1460.0	68 ea.	75,000		
	F. Paint Management/Maintenance/Community Bldgs.	1470.0	3 ea.	4,400		
	G. Reapplication seal coat; stripe parking lots.	1450.0	24,000 sq. ft.	7,200		
	H. Convert units to Handicapped Accessible.	1460.0	5 ea.	75,000		
	I. Sand; patch; prime; paint exterior doors.	1460.0	200 ea.	15,000		
	J. Replace resilient tread risers family units.	1460.0	68 ea.	23,800		
	K. Replace ceiling in senior community building.	1470.0		1,500		
	L. Replace light fixtures in senior building.	1470.0	2 ea.	1,400		
	M. Tuck-point 5% brick fence at maintenance bay.	1450.0		2,000		
	Subtotal MI 38-001			205,300		

						1
Reed Manor						
MI 38-002						
1011 30-002		1450.0		2.570		
	A. Mature tree trim; plantings.	1450.0		2,570		
	B. Paint walls; ceilings.	1460.0	23 Units	66,200		
	C. Replace laundry room water softener.	1470.0	1 ea.	<u> </u>		
				_		
	Subtotal MI 38-002			70,270		
	nent / Performance and Evaluation R Program and Capital Fund Program R rting Pages	•	ousing Factor	· (CFP/CFPRH	łF)	
PHA Name:		Grant Type an	d Number			Federal FY of G
Jackson Housing Commission			Capital Fund Program Grant No: Replacement Housing Factor Grant		06 0	2006
Development	General Description of Major Work	Dev.		Total Estim	ated Cost	Total A
Number	Categories	Acct	Quantity			
Name/HA-Wide		No.		Original	Revised	Funds
Activities				Ŭ		Obligated
Reed Manor						
MI 38-003						

	A. Mature tree trim; plantings.	1450.0		12,750	
	B. Paint all unit walls; ceilings.	1460.0	126 Units	160,000	
				-	
	Subtotal MI 38-003			172,750	
Reed Manor					
MI-38-004					
	A. Mature tree trim; plantings.	1450.0		11,280	
	_				
	Subtotal MI 38-004			11,280	
	_				

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 Commission		Grant Type an	d Number			Federal FY of G
		Capital Fund P Replacement H No:	Capital Fund Program Grant No: Replacement Housing Factor Grant No:		MI33P03850106 0	
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estin	Total Estimated Cost	
Name/HA-Wide		No.		Original	Revised	Funds
Activities				-		Obligated
Shahan-	A. Mature tree trim; plantings.	1450.00				
Blackstone						
MI 38-005						
	Subtotal MI 38-005			0.00		

Shahan-	A. Mature tree trim; plantings.			0.00		
Blackstone						
MI 38-006						
	Subtotal MI 38-006			0.00		
Annual Statem	ent / Performance and Evaluation Re	eport		•	•	
	rogram and Capital Fund Program Re		ousing Factor	(CEP/CEPRI	HE)	
Part II: Suppor			outing i dottor		,	
PHA Name:		Crent Turne e	n d Niverska n			
PHA Name.		Grant Type a	Program Grant No:	MI33P03850106		Federal FY of G
Jackson Housing Commission			Housing Factor Grant			2006
Development	General Description of Major Work	Dev.		Total Estin	nated Cost	Total A
Number	Categories	Acct	Quantity			
Name/HA-Wide		No.		Original	Revised	Funds
Activities						Obligated
Scattered Sites						

MI 038-007				
	Sub-Total MI 38-007		-	
			-	
			_	

1	1		1	1	

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 Commission		Grant Type and Number			
		ogram Grant No: Dusing Factor Grant	MI33P03850106 0		2006
General Description of Major Work Categories	Dev. Acct			ted Cost	Total A
	No.		Original	Revised	Funds Obligated
Provide funding for routine PHA	1406.0		140,959		
operations.					
Provide resident training in the areas	1408.0		19,134		
of personal financial management;					
planning; negotiating, computer skills.					
FS Director/Coordinator pro-rated salaries.	1410.0		30,470		-
FS Director/Coordinator pro-rated benefits.	1410.0		14,340		
Subtotal Administration			44,810	-	-
	General Description of Major Work Categories Provide funding for routine PHA operations. Provide resident training in the areas of personal financial management; planning; negotiating, computer skills. FS Director/Coordinator pro-rated salaries. FS Director/Coordinator pro-rated benefits.	Commission Capital Fund Pro Replacement Ho No: General Description of Major Work Categories Dev. Acct No. Provide funding for routine PHA 1406.0 operations.	Commission Capital Fund Program Grant No: Replacement Housing Factor Grant No: General Description of Major Work Categories Dev. Acct No. Dev. Quantity No. Perovide funding for routine PHA Operations. 1406.0 Provide resident training in the areas 1408.0 of personal financial management; 1408.0 planning; negotiating, computer skills. 1410.0 FS Director/Coordinator pro-rated salaries. 1410.0 FS Director/Coordinator pro-rated benefits. 1410.0	Commission Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI33P0385010 General Description of Major Work Categories Dev. Acct Quantity Total Estimation No. Original Original Original Provide funding for routine PHA 1406.0 140,959 operations. Image: Comparison of the areas 1408.0 19,134 of personal financial management; planning; negotiating, computer skills. Image: Comparison of the areas 1410.0 30,470 FS Director/Coordinator pro-rated benefits. 1410.0 141,340 14,340	Commission Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI33P03850106 General Description of Major Work Categories Dev. Acct Quantity Total Estimated Cost No. No. Original Revised Provide funding for routine PHA 1406.0 140,959 operations.

A&E Fees	CT 38-1	1430.0	18,830	
& Costs	RM 38-2	1430.0	5,620	
	RM 38-3	1430.0	13,230	
	RM 38-4	1430.0	1,380	
	SBN 38-5	1430.0	560	
	SBN 38-6	1430.0	570	
	Subtotal A&E Fees		40,290	

(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 -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)

	CFP 5-Year Action Plan]
Original statem	ent 🗌 Revised statement		
Development	Development Name		
Number	(or indicate PHA wide)		
MI 38	HA Wide		
	ed Physical Improvements or Management	Estimated Cost	Planned Start Date
Improvements	eu i nystear improvements or tyranagement	Estimated Cost	(HA Fiscal Year)
Physical Improveme	ents	5,608,742	2006-2010
Management Impro		425,290	2006-2010
PHA Wide Non-dwo	elling structures and equipment	441500	2006-2010
Administrative Cost	t	297,700	2006-2010
A/E Services		415,820	2006-2010
Housing Operations	5	772,754	2006-2010
Total estimated cost	t over next 5 years	7,961,806	

	CFP 5-Year Action Plan		
Original statem	ent 🗌 Revised statement		
Development	Development Name		
Number	(or indicate PHA wide)		
MI 38-1	Chalet Terrace		
Description of Need	ed Physical Improvements or Management	Estimated Cost	Planned Start Date
Improvements			(HA Fiscal Year)
Construct storage sl	heds	60,000	2006-2010
	ative/maintenance facilities	38,750	2006-2010
Paint 100 units.		350,000	2006-2010
Replace maintenance	e truck/maintenance van	42,000	2006-2010
Patch and seal park	ing and drives	35,000	2006-2008
Replace metal soffit	s at family apartments.	45,900	2005
Clean; reseal brick/	block exteriors across entire development.	55,800	2006-2010
Replace vinyl siding	across entire development.	124,500	2006-2010
Replace aluminum t	rim all buildings.	16,000	2006-2010
Replace chain link f	Replace chain link fencing on north and east sides of property.		2006-2010
Replace all exterior	doors, frames and hardware all units; office door.	25,600 179,500	2006-2010
Replace developmer	nt signs.	12,000	2006-2010
Mature tree trimmi	ng/shaping; landscape improvements.	33,000	2006-2010
Correct grade at fiv	e buildings to improve drainage.	10,000	2006-2010
Replace VCT, vinyl	wall base all units; management office/maintenance bay.	172,520	2006-2010
Replace resilient tre	ads/risers all family units.	23,800	2006-2010
Replace all unit fur	naces; and furnaces & A/C units at maintenance,	158,900	2006
management, and co	ommunity room.		
Install new drywall	and laundry box in all family units.	34,000	2006-2010
Replace ceiling; inst	all fluorescent fixtures in senior laundry facility.	2,900	2006-2010
Repaint all unit inte	riors (walls & ceilings).	98,000	2007
	aintenance/management, community room Head Start,	5,500	2007
senior laundry, Ayie	eko Resource Center.		
	ility smoke detectors.	67,500	2008
	04 accessibility standards.	75,000	2006
	natic door openers to management offices and		
community building		6,200	2005
Total estimated cost	over next 5 years	1,672,370	

	CFP 5-Year Action Plan		
🛛 Original statem	ent 🗌 Revised statement		
Development	Development Name		
Number	(or indicate PHA wide)		
MI 38-2	Reed Manor		
-	ed Physical Improvements or Management	Estimated Cost	Planned Start Date
Improvements			(HA Fiscal Year)
		20.000	0006 0010
Install central boile		30,000	2006-2010
Install trussed/peak		78,400	2006-2010
Renovate; upgrade	emergency alarms.	28,750	
Paint 23 units.		80,500	
Repaint aluminum		30,800	
Miscellaneous site c		6,500	
-	retaining walls; replace 50' chain link fence.	2,000	
Replace 73 windows		29,000	
	oors, frames and hardware all units; 10 stairwell doors.	29,400	
Reapplication of sea	al coat; re-striping of parking areas.	2,300	2006-2010
Mature tree trimmi	ng/shaping 15 trees; landscape improvements.	2,570	2006-2010
Exterior Painting: S	Sand; paint flagpole north entry. Sand, patch, prime and	2,200	2006-2010
paint exterior entry	doors.		
Replace water resis	tant carpeting in exterior hallways.	5,000	2006-2010
Replace interior 57	doors, frames and hardware; replace 34 bifold closet		
doors.	-	37,000	2006-2010
Replace ranges/refrigerators 23 units.		35,300	2006-2010
Replace through-wa	Replace through-wall air conditioner sleeves. 18,400		2006-2010
Repaint walls and c	eilings 23 units.	33,100	2006
Replace smoke dete	ctors all units.	6,900	2006-2010
Total estimated cost	t over next 5 years	458,120	

	CFP 5-Year Action Plan		
🛛 Original statem	ent 🗌 Revised statement		
Development	Development Name		
Number	(or indicate PHA wide)		
MI 38-3	Reed Manor		
Description of Need	ed Physical Improvements or Management	Estimated Cost	Planned Start Date
Improvements			(HA Fiscal Year)
		10- 100	2007 2010
Elevator upgrades 3		137,400	
	al coat; re-striping of parking areas.	14,150	
Paint walls and ceili	•	132,000	2006-2010
-	nmunity rooms, utility areas, <i>etc.</i> , all buildings.	28,000	2006-2010
	tive van; maintenance truck.	39,500	2006-2010
	unit emergency alarms.	102,500	2006-2010
	naping mature trees; landscape improvements.	16,340	2006-2010
Replace VCT, vinyl	wall base in laundry and other miscellaneous rooms.	19,400	2006-2010
Replace resilient sta	ir treads and 50% wood treads all stairways.	18,000	2006-2010
Replace all refrigera	ators, ranges, range hoods.	219,000	2008
Install A/C condens	ers at all apartments.	290,000	2008
Replace plastic laun	Replace plastic laundry sinks; countertops in all laundry rooms. 9,000		2006-2010
Remove and replace wall covering all laundry rooms. 30,000		2006-2010	
Replace smoke dete	Replace smoke detectors 146 units. 44,000		2006-2010
•			2006-2010
Total estimated cost	over next 5 years	1,204,290	

	CFP 5-Year Action Plan			
🛛 🛛 Original stateme				
Development	Development Name			
Number	(or indicate PHA wide)			
MI 38-4	Reed Manor			
Description of Need	ed Physical Improvements or Management	Estimated Cost	Planned Start Date	
Improvements			(HA Fiscal Year)	
Reapplication of sea	l coat; re-striping; patching 5% of parking/drive-thru-s;			
replace 10% of curb		12,350	2006-2010	
-	ng/shaping; landscape improvements.	14,090	2006-2010	
	eilings 126 units; corridors, community rooms, utility	136,500	2006-2010	
rooms.		200,000	2000 2020	
Renovate Administr	ative offices	75,000	2006-2010	
Update/renovate emergency alarms		92,750	2006-2010	
Replace 11 ea. Aluminum entry door frames and hardware; all hollow half		144,000	2006-2010	
late entry doors; all	apartment entry doors.			
Replace VCT, vinyl	wall base in all laundry and miscellaneous rooms.	8,300	2006-2010	
Replace resilient sta	ir treads and 50% wood treads all stairways.	9,000	2006-2010	
Replace 286 interior doors, frames and hardware.		143,000	2006-2010	
Replace 354 wood bi-fold closet doors.		142,000	2006-2010	
Replace refrigerators, ranges and range hoods 126 apartments.		188,500	2006-2010	
Replace laundry sinks; countertops in 6 laundry rooms.		26,000	2006-2010	
Upgrade 2 elevators.		89,800	2006-2010	
Convert 6 apartments to Section 504 standards.		90,000	2006-2010	
Total estimated cost	over next 5 years	1,165,890		

	CFP 5-Year Action Plan		
Original stateme			
Development			
Number	(or indicate PHA wide)		
MI 38-5	Shahan-Blackstone		
-	ed Physical Improvements or Management	Estimated Cost	Planned Start Date
Improvements			(HA Fiscal Year)
Repaint walls and co		72,000	2006-2010
Replace maintenance	e truck.	18,500	2006-2010
Replace appliances		43,200	2006-2010
	ing lots and drive throughs.	28,800	2006
	n fixed windows at office/community building.	2,200	2006-2010
	doors; frames; hardware.	85,440	2006-2010
Replace 250 sliding		125,000	2006-2010
	ed lavatory/faucet, toilet and vinyl tile at garage.	1,200	2006-2010
Remove; replace dev		6,000	2006-2010
Reapplication of seal coat, re-stripe parking areas and drive thru's.		10,200	
Mature tree trimming/shaping; landscape improvements.		14,500	
Correct grade at 5 buildings to improve drainage.		10,000	
	arge light poles and concrete bases; install 14 lights at 7	9,200	2006-2010
buildings along west		100	2007 2010
	nt flag pole at office building.	100	2006-2010
	rage space at maintenance garage.	150,000	2006-2010
	wall base, in community room, kitchen, and Head Start	4,300 3,500	2006-2010
	area; carpet in office .		2006-2010
Replace kitchen cabinets and countertop office/community room kitchen.		1 450	2007 2010
Replace refrigerator, range and range hood community room kitchen.		1,450	2006-2010
Replace electric water cooler, kitchen sink and faucet, toilets, countertop in		2 000	2006 2010
office/community room kitchen.		3,800	2006-2010
Replace furnaces and A/C condensers in office/community building.		7,400	2006-2010
Replace smoke detectors 48 apartments.		29,000	2006-2010
Add and upgrade playground equipment.		53,500	2006-2010
Total estimated cost	over next 5 years	679,290	

	CFP 5-Year Action Plan				
🛛 Original stater	nent 🗌 Revised statement				
Development	Development Name				
Number	(or indicate PHA wide)				
MI 38-6	Shahan-Blackstone				
	ded Physical Improvements or Management	Estimated Cost	Planned Start Date		
Improvements	aca i nyoicai impi o concito or irranagemente		(HA Fiscal Year)		
Repaint walls and	ceilings 60 units.	90,000	2006-2010		
	layground equipment	35,000			
Replace appliance		54,000	2006-2010		
Clean; reseal brick	x veneer all apartments; tuck point 10%; replace metal	108,000	2006-2010		
coping all building	s.				
Replace pavers at	NE corner adjacent to Building 6 with architectural	50,000	2006-2010		
	retaining blocks (1,800 sq. ft.).				
Install fire ladders at all two story apartments.		4,500			
Replace 120 exterior unit doors, frames and hardware.		107,000			
-	ows all apartments.	124,000	2006-2010		
	Install two developments signs.		2006-2010		
	'; mature tree trimming; landscape improvements.	18,500 21,000			
	Replace resilient treads and risers 60 apartment units.				
Install new drywall and sill cocks 60 unit laundry areas.		30,000			
Replace smoke detectors in all units.		36,000	2006-2010		
Total estimated co	st over next 5 years	690,000			

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)
2.1 3.5	Development name: Development (project) number: Status of grant: (select the statement that best describes the current
	 Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved Activities pursuant to an approved Plan
	Activities pursuant to an approved Revitalization Plan underway
Yes Xo:	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:
☐ 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:

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:		
1b. Development (project) number:		
2. Activity type: Demolition		
Disposition		
3. Application status (select one)		
Approved		
Submitted, pending approval		
Planned application		
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)		
5. Number of units affected:		
6. Coverage of action (select one)		
Part of the development		
Total development		
7. Timeline for activity:		
a. Actual or projected start date of activity:		
b. Projected end date of activity:		

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
Occupancy by families with disabilities
Occupancy by only elderly families and families with disabilities
3. Application status (select one)
Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one)
New Designation Plan
Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
Part of the development
Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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

1. \Box Yes \boxtimes 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

YesNo: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?
Assessment underway
Assessment results submitted to HUD
Assessment results approved by HUD (if marked, proceed to next
question)
Other (explain below)
3. Yes 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)
Conversion Plan in development
Conversion Plan submitted to HUD on: (DD/MM/YYYY)
Conversion Plan approved by HUD on: (DD/MM/YYYY)
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)
Units addressed in a pending or approved demolition application (date
submitted or approved:
Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
Requirements no longer applicable: vacancy rates are less than 10 percent
Requirements no longer applicable: site now has less than 300 units
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:		
1b. Development (project) number:		
2. Federal Program authority:		
HOPE I		
5(h)		
Turnkey III		
Section 32 of the USHA of 1937 (effective 10/1/99)		
3. Application status: (select one)		
Approved; included in the PHA's Homeownership Plan/Program		
Submitted, pending approval		
Planned application		
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:		
(10/07/1999)		
5. Number of units affected: 50		
6. Coverage of action: (select one)		
Part of the development		
Total development		

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

 \square Yes \square 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? 10/20/1999

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

- Client referrals
- \boxtimes Information sharing regarding mutual clients (for rent determinations and otherwise)
- \square 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
- \boxtimes 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

 \Box Yes \boxtimes 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	Estimated	Allocation	Access	Eligibility
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(including location, if appropriate)	Size	Method (waiting list/random selection/specific criteria/other)	(development office / PHA main office / other provider name)	(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	Actual Number of Participants		
	(start of FY 2005 Estimate)	(As of: 10/31/2005)		
Public Housing	0	15		
Section 8	25	31		

b. X 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. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The Jackson Housing Commission has instituted a community service policy pursuant to the requirements of the Act. The Commission has undergone a HUD-Detroit audit of the policy and has corrected deficiencies noted.

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
- \boxtimes 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
- \boxtimes 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)

Chalet Terrace Project MI33P038001 Shahan-Blackstone Projects MI33P038005/006

B. Crime andDrug 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 crimeand/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)

Chalet Terrace Project MI33P038001

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)

Chalet Terrace Project MI33P038001

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: 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. PET POLICY

[24 CFR Part 903.7 9 (n)]

JHC adopted its PHA Wide pet policy pursuant to Resolution No. 2000-03.

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. \boxtimes $ Yes \square 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. \Box Yes \boxtimes 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)

3. Yes No: Has the PHA included descriptions of asset management activities in the**optional** Public Housing Asset Management Table?

<u>18. Other Information</u>

[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:

 \boxtimes

The Resident Advisory Board was in general agreement with and in support of the policies and Agency Plan documents. Specific requests and comment included replacement of window screens and installation of ceiling lights at Shahan-Blackstone with a more secure type. Shahan-Blackstone would also like to develop a computer lab at its development like the *Ayieko* Resource Center at Chalet Terrace. Reed Manor would like to see additional exhaust fans installed in A Building to help handle humidity. Reed Manor also suggested installing a "gutter guard" type eaves troughs at each development. Shahan-Blackstone representatives suggested installing self cleaning ovens at handicapped/disabled units. Chalet Terrace residents would like to see a name change to alleviate the "bad rep" the development has, expansion of the laundry facilities to include families as well as seniors, and adjustments to the smoke detectors. All requests will be considered under current projects in the Commission's Capital Fund Programs.

The Chalet Terrace Resident Council continued to voice concern about requirements under the Commission's Water and Energy Savings Program and support for the Section 3 implementation of resident employment, and installation of additional phone jacks. The Reed Manor Resident Advisory Board requested tree replacements and new plantings.

The Section 8 Program RAB representative commented on the need for improving communications with current and prospective program participants, perhaps through a regular newsletter mailing. The RAB is interested in Commission investigation of implementing a Section 8 Homeownership Program. This research is underway and it is anticipated that a Section 8 Homeownership Program will be approved and implemented in Commission Fiscal Year 2007.

There were no other comments received at the public hearing nor from the general public.

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.

 \boxtimes

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

Incorporated requests for additional exhaust fans and possible overhead lighting in handicapped accessible units and Reed Manor's A Building in future Capital Fund Programs. Other items requested will be addressed through normal operational activities that do not require use of Capital Funds.

Other: (list below)

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

- 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.)
 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-
- 3. Description of Resident Election Process

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

component C.)

- 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
- 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)

The City of Jackson's plan has established the following housing priorities to address housing needs, which are also the priorities of the Jackson Housing Commission:

- 1. Maintain the supply of decent, safe and sanitary rental housing that is affordable for low, very low and moderate income families.
- 2. Continue JHC housing modernization activities for occupancy by low, and very low, income families.

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Required Attachment A:

De-concentration Policy

It is the policy of the Jackson Housing Commission JHC to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the JHC is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the JHC will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the JHC does not concentrate families with higher income levels, it is the goal of the JHC not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The JHC will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the JHC.

To accomplish the de-concentration goals the JHC will take the following actions:

- A. At the beginning of each fiscal year, the JHC will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.
- B. To accomplish the goals of:
 - 1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - 2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living the development with incomes that exceed 30% of the area median income, the JHC's Tenant Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regards to applicant selection from its waiting list.

Required Attachment D:

The Jackson Housing Commission's (JHC) definition of Substantial Deviation and Significant Amendment or Modification are as follows:

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

Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Required Attachment E Summary of Policy and Program Changes

The JHC has not made nor intends to make any major policy or program changes in 2006 other than the aforementioned Section 8 Homeownership Program. Local preferences were established were changed to incorporate preferences for evacuees from federally declared disaster areas as outlined, above. Further changes are not anticipated. Rent policies remain the same. Community service policy parameters were included in our lease and ACOP, and were implemented on 4/01/02 (in accordance with HUD directives), and our family development pet policy has already been implemented.

Required Attachment F: Resident Member on the PHA Governing Board

- 1. \square Yes \square No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: Camilla Jean LaFountain
- B. How was the resident board member selected: (select one)?

	Elected
X	Appointed

- C. The term of appointment is (include the date term expires): Nov 01, 2001, to Oct 31, 2006
- 2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a
governing board to be salaried and serve on a full time basis
the PHA has less than 300 public housing units, has provided
reasonable notice to the resident advisory board of the opportunity
to serve on the governing board, and has not been notified by any
resident of their interest to participate in the Board.
Other (explain):

- B. Date of next term expiration of a governing board member: 10/31/06.
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor, City of Jackson, Michigan, with concurrence of the City Council.

Required Attachment G: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Resident Advisory Board

FYE 03/31/05

Low Income Public Housing

Chalet Terrace	Donna Edwards, Resident Representative 325 Barberry Drive Jackson, MI 49203	
	Sheila Wilkins, Resident Representative 1203 Laurel Lane Jackson, MI 49203	
Reed Manor	C. Jean LaFountain, President, RM Resident Council 428 Wildwood Avenue, A-08 Jackson, MI 49201	
	Teresa Crego, Vice President, RM Resident Council 428 Wildwood Ave., Apt. A-09 Jackson, MI 49201	
Shahan-Blackstone	Edna & Gerald Barker, Resident Representatives 355 Moorman Drive Jackson, MI 49202	
	Marion Gibson, Resident Representative 319 Moorman Drive Jackson, MI 49202	
	Dianna Jones, Resident Representative 317 Moorman Drive Jackson, MI 49202	
Section 8 Programs		

Drena Poole, Section 8 Programs Representative 460 Commons Blvd., Apt. D Jackson, MI 49203

Attachment H:

Progress in meeting the 5-Year Plan Mission and Goals

The JHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from unlawful discrimination through the utilization of Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS and SEMAP scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our properties and the 2006 application will continue that effort.

JHC has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout our developments.

The JHC created, and continues to facilitate, self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

We are confident that the JHC will be able to continue to meet and accommodate all our goals and objectives for FFY 2006.

JACKSON HOUSING COMMISSION TABLE OF ORGANIZATION RESIDENTS/PARTICIPANTS/GENERAL PUBLIC 31-Mar-05 OPERATIONS

CHALET TERRACE

REED MANOR

Roger Chinavare

Caretaker

Larry Young Maintenance Aide

Scott Faber James Underhill Maintenance Aide Maintenance Worker

Joe Arnold Maintenance Worker

> Lorenzo Neal Maintenance Worker

> > Ray Caddell

Maintenance

Supervisor

Earmie Oliver

Maintenance Worker

Acting Team Leader

Mark Oakley

Michelle Hearron Housing Aide

Janice Bable, PHM Housing Manager Melissa Howlett, PHM Housing Manager

Connie Crandall, PHM Director, PHP

Terrai Early, PHM

Comptroller

ADMINISTRATION

Brenda Fridd Exec Secretary

> April Rose Admin Asst

Phillip Fracker, PHM Executive Director

BOARD OF COMMISSIONERS

Gregory C. Shack, Commissioner Carol J. Hinton, Commissioner C. Jean LaFountain, Resident Commissioner

SHAHAN-

BLACKSTONE

Gary Cram Maintenance Worker

Jerry Knight Maintenance Worker

Cynthia Davis, Sr. Maintenance Team Leader

(Michelle Hearron) Housing Aide

Aulanda Banks, PHM Housing Manager

FAMILY SVCS.

Wanda Wade, MA FS Coordinator

Diane Covel, MA Director, FSP

SECTION 8 PRGS

Shari Boyce, SHM S8P Housing Manag

Kim Truman, PHM SHM S8P Housing Manag

Donita Olson, PHN SHM Director, S8P

TERM EXPIRES 10/31:

2008

2007

2006

HUD 50075 OMB Approval No: 2577-0226 Expires: 03/31/2005

FY 2006 Annual Plan Page 69

Gaye N. Stewart, Vice President Jennifer M. Kelly, President

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Annual Statement/Performance and Evaluation Report Part I: Summary

Capital Fund Program (CFP)

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

OMB approval No. 2577-0157 (Exp. 7/31/98)

HA Nam				Comp Grant Number	
	Jackson Housing Commission			MI33P03850102	2002
	•	r Disasters/Emergenci		Annual Statement/Revis	
Fina	l Performance & Evaluation Report			Program Year Ending	
T :=== #	Summer has Development Accounts	Total Estim		Total Actu	
Line #	Summary by Development Accounts Total Non-CGP Funds	Original	Revised (1)	Obligated	Expended
1		105,223	47 402	47.422	47.402
2	1406Operations (May not exceed 20% of line 19)1408Management Improvements	30,773	47,423 30,773	,	47,423
		,	,	,	29,613
4		37,590	37,590	37,590	37,590
5	1411 Audit				
6 7	1415 Liquidated Damages	26.650	26.650	26.650	26.650
-	1430 Fees & Cost	36,650	36,650	36,650	36,650
8	1440 Site Acquisition	105.020	02.970	00.070	02.070
9	1450 Site Improvement	105,820	92,870	,	92,870
10	1460 Dwelling Structures	353,370	301,920		301,920
11	1465.1 Dwelling Equipment-Nonexpendable	110.250	37,850	,	37,850
12	1470 Nondwelling Structures	110,250	124,030		127,260
13	1475 Nondwelling Equipment	68,000	141,470	141,470	137,710
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development	2 000			
18	1502 Contingency (may not exceed 8% of line 19)	2,900	\$05055	0.50.57	\$0.10.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$850,576	\$850,576	\$850,576	\$848,886
20	Amount of Line 19 related to LBP Activities				
21	Amount of Line 19 related to Section 504 Compliance				
22	Amount of Line 19 related to Security				
23	Amount of Line 19 related to Energy Conservation Mea	sures			
(1) To be c	ompleted for the Performance & Evaluation Report or a Revised Annual Statement (2	2) To be completed for the Perfor	mance & Evaluation Report		
Signature of I	Executive Director and Date	S	Signature of Public Housing Di	rector/Office of Native American P	rograms Administrator and Date
X Phillip M	I. Fracker, PHM, Executive Director	30-Sep-05 X	K Robert A. Nelson, Dired	ctor, OPH	
					form HUD-52837 (10/96)

Annual Statement/Performance and Evaluation Report Part II: Supporting Pages

Capital Fund Program (CFP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Development	General Description of	Development		Total Estin	nated Cost	Total Ac	tual Cost
Number/Name	Major Work Categories	Account	Quantity	Original	Revised (1)	Funds	Funds
HA Wide Activities		Number				Obligated (2)	Expended (2)
<u>MI 38-1</u>	A.Repair; repour select sidewalks.	1450		23,200	15,690	15,690	15,690
Chalet Terrace	B. Install additional lot lighting.	1450	32 units	27,550	39,140	39,140	39,140
	C. Install gas/electric meters.	1460	100 units	30,000	-		
	D. Install carbon monoxide detectors.	1460	100 units	11,000	12,920	12,920	12,920
	E. Install ranges/refrigerators.	1465	68 units	-	37,850	37,850	37,850
	F. Renovate Community Building.	1470	-	-	18,000	18,000	27,998
	F. Computer system upgrade/fax.	1475	100 units	10,500	2,840	2,840	2,840
	Subtotal			102,250	126,440	126,440	136,438
<u>MI 38-2</u>	A. Install carbon monoxide detectors.	1460		2,530	2,950	<u>2,950</u>	<u>2,950</u>
Reed Manor	Subtotal			2,530	2,950	2,950	2,950
<u>MI 38-3</u>	A. Install window replacements.	1460	146 units	124,100	117,410	117,410	117,410
Reed Manor	B. Install carbon monoxide detectors.	1460	146 units	16,060	18,760	18,760	18,760
	C. Renovate C bldg. kitchen/dining.	1470		75,250	80,300	80,300	73,532
	D. Replace copier w/copier-fax.	1475		13,050	7,700	7,700	7,700
	E. Computer system upgrade.	1475		10,500	7,100	7,100	7,100
	F. Replace corridor; comm.Furnaces.	1475			<u>50,420</u>	50,420	<u>\$ 50,420</u>
	Subtotal			238,960	281,690	281,690	274,922
<u>MI 38-4</u>	A. Install window replacements.	1460	126 units	93,940	119,820	119,820	119,820
Reed Manor	B. Install carbon monoxide detectors.	1460	126 units	13,860	16,190	16,190	16,190
	C. Replace copier w/copier-fax.	1475		12,950	8,900	8,900	8,900
	D. Computer equipment upgrade.	1475		10,500	10,500	10,500	8,520
	E. Replace corridor; comm. Furnaces.	1475			43,510	<u>43,510</u>	<u>43,510</u>
	Subtotal			131,250	198,920	198,920	196,940
<u>MI 38-5</u>	A. Repair; repour select sidewalk.	1450		21,570	23,740	23,740	23,740
Shahan-	B. Install carbon monoxide detectors.	1460	48 units	5,280	6,160	6,160	6,160
Blackstone	C. Install security fence west side.	1470		15,000	11,430	11,430	11,430
	D. Replace copier w/copier-fax.	1475		10,500	10,500	<u>10,500</u>	<u>8,720</u>
	Subtotal			52,350	51,830	51,830	50,050
<u>MI 38-6</u>	A. Repair; repour select sidewalk.	1450		23,500	14,300	14,300	14,300
Shanan-	B. Install carbon monoxide detectors.	1460	60 units	6,600	7,710	7,710	7,710
Blackstone	C. Install security fence west side.	1470		20,000	14,300	14,300	14,300
1	Subtotal			50,100	36,310	36,310	36,310
MI 38-7	A. Upgrade landscaping for unit sale.	1450	50 units	10,000	-	, í	
Scattered	B. Upgrade units for sale.	1460	50 units	50,000	-		
Sites	Subtotal			60,000	-	-	-
PHA Wide				,- • •			

Operations Management Improvements	 A. PHA Operations per regs. B. Provide resident training in the areas opersonal, financial management planning negotiating and computer skills 	1406 1408 Ig	105,223 30,773	47,423 30,773	47,423 30,773	47,423 29,613
	Subtotal		30,773	30,773	30,773	29,613
Administration	A. Pro-rate salaries for FS Dir and FS Co	1410	26,310	26,310	26,310	27,872
	B. Fringe benefits	1410	11,280	11,280	11,280	<u>9,718</u>
	Subtotal		37,590	37,590	37,590	37,590
Fees and Cost	A. A and E MI 38-1,3,5 and 6	1430	36,650	36,650	36,650	36,650
	Subtotal		36,650	36,650	36,650	36,650
			2,900	-		
Contingency	Subtotal	1502	2,900	-	-	-
	Grand Total:		850,576	850,576	850,576	848,886
(1) To be completed for the	Performance & Evaluation Report or a Revised Annual Statement	(2) To be completed for the	e Performance & Evaluation Re	port	·	
Signature of Executive Director	or and Date		Signature of Public Hor	using Director/Office	of Native American P	rogram Administra
Phillip M. Fracker, PHN	A, Executive Director	09/30	0/05 Robert A. Nelson,	Director, OPH		

Page 2 of 3

OMB Approval No. 2577-0157 (Exp. 7/31/98)
Status of
Proposed
Work (2)
Completed.
Contract Award.
Move to future program.
Completed.
Contract Award. Excess CFP 03
Completed.
Completed.
Completed.
Completed.
Completed.
Completed.
Completed.
Move to FY04 program.
Move to FY04 program.

Excess funding w	/revision.
Completed.	
Completed.	
Completed.	
tor and Date	
	form HUD-52837 (10/96)
	ref Handbook 7485.3

Annual Statement/Performance

Part III: Implementation Schedule

and Evaluation Report

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development	Development All Funds Obligated (Quarter Ending Date) Number/Name			All Funds Ex	xpended (Quarter]	Reasons for Revised Target Dates (2)		
HA Wide Activities	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	Reasons for Revised Target Dates (2)	
HA Wide	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
<u>MI 38-1</u>	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
<u>MI 38-2</u>								
<u>MI 38-3</u>	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
<u>MI 38-4</u>	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
<u>MI 38-5</u>	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
<u>MI 38-6</u>	03/31/03	5/30/2004	5/28/2004	09/30/04	05/30/06			
(1) To be completed for	or the Performance d	& Evaluation Repor	t or a Revised An	nual Statement	(2) To be completed	1 for the Performan	ce & Evaluation Report	
Signature of the Executiv		-		Inual Statement (2) To be completed for the Performance & Evaluation Report Signature of Public Housing Director/Office of Native American Programs Administrator and				
Phillip M. Fracker, PHM	, Executive Director	r	30-Sep-05	Robert A. Nelson, I	Director, PIH		form HUD-52837 (10/96)	

PHA N	ame:	Grant Type and Number			Federal FY of Grant:	
11-		Capital Fund Program Grant No):	MI33P03850103		
Jack	son Housing Commission	Replacement Housing Factor G	rant No:		2003	
Ori	ginal Annual Statement Reserve for Disasters/Emergencies	Revise	<u>2</u>)			
🗸 Perf	ormance and Evaluation Report for Program Year Ending 3/31/200	Final Pe	erformance and Evaluation Report	-	Report at 09/30/2005	
Line	Summary by Development Account		nated Cost	Total Ac	tual Cost	
No.						
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations	88,629.00	88,629.00	88,629.00	88,629.00	
3	1408 Management Improvements	10,200.00	-	-	-	
4	1410 Administration	37,590.00	32,780.00	32,780.00	32,779.91	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	41,050.00	41,050.00	41,050.00	31,670.00	
8	1440 Site Acquisition	-	-	-	-	
9	1450 Site Improvement	-	-	-	-	
10	1460 Dwelling Structures	482,900.00	497,910.00	497,910.00	481,940.42	
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	-	-	-	-	
19	1501 Collaterization or Debt Service	-	-	-	-	
20	1502 Contingency	-	-	-	-	
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 660,369.00	\$ 660,369.00	\$ 660,369.00	\$ 635,019.33	
22	Amount of line 21 Related to LBP Activities	-	-	-	-	
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-	
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-	
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-	
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-	

PHA Name:		Grant Type and Nun				Federal FY of Grant:		
Jackson Ho	using Commission	Capital Fund Program Grant No: Replacement Housing Factor Grant		MI33P03850103	0	2003		
Development	General Description of Major Work	Dev.			Total Estimated Cost		al Cost	Status of
Number Name/HA-Wide Activities	Categories	Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Work
CHALET	A. Replace closet door headers.	1460.00	100 units	65,000	65,000	65,000	65,000	Contract award
TERRACE MI 38-1								
REED MANOR	A. Install replacement patio doors. B. Replace unit furnaces.	1460.00 1460.00	37 ea. 146 ea.	55,500 175,200	55,500.00 175,200.00	55,500 175,200	55,500 175,200	Completed. Completed.
MI 38-3		1400.00	140 ea.	173,200	173,200.00	173,200	173,200	Completed.
REED		1460.00	16 ea.	36,000	36,000.00	36,000	20,100	Contract award
MANOR	A. Install replacement patio doors.B. Replace unit furnaces.	1460.00	126 units	151,200	166,210.00	166,210	<u>30,100</u> 156,141	Contract award
MI 38-4							,	Add per CO4.
PHA Wide								
Operations	Provide funding for routne PHA operations.	1406.00		88,629	88,629.00	88,629	88,629	Completed.
	Provide resident training in the areas	1408.00		10,200	-	-		Reduce to zero
mprovement	of personal financial management; planning; negotiating, computer skill	S.						for CO4.
Administration	ן ו ו	1410.00		37,590	32,780.00	32,780	32,780	
A&E Fees & Costs		1430.00		41,050	41,050.00	41,050	31,670	

PHA Name:	porting Pages	Grant Type and Nur	nber			Federal FY of Grant:			
		Capital Fund Program		MI33P0385010					
Jackson Housing Commission		Replacement Housin			0	2003			
Development	General Description of Major Work	Dev.	Dev.	Total Estimated Cost		Total Ac	Status of		
Number	Categories	Acct	Quantity						
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
			1						
			1						

PHA Name:	porting Pages	Grant Type and Nur	nber			Federal FY of Grant:			
		Capital Fund Program		MI33P0385010					
Jackson Housing Commission		Replacement Housin			0	2003			
Development	General Description of Major Work	Dev.	Dev.	Total Estimated Cost		Total Ac	Status of		
Number	Categories	Acct	Quantity						
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
			1						
			1						

PHA Name:	porting Pages	Grant Type and Nur	nber			Federal FY of Grant:			
		Capital Fund Program		MI33P0385010					
Jackson Housing Commission		Replacement Housin			0	2003			
Development	General Description of Major Work	Dev.	Dev.	Total Estimated Cost		Total Ac	Status of		
Number	Categories	Acct	Quantity						
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
			1						
			1						

PHA Name:	porting Pages	Grant Type and Nur	nber			Federal FY of Grant:			
		Capital Fund Program		MI33P0385010					
Jackson Housing Commission		Replacement Housin			0	2003			
Development	General Description of Major Work	Dev.	Dev.	Total Estimated Cost		Total Ac	Status of		
Number	Categories	Acct	Quantity						
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
			1						
			1						

PHA Name: Jackson Housing Commission		Grant Type and Number Image: Capital Fund Program Grant No: MI33P03850103 Replacement Housing Factor Grant 0				Federal FY of Grant: 2003		
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	1	nated Cost		Total Actual Cost	
Name/HA-Wide Activities		No.		Original	Revised	Funds Obligated	Funds Expended	

PHA Name: Jackson Housing Commission		Grant Type and Nur Capital Fund Program	n Grant No:	MI33P0385010	Federal FY of Grant: 2003				
Development	General Description of Major Work	Replacement Housin Dev.		1	0 Total Estimated Cost		Total Actual Cost		
Number Name/HA-Wide	Categories	Acct Quantity No.		Original Revised		Funds Funds		Work	
Activities						Obligated Expended			

PHA Name:	porting Pages	Grant Type and Nur	nber			Federal FY of Gran	t:	
		Capital Fund Program		MI33P0385010	3			
Jackson Hou	sing Commission	Replacement Housin			0	2003		
Development	General Description of Major Work	Dev.		Total Estir	nated Cost	Total Ac	Status of Work	
Number	Categories	Acct	Quantity					
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
			1					
			1					

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:		Grant Type and	Number				Federal FY of Grant:
	minalar	Capital Fund Pro			MI33P03850	103	
ackson Housing Com						2003	
Development Number		All Funds Obligated All Funds Expended					Reasons for Revised Target Dates
Namw/HA-Wide	(((Quarter Ending Date) (Quarter Ending Date)			ite)		
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	3/31/2005		5/28/2004	03/31/007			
MI 38-001	3/31/2005		5/28/2004	03/31/007			
MI 38-002	3/31/2005		5/28/2004	03/31/007			
MI 38-003	3/31/2005		5/28/2004	03/31/007			
MI 38-004	3/31/2005		5/28/2004	03/31/007			
MI 38-005	3/31/2005		5/28/2004	03/31/007			
MI 38-006	3/31/2005		5/28/2004	03/31/007			

Actual Comprehensive Grant Cost Certificate Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA/IHA Name	Comprehensive Grant Number
	MI33P03850103
Jackson Housing Commission	FFY of Grant Approval
	2003

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 660,369.00
B. Revised Funds Approved	660,369.00
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	635,019.33
E. Amount to be Recaptured (A-D)	25,349.67
F. Excess of Funds Advanced (C-D)	\$ (635,019.33)

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U	J.S.C. 1001	, 1010, 1012; 31 U.S.C. 3729
Signature	I	Date
x		05/24/2006

v	
^	

For HUD Use Only	
The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)	Date
X	
The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)	Date
x	
Approved (Field Office Manager)	Date
X	

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Jackson Housing Commission	MI33P03850103

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 660,369.00
B. Funds Disbursed	\$ 635,019.33
C. Funds Expended (Actual Modernization Cost)	\$ 635,019.33
D. Amount to be Recaptured (A - C)	\$ 25,349.67
E. Excess of Funds Disbursed (B - C)	\$ -

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

Х

5/24/2006

For HUD Use Only					
The Cost Certificate is approved for audit:					
Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:				
X					
The audited costs agree with the costs shown above:					
Verified: (Designated HUD Official)	Date:				
X					
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:				
X					

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		Input				
		Range				
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	65,000.00	65,000.00	65,000.00	65,000.00		88,629.00
0	0.00	0.00	0.00		ACCT	40.000.00
0	0.00	0.00	0.00	0.00	1408	10,200.00
0	0.00	0.00	0.00		ACCT	07 500 00
0	0.00	0.00	0.00	0.00	1410	37,590.00
1460	55,500.00	55,500.00	55,500.00	55,500.00		0.00
1460	175,200.00	175,200.00	175,200.00	175,200.00	1411	0.00
0	0.00	0.00	0.00		ACCT	0.00
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00		ACCT	44 050 00
0	0.00	0.00	0.00	0.00	1430	41,050.00
1460	36,000.00	36,000.00	36,000.00	30,099.67		0.00
1460	151,200.00	166,210.00		156,140.75		0.00
0	0.00	0.00	0.00		ACCT	0.00
0	0.00	0.00	0.00	0.00	1450	0.00
0	0.00	0.00	0.00		ACCT	402 000 00
0	0.00	0.00	0.00	0.00	1460	482,900.00
0	0.00	0.00	0.00		ACCT	0.00
1406	88,629.00	88,629.00	88,629.00	88,629.00	1465 ACCT	0.00
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1408	10,200.00	0.00 0.00	0.00 0.00		1470 ACCT	0.00
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0	0.00	0.00	0.00		ACCT	0.00
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1410	37,590.00	32,780.00		32,779.91		0.00
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1430	41,050.00	41,050.00				0.00
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#VALUE!	0.00		Federal FY o	0.00
#VALUE!	MI33P03850		2003	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE! #VALUE!	Total Estimat 0.00	0.00	Total Actual (0.00 0.00
#VALUE! #VALUE!		Revised	0.00 Funds	Funds
#VALUE! 0	Original 0.00		Obligated	Expended
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Criteria					Output	
Range	Obligated	Evpanded	Apot	Original	Range Revised	Obligated
Revised 88,629.00	Obligated 88,629.00	Expended 88,629.00	Acct 1406.00	Original 88,629.00	88,629.00	Obligated 88,629.00
88,029.00	00,029.00	00,029.00	1408.00	10,200.00	0.00	0.00
0.00	0.00	0.00	1410.00	37,590.00	32,780.00	32,780.00
			1411.00	0.00	0.00	0.00
32,780.00	32,780.00	32,779.91	1415.00	0.00	0.00	0.00
			1430.00	41,050.00	41,050.00	41,050.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	0.00	0.00	0.00
0.00	0.00	0.00	1460.00	482,900.00	497,910.00	497,910.00
			1465.10	0.00	0.00	0.00
41,050.00	41,050.00	31,670.00	1470.00	0.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
0.00	0.00	0.00	1490.00	0.00	0.00	0.00
0.00	0.00	0.00	1492.00 1495.10	0.00 0.00	0.00 0.00	0.00 0.00
497,910.00	497,910.00	481,940.42	1495.10	0.00	0.00	0.00
497,910.00	497,910.00	401,940.42	1501.00	0.00	0.00	0.00
0.00	0.00	0.00	1501.00	0.00	0.00	0.00
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Expended
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PHA Name: Jackson Housing Commission		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: Replacement Housing Factor Grant No:		MI33P03850203	2003
🗌 Orig	ginal Annual Statement Reserve for Disasters/Emergencies	Revis	ed Annual Statement (revision no.	<u>2</u>)	
✓ Perf	ormance and Evaluation Report for Program Year Ending 3/31/200	I3 Final P	erformance and Evaluation Report		Report at 09/30/2005
ine	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
No.					
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	27,890.00	27,890.00	27,890.00	27,890.00
3	1408 Management Improvements	8,376.00	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	4,210.00	4,210.00	4,210.00	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	49,500.00	-	-	-
10	1460 Dwelling Structures	49,500.00	107,376.00	107,376.00	99,000.00
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	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 139,476.00	\$ 139,476.00	\$ 139,476.00	\$ 126,890.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures		-	-	-

PHA Name:		Grant Type and Nun				Federal FY of Grant:		
Jackson Ho	Ising Commission	Capital Fund Program		MI33P03850203		2003		
	_	Replacement Housing	g Factor Grant	T	0			
Development	General Description of Major Work	Dev.		Total Estima	ted Cost	Total Actu	ual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
	A. Upgrade playground to Head Sta	1450.00		49,500	-	-		Moved to 2005.
	standards.							
MI 38-1	B. Replace closet doors/headers.	1460.00	100 units	-	57,876.00	57,876	49,500	Increase by
								\$ 8,376 for CO4
REED	A. Paint 37 ea. Collonade.	1460.00	37 ea.	49,500	49,500.00	49,500	49,500	Completed.
MANOR								
MI 38-3								
REED								
MANOR								
MI 38-4								
PHA Wide								
Operations	Provide funding for routne PHA	1406.00		27,890	27,890.00	27,890	27,890	Completed.
	operations.							
Management	Provide resident training in the area	1408.00		8,376	-	-		Reduced to zero
	of personal financial management;			- ,				for CO4.
	planning; negotiating, computer skill	s.						
Administratior		1410.00		<u> </u>				
aminoration		110.00						
A&E Fees		1430.00		4,210	4,210.00	4,210		
& Costs								

PHA Name: Jackson Hou	ising Commission	Grant Type and Nur Capital Fund Prograr Replacement Housin	m Grant No:	MI33P0385020	3	Federal FY of Grant: 2003		
Development Number			Quantity	1	nated Cost		tual Cost	Status of Work
Name/HA-Wide Activities	/HA-Wide	Acct No.		Original	Revised	Funds Obligated	Funds Expended	

Part II: Sup		Grant Type and Nur	nber		Federal FY of Grant:			
		Capital Fund Program		MI33P0385020	3	2002		
	ising Commission	Replacement Housin			2003			
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity				Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
						 		

PHA Name: Jackson Hou	ising Commission	Grant Type and Nur Capital Fund Prograr Replacement Housin	m Grant No:	MI33P0385020	3	Federal FY of Grant: 2003		
Development Number			Quantity	1	nated Cost		tual Cost	Status of Work
Name/HA-Wide Activities	/HA-Wide	Acct No.		Original	Revised	Funds Obligated	Funds Expended	

PHA Name: Jackson Hou	ising Commission	Grant Type and Nur Capital Fund Prograr Replacement Housin	m Grant No:	MI33P0385020	3	Federal FY of Grant: 2003		
Development Number			Quantity	1	nated Cost		tual Cost	Status of Work
Name/HA-Wide Activities	/HA-Wide	Acct No.		Original	Revised	Funds Obligated	Funds Expended	

Part II: Sup		Quent True	a h a n			Fordered FV -f O	4.	
PHA Name:		Grant Type and Nur			•	Federal FY of Grant: 2003		
Jackson Hou	ising Commission	Capital Fund Program		MI33P0385020				
		Replacement Housin	g Factor Gran	t	2003			
Development	General Description of Major Work	Dev.		Total Estin	nated Cost	Total Ac	Status of	
Number	Categories	Acct	Quantity				Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities		110.		Original	Revised	Obligated	Expended	
Activities						Obligated	Expended	
		1						

PHA Name: Jackson Hou	ising Commission	Grant Type and Nur Capital Fund Prograr	n Grant No:	MI33P0385020		Federal FY of Grant: 0		
		Replacement Housin	g Factor Gran					
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estin	nated Cost	Total Ac	Status of Work	
Name/HA-Wide Activities	Calegones	No.		Original	Revised	Funds Obligated	Funds	
Activities						Obligated	Expended	
				+				
				1				

Part II: Sup		Grant Type and Nur	nber		Federal FY of Grant:			
		Capital Fund Program		MI33P0385020	3	2002		
	ising Commission	Replacement Housin			2003			
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity				Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
						+		

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

Part III: Implementa	ation Sched						1
HA Name:		Grant Type and					Federal FY of Grant:
laakson Housing Com	mission	Capital Fund Pro	gram Grant No:		MI33P03850	203	2003
ackson Housing Com	111551011	Replacement Ho	using Factor Grant	No:		0	2003
Development Number		All Funds Obligate			All Funds Expende	d	Reasons for Revised Target Dates
Namw/HA-Wide		Quarter Ending Da			Quarter Ending Dat		Ŭ
Activities	,	C C	,		Ū	,	
	Original	Revised	Actual	Original	Revised	Actual	
	Original	Rovidou	, lotdal	Original	11011000	, lotali	
PHA Wide	3/31/2005		5/28/2004	03/31/007			
	0/01/2000		0,20,2001	00/01/00/			
MI 38-001	3/31/2005		5/28/2004	03/31/007			
	0/01/2000		0,20,2001	00/01/00/			
MI 38-002	3/31/2005		5/28/2004	03/31/007			
	0,01/2000		0/20/2004	00/01/00/			
MI 38-003	3/31/2005		5/28/2004	03/31/007			
	5/51/2005		5/20/2004	00/01/00/			
MI 38-004	3/31/2005		5/28/2004	03/31/007			
WI 30-004	3/31/2003		3/20/2004	03/31/007			
MI 38-005	3/31/2005		5/28/2004	03/31/007			
IVII 30-005	3/31/2005		5/20/2004	03/31/007			
MI 38-006	3/31/2005		5/28/2004	03/31/007			
WI 30-000	3/31/2005		5/20/2004	03/31/007			
	-						

Actual Comprehensive Grant Cost Certificate Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA/IHA Name	Comprehensive Grant Number
	MI33P03850203
Jackson Housing Commission	FFY of Grant Approval
	2003

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 139,476.00
B. Revised Funds Approved	139,476.00
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	126,890.00
E. Amount to be Recaptured (A-D)	12,586.00
F. Excess of Funds Advanced (C-D)	\$ (126,890.00)

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 100	1, 1010, 1012; 31 U.S.C. 3729
Signature	Date

Х

For HUD Use Only	
The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)	Date
X	
The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)	Date
X	
Approved (Field Office Manager)	Date
X	

05/24/2006

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Jackson Housing Commission	MI33P03850203

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 139,476.00
B. Funds Disbursed	\$ 126,890.00
C. Funds Expended (Actual Modernization Cost)	\$ 126,890.00
D. Amount to be Recaptured (A - C)	\$ 12,586.00
E. Excess of Funds Disbursed (B - C)	\$ -

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

Х

5/24/2006

For HUD Use Only	For HUD Use Only				
The Cost Certificate is approved for audit:					
Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:				
X					
The audited costs agree with the costs shown above:					
Verified: (Designated HUD Official)	Date:				
X					
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:				
X					

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		Input				
		Range				
Acct	Original	Revised	Obligated	Expended	Acct	Original
1450	49,500.00	0.00	0.00	0.00	1406	27,890.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	0.00	57,876.00	57,876.00	49,500.00	1408	8,376.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1410	0.00
1460	49,500.00	49,500.00	49,500.00	49,500.00		
0	0.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1430	4,210.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1450	49,500.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1460	49,500.00
0	0.00	0.00	0.00		ACCT	
1406	27,890.00	27,890.00	27,890.00	27,890.00		0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1470	0.00
1408	8,376.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1475	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
1410	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
1430	4,210.00	4,210.00	4,210.00		ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00		ACCT	0.00
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#VALUE!		Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
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#VALUE!	Onginal	Revised	Funds	Funds

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1502

0	0.00	0.00	Obligated	Expended
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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#VALUE!	0.00		Federal FY o	
	MI33P03850:		2003	0.00
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	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	-	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	MI33P03850;	0.00	2003	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00		Federal FY o	0.00
#VALUE!	MI33P03850		2003	0.00
#VALUE!	0.00	0.00	0.00	0.00
	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	-	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00 0.00	0.00
0 0	0.00 0.00	0.00 0.00	0.00	0.00 0.00
0 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY of	0.00
#VALUE!	MI33P03850	0.00	2003	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	-	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00		Federal FY o	
#VALUE!	MI33P03850		2003	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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Criteria					Output	
Range	Obligated	Even ere de el	Acet	Original	Range	Obligated
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
27,890.00	27,890.00	27,890.00	1406.00	27,890.00	27,890.00	27,890.00
0.00	0.00	0.00	1408.00 1410.00	8,376.00 0.00	0.00 0.00	0.00 0.00
0.00	0.00	0.00	1411.00	0.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
0.00	0.00	0.00	1430.00	4,210.00	4,210.00	4,210.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	49,500.00	0.00	0.00
0.00	0.00	0.00	1460.00	49,500.00	107,376.00	107,376.00
			1465.10	0.00	0.00	0.00
4,210.00	4,210.00	0.00	1470.00	0.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
0.00	0.00	0.00	1492.00	0.00	0.00	0.00
407 070 00	407 070 00		1495.10	0.00	0.00	0.00
107,376.00	107,376.00	99,000.00	1499.00	0.00	0.00	0.00
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PHA Name:		Grant Type and Number			Federal FY of Grant:
11-		Capital Fund Program Grant No	:	MI33P03850104	0004
Jack	son Housing Commission	Replacement Housing Factor G	rant No:		2004
Ori	ginal Annual Statement Reserve for Disasters/Emergencies	Revise	d Annual Statement (revision no.	<u>1</u>)	
✓ Perf	ormance and Evaluation Report for Program Year Ending 3/31/200	14 Final Pe	rformance and Evaluation Report		Report at 09/30/2005
Line	Summary by Development Account		nated Cost	Total Ac	tual Cost
No.					-
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	154,550.00	154,550.00	154,550.00	154,550.00
3	1408 Management Improvements	22,964.00	2,964.00	-	-
4	1410 Administration	41,430.00	8,190.00	8,190.00	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	35,850.00	35,850.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	37,560.00	37,560.00	-	-
10	1460 Dwelling Structures	435,250.00	488,490.00	53,240.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	37,150.00	37,150.00	-	-
12	1470 Nondwelling Structures	8,000.00	8,000.00	-	-
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	-		-	-
19	1501 Collaterization or Debt Service	-	_	-	-
20	1502 Contingency	-	-	-	_
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 772,754.00	\$ 772,754.00		
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-		
24	Amount of line 21 Related to Security - Soft Costs		-		
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	
25	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

PHA Name:		Grant Type a			Federal FY of Grant:			
laekson Housi	ing Commission	Capital Fund	Program Grant No:	MI33P038501	2004			
Jackson Housing Commission		Replacemen	t Housing Factor Gra					
Development General Description of Major Work		Dev.		Total Estimated Cost		Total Act	Status of	
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.	Γ	Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
CHALET	A. Clean; reseal brick veneer all units;	1460.0	60,000 sq. ft.	54,000	54,000			
TERRACE	management/maintenace building.							
MI 38-001	B. Replace; paint wood soffits family units.	1460.0	3,000 sq. ft.	5,250	5,250			
	C. Tuckpoint 5% brick all buildings.	1460.0	3,000 sq. ft.	75,000	75,000			
	D. Clean smoke detectors.	1460.0	100 units	5,000	5,000			
	E. Clean; reseal brick fence.	1450.0	4,440 sq. ft.	4,000	4,000			
	F. Add excess closet doors/headers.	1460.0		-	20,000	20,000		Add CFP 2003
								for CO No. 4.
	Subtotal MI 38-001			143,250	163,250	20,000		
Reed Manor								
MI 38-002								
	A. Replace tub surrounds, fixtures, vanities.	1460.0	23 units	49,600	49,600			
	B. Remove; replace concrete walk	1450.0	500 sq. ft.	3,300	3,300			
	areas to remove trip hazards; standing			0,000	0,000			
	water.							
	C. Replace concrete steps and railing	1450.0		7,500	7,500			
	at SE corner.		<u>∤</u>	.,000	.,			1
	D. Repair rotting areas collonade railing.	1450.0	20 I. ft.	1,200	1,200			1
	E. Study; repair area balcony ceiling.	1450.0	201110	3,660	3,660			1
	F. Clean unit smoke detectors	1460.0	23 units	600	600			
								+
	Subtotal MI 38-002		+ +	65,860	65,860	-		
				00,000	00,000			+
								+

PHA Name:		Grant Type a			Federal FY of Grant: 2004				
lackson Housi	ing Commission	Capital Fund	Program Grant No:	MI33P038501					
Jackson Housing Commission		Replacement Housing Factor Gra				2004			
Development General Description of Major Work		Dev.		Total Estimated Cost		Total Act	Status of		
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
Reed Manor	A. Clean unit smoke detectors.	1460.0	146 units	3,700	3,700.00				
MI 38-003	B. Strip; sand; repaint colonnade flooring.	1470.0	2,430 sq. ft.	4,320	4,320.00				
	C. Strip; sand; repaint wood colonnade	1470.0	540 l. ft.	-	-			Moved to CFP0	
	railings.								
	D. Miscellaneous concrete work.	1450.0		2,920	2,920.00				
	E. Replace 25% railings across development.	1450.0	50 l. ft.	1,460	1,460.00				
	F. Repaint railings across development.	1450.0	350 l. ft.	-	-			Moved to CFP0	
	G. Replace unit furnaces; excess duct; grill	1460.0		-	17,470.00	17,470.00			
	work.								
	Subtotal MI 38-003			12,400	29,870	17,470			
Reed Manor									
MI-38-004	A. Clean unit smoke detectors.	1460.0	126 units	3,200	3,200.00				
	B. Strip; sand; repaint colonnade flooring.	1470.0	2,120 sq. ft.	3,680	3,680.00				
	C. Strip; sand and repaint wood colonnade	1470.0	470 l. ft.	-				Moved to CFP0	
	railings.								
	D. Miscellaneous concrete work.	1450.0		2,280	2,280.00				
	E. Replace 25% railings across development.	1450.0	40 I. ft.	1,240	1,240.00				
	F. Repaint railings across development.	1450.0	300 l. ft.	-	-	-		Moved to CFP0	
	G. Replace unit furnaces; excess duct; grill we			-	15,770.00	15,770.00		Add CFP 2003	
								per CO No. 4	
	Subtotal MI 38-004			10,400	26,170	15,770			
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PHA Name:		Grant Type a			Federal FY of Grant:			
Jackson Housi	ing Commission	-	Program Grant No:		2004			
		Replacement	Housing Factor Gra		0			
Development	General Description of Major Work	Dev.	7	Total Estin	nated Cost	Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.		Original	Revised	Funds	Funds	1
Activities					1	Obligated	Expended	
Shahan-	A. Clean; reseal exterior brick all buildings							
Blackstone	including community building.	1460.00	23,000 sq. ft.	20,700	20,700.00			
MI 38-005	B. Clean smoke detectors all units.	1460.00	48 units	1,200	1,200.00	1		
	C. Tuckpoint 10% brick all buildings.	1460.00	2,300 sq. ft.	57,500	57,500.00	-	-	
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	Subtotal MI 38-005			79,400	79,400	-	-	
Shahan-	A. Clean; reseal exterior brick all buildings.	1460.0	37,500 sq. ft.	34,000	34,000.00			
Blackstone	B. Clean smoke detectors all units.	1460.0	60 units	1,500	1,500.00			
MI 38-006	C. Tuckpoint 10% brick all buildings.	1460.0	3,750 sq. ft.	74,000	74,000.00		-	
					1	1		
					1	1		
	Subtotal MI 38-006			109,500	109,500	-	-	

PHA Name:		Grant Type ar				Federal FY of Grant:			
Jackson Housing Commission		Capital Fund F	Program Grant No:	MI33P03850	2004				
Jackson Hous		Replacement H	Housing Factor Gr	а	0	2004			
Development	evelopment General Description of Major Work			Total Estimated Cost		Total Ac	tual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.	·	Original	Revised	Funds	Funds		
Activities				_		Obligated	Expended		
Scattered Sites	5								
MI 038-007									
	A. Replace Unit Refrigerators.	1465.1	50	20,000	20,000.00			Moved from CFF	
	B. Replace Unit Ranges.	1465.1	50	17,150	17,150.00			Moved from CFI	
	C. Unit Renovation for Home Ownership	1460.0	50	50,000	50,000.00			Moved from CFF	
	D. Landscaping for Home Ownership.	1450.0	50	10,000	10,000.00			Moved from CFI	
	Sub-Total MI 38-007			97,150	97,150	-	-		
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PHA Name:	Grant Type ar				Federal FY of Grant:			
Jackson Housing Commission		Capital Fund F	Program Grant No:	MI33P03850	2004			
		Replacement I	Housing Factor Gra	a	0	2004		
Development	General Description of Major Work	Dev.		Total Estin	nated Cost	Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
PHA Wide								
Operations	Provide funding for routne PHA	1406.0		154,550	154,550.00	154,550.00	154,550.00	Completed.
	operations.							
Management	Provide resident training in the areas	1408.0		22,964	2,964.00	-	-	Reduce to help
	of personal financial management;	1 1						for CO No. 4.
	planning; negotiating, computer skills.							
Administration	FS Director/Coordinator pro-rated salaries.	1410.0		29,000	5,820.00	5,820.00		
	FS Director/Coordinator pro-rated benefits.	1410.0		12,430	2,370.00	2,370.00	-	
	Subtotal Administration			41,430	8,190	8,190	-	Reduce to help
								for CO No. 4.
A&E Fees	CT 38-1	1430.0		16,530	16,530.00			
& Costs	RM 38-2	1430.0		8,200	8,200.00			
	RM 38-3	1430.0		5,120	5,120.00			
	RM 38-4	1430.0		520	520.00			
	SBN 38-5	1430.0		2,360	2,360.00			
	SBN 38-6	1430.0		3,120	3,120.00	-	-	
	Subtotal A&E Fees			35,850	35,850	-	-	

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PHA Name:		Grant Type a				Federal FY of Grant:			
Jackson Housi	ng Commission		Program Grant No:		2004				
		Replacement	Housing Factor Gra		0				
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total Ac	Status of		
Number	Categories	Acct	Quantity				Work		
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities				_		Obligated	Expended		

PHA Name:		Grant Type a			Federal FY of Grant: 2004						
Jackson Housi	ng Commission		Program Grant No:								
Jackson Housing Commission		Replacement	t Housing Factor Gr	а	0	2004					
Development General Description of Major Work		Dev.		Total Estimated Cost		Total Actual Cost		Status of			
Number	Categories	Acct	Quantity				Work				
Name/HA-Wide	-	No.		Original	Revised	Funds Funds					
Activities				Ŭ		Obligated	Expended				
							1				

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

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PHA Name:		Grant Type and Number Federal FY of Grant:						
Jackson Housing Commission		Capital Fund Program Grant No: MI33P03850104			2004			
		Replacement	Housing Factor Gra		0	2004		
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total Actual Cost		Status of Work
Number	Categories	Acct	Quantity					
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities				-		Obligated	Expended	
							·	

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:		Grant Type and N			MI33D03850	104	Federal FY of Grant:
Jackson Housing Commission		Capital Fund Program Grant No: MI33P03850104 Replacement Housing Factor Grant No:		(2004		
Development Number	All Funds Obligated All Funds Expended			d	Reasons for Revised Target Dates		
Namw/HA-Wide	(0	Quarter Ending Date	e)	(Quarter Ending Date)			
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/14/2006			9/142008			
MI 38-001	9/14/2006			9/142008			
MI 38-002	9/14/2006			9/142008			
MI 38-003	9/14/2006			9/142008			
MI 38-004	9/14/2006			9/142008			
MI 38-005	9/14/2006			9/142008			
MI 38-006	9/14/2006			9/142008			
MI 38-007	9/14/2006			9/14/2008			

Actual Comprehensive Grant Cost Certificate Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA/IHA Name	Comprehensive Grant Number
	MI33P03850104
Jackson Housing Commission	FFY of Grant Approval
	2004

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 772,754.00
B. Revised Funds Approved	772,754.00
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	154,550.00
E. Amount to be Recaptured (A-D)	618,204.00
F. Excess of Funds Advanced (C-D)	\$ (154,550.00)

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 100	01, 1010, 1012; 31 U.S.C. 3729
Signature	Date
x	05/24/2006

v	
^	

For HUD Use Only					
The Cost Certificate is approved for audit.					
Approved for Audit (Director, Public Housing Division)	Date				
X					
The audited costs agree with the costs shown above.					
Verified (Director, Public Housing Division)	Date				
x					
Approved (Field Office Manager)	Date				
X					

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:	
Jackson Housing Commission	MI33P03850104	

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 772,754.00
B. Funds Disbursed	\$ 154,550.00
C. Funds Expended (Actual Modernization Cost)	\$ 154,550.00
D. Amount to be Recaptured (A - C)	\$ 618,204.00
E. Excess of Funds Disbursed (B - C)	\$ -

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

Х

5/24/2006

For HUD Use Only	
The Cost Certificate is approved for audit:	
Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:
X	
The audited costs agree with the costs shown above:	
Verified: (Designated HUD Official)	Date:
X	
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:
X	

			Со		© 199 Forms	94 - 20
		Input Range				
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	54,000.00	54,000.00	0.00	0.00	1406	154,550.00
0	0.00	0.00	0.00		ACCT	,
1460	5,250.00	5,250.00	0.00	0.00	1408	22,964.00
1460	75,000.00	75,000.00	0.00		ACCT	,
1460	5,000.00	5,000.00	0.00	0.00	1410	41,430.00
1450	4,000.00	4,000.00	0.00		ACCT	,
1460	0.00	20,000.00	20,000.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	143,250.00	163,250.00	20,000.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1430	35,850.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	37,560.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	435,250.00
1460	49,600.00	49,600.00	0.00	0.00	ACCT	
1450	3,300.00	3,300.00	0.00	0.00	1465	37,150.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	8,000.00
1450	7,500.00	7,500.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1475	0.00
1450	1,200.00	1,200.00	0.00	0.00	ACCT	
1450	3,660.00	3,660.00	0.00	0.00	1485	0.00
1460	600.00	600.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	65,860.00	65,860.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o [.]	0.00	ACCT	
#VALUE!	MI33P03850	0.00	2004	0.00	1501	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	

#VALUE! #VALUE!	Total Estimat 0.00	0.00 0.00	Total Actual (0.00	0.00 0.00
#VALUE!	Original	Revised		Funds
0	0.00			Expended
1460	3,700.00	3,700.00	0.00	0.00
1470	4,320.00	4,320.00	0.00	0.00
1470	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	2,920.00	2,920.00	0.00	0.00
1450	1,460.00	1,460.00	0.00	0.00
1450	0.00	0.00	0.00	0.00
1460	0.00	17,470.00	17,470.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	12,400.00	29,870.00	17,470.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	3,200.00	3,200.00	0.00	0.00
1470	3,680.00	3,680.00	0.00	0.00
1470	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	2,280.00	2,280.00	0.00	0.00
1450	1,240.00	1,240.00	0.00	0.00
1450	0.00	0.00	0.00	0.00
1460	0.00	15,770.00	15,770.00	0.00
0	0.00	0.00	0.00	0.00
0	10,400.00	26,170.00	15,770.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00		Federal FY o	0.00
#VALUE!	MI33P03850		2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!		Revised		Funds

1502

0.00

0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	. 0.00
1460	20,700.00	20,700.00	0.00	0.00
1460	1,200.00	1,200.00	0.00	0.00
1460	57,500.00	57,500.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	79,400.00	79,400.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	34,000.00	34,000.00	0.00	0.00
1460	1,500.00	1,500.00	0.00	0.00
1460	74,000.00	74,000.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	109,500.00	109,500.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00		Federal FY o	
	MI33P03850		2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	-	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

1405	20,000,00	20,000,00	0.00	0.00
1465 1465	20,000.00 17,150.00	20,000.00 17,150.00	0.00 0.00	0.00 0.00
1403	50,000.00	50,000.00	0.00	0.00
1460	10,000.00	10,000.00	0.00	0.00
1450	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	97,150.00	97,150.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00		Federal FY o	
	MI33P03850		2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	•	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0 1406	0.00	0.00	0.00	0.00
1406	154,550.00	154,550.00 0.00		•
0 0	0.00 0.00	0.00	0.00 0.00	0.00 0.00
0	0.00	0.00	0.00	0.00

4 4 0 0	00 00 4 00	0.004.00	0.00	0.00
1408	22,964.00	2,964.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	29,000.00	5,820.00	5,820.00	0.00
1410	12,430.00	2,370.00	2,370.00	0.00
0	0.00	0.00	0.00	0.00
0	41,430.00	8,190.00	8,190.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1430	16,530.00	16,530.00	0.00	0.00
1430	8,200.00	8,200.00	0.00	0.00
1430	5,120.00	5,120.00	0.00	0.00
1430	520.00	520.00	0.00	0.00
1430	2,360.00	2,360.00	0.00	0.00
1430	3,120.00	3,120.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	35,850.00	35,850.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	MI33P03850	0.00	2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	MI33P03850	0.00	2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	MI33P03850	0.00	2004	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

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0	0.00	0.00	0.00	0.00
0 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
0	0.00	0.00 0.00	0.00 0.00	0.00 0.00
0	0.00			
0	0.00 0.00	0.00	0.00	0.00 0.00
0		0.00	0.00	
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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Criteria					Output	
Range					Range	
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
154,550.00	154,550.00	154,550.00	1406.00	154,550.00	154,550.00	154,550.00
0.004.00	0.00	0.00	1408.00	22,964.00	2,964.00	0.00
2,964.00	0.00	0.00	1410.00	41,430.00	8,190.00	8,190.00
0 100 00	0 100 00	0.00	1411.00	0.00	0.00	0.00
8,190.00	8,190.00	0.00	1415.00	0.00	0.00	0.00 0.00
0.00	0.00	0.00	1430.00 1440.00	35,850.00 0.00	35,850.00 0.00	0.00
0.00	0.00	0.00	1450.00	37,560.00	37,560.00	0.00
0.00	0.00	0.00	1460.00	435,250.00	488,490.00	53,240.00
0.00	0.00	0.00	1465.10	37,150.00	37,150.00	0.00
35,850.00	0.00	0.00	1470.00	8,000.00	8,000.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
37,560.00	0.00	0.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
488,490.00	53,240.00	0.00	1499.00	0.00	0.00	0.00
07 450 00	0.00	0.00	1501.00	0.00	0.00	0.00
37,150.00	0.00	0.00	1502.00	0.00	0.00	0.00
8,000.00	0.00	0.00				
0.00	0.00	0.00				
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PHA Na	ame:	Grant Type and Number			Federal FY of Grant:	
laalu		Capital Fund Program Grant N	0:	MI33P03850105	2005	
Јаск	son Housing Commission	Replacement Housing Factor C	Grant No:		2005	
Ori	ginal Annual Statement Reserve for Disasters/Emergencies	Revis	ed Annual Statement (revision no.)	•	
✓ Perf	ormance and Evaluation Report for Program Year Ending 3/31/200	Final P	erformance and Evaluation Report		Report at 09/30/2005	
_ine	Summary by Development Account		mated Cost	Total Ac	tual Cost	
No.						
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations	140,959.00	-	140,959.00	140,959.00	
3	1408 Management Improvements	39,134.00	-	-	-	
4	1410 Administration	53,590.00	-	53,590.00	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	41,900.00	-	-	-	
8	1440 Site Acquisition	-	-	-	-	
9	1450 Site Improvement	192,910.00	-	-	-	
10	1460 Dwelling Structures	216,700.00	-	-	-	
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-	
12	1470 Nondwelling Structures	19,600.00	-	-	-	
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	-	-	-	-	
19	1501 Collaterization or Debt Service	-	-	-	-	
20	1502 Contingency	-	-	-	-	
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 704,793.00	\$-	\$ 194,549.00	\$ 140,959.00	
22	Amount of line 21 Related to LBP Activities	-	-	-	-	
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-	
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-	
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-	
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-	

PHA Name:		Grant Type a				Federal FY of 0	Federal FY of Grant:			
lookoon Hous	ing Commission	Capital Fund	Program Grant No:	MI33P03850 ⁻	1 05	2005				
ackson Hous	ing Commission	Replacement	Housing Factor Gra		C	2005				
Development	General Description of Major Work	Dev.		Total Estimation	ated Cost	Total A	ctual Cost	Status of		
Number	Categories	Acct	Quantity					Work		
Name/HA-Wide		No.		Original	Revised	Funds	Funds			
Activities						Obligated	Expended			
CHALET	A. Renovate all park benches.	1450.0	30 ea.	12,000						
TERRACE	B. Resurface; seal; restripe basketball court.	1450.0	4700 sq. ft.	8,600						
MI 38-001	C. Remove grills at basketball court area.	1450.0	4 ea.	500						
	D. Replace basketball court backboards; hoops.	1450.0	2 ea.	6,000						
	E. Replace Ayieko; Development signs.	1450.0	4 ea.	12,000						
	F. Sand; prime; paint flag pole.	1450.0	1 ea.	100						
	G. Reapplication seal coat; striping park lots.	1450.0	24000 sq. ft	7,200						
	H. Replace chain link fence NE side.	1450.0	1600 ln. ft.	29,600						
	I. Upgrade Playground 1 to Head Start Stanards.	1450.0		65,630						
	J. Replace unit furnaces.	1460.0	100 ea.	150,000						
	K. Replace A/C; furnances manage/maintenance	1470.0	4 ea.	6,500						
	L. Replace furnace/AC Condenser Community Rm	1470.0	2 ea.	2,400						
	M. Replace flourescent light fixtures in	1470.0	12 ea.	1,500						
	management/maintenace building.									
	N. Replace garage doors, tracks, add auto	1470.0	2 ea.	3,000						
	door openers.									
	O. Install push pad door openers at office;	1470.0	2 ea.	6,200						
	community building.									
	Subtotal MI 38-001			311,230						
Reed Manor				·						
MI 38-002				ľ						
	A. Reapply sealcoat; patch; repair 10% curb at	1450.0	3200 sq. ft.	960						
	parking lot area.									
	B. Replace steel box gutters.	1460.0	185 ln. ft.	1,300						
	C. Replace rectangular steel downspouts.	1460.0	72 ln. ft.	400						
	D. Replace unit windows and screens.	1460.0	73 ea.	29,000						
	Subtotal MI 38-002			31,660						

PHA Name:		Grant Type a				Federal FY of C	Grant:	
Jackson Housi	ing Commission		Program Grant No:	MI33P03850 [°]		2005		
		Replacement	Housing Factor Gra		0	2003		
Development	General Description of Major Work	Dev.		Total Estima	ated Cost	Total Ad	ctual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.	[Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
Reed Manor								
MI 38-003								
	A. Reapply sealcoat; patch; repair 10% curb at	1450.0	19600 sq. ft.	5,880				
	parking lot area.							
	B. Remove/replace JHC/RM signs at east entry.	1450.0	2 ea.	12,000				
	C. Replace vertical siding all buildings.	1460.0	12000 sq. ft.	36,000				
	Subtotal MI 38-003			53,880				
Reed Manor								
MI-38-004								
	A. Reapply sealcoat; patch; repair 10% curb at	1450.0	17200 sq. ft.	5,160				
	parking lot area.							
	B. Remove/replace JHC/RM signs at north and	1450.0	2 ea.	12,000				
	west entrys.							
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	Subtotal MI 38-004			17,160				
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PHA Name:		Grant Type a				Federal FY of Grant:			
Jackson Hous	ing Commission		Program Grant No:			2005			
	-	Replacement	Housing Factor Gra	· · · · · · · · · · · · · · · · · · ·	0	2003			
Development	General Description of Major Work	Dev.		Total Estin	nated Cost	Total Ad	ctual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original	Revised	Funds	Funds		
Activities						Obligated	Expended		
Shahan-	A. Reapply sealcoat; patch; repair 10% curb at								
Blackstone	parking lot area.	1450.00	13700 sq. ft.	4,110					
MI 38-005	B. Upgrade playground to Head Start Standards.	1450.00		-					
	C. Replace/install development signs at south,	1450.00	2 ea.	6,000					
	east entries.								
		Ī							
		1							
	Subtotal MI 38-005			10,110					
Shahan-	A. Reapply sealcoat; patch; repair 10% curb at								
Blackstone	parking lot area.	1450.00	17240 sq. ft.	5,170					
MI 38-006	B. Upgrade playground to Head Start Standards.	1450.0							
		1							
		1							
	Subtotal MI 38-006	1		5,170					
		1		,					
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PHA Name:		Grant Type a	and Number		Federal FY of Grant:				
Jackson Housi	ing Commission		Program Grant No			2005			
	-		t Housing Factor G						
Development	General Description of Major Work	Dev.		Total Esti	mated Cost	Total A	ctual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original Revised		Funds	Funds		
Activities						Obligated	Expended		
Scattered Sites	5								
MI 038-007									
	Sub-Total MI 38-007			-					
					1				
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PHA Name:		Grant Type an				Federal FY of G	rant:	
Jackson Housi	ng Commission	Capital Fund P	rogram Grant No:	MI33P03850		2005		
		Replacement H	lousing Factor Gr	а) 2003			
Development	General Description of Major Work	Dev.		Total Estima	ated Cost	Total Ac	tual Cost	Status of
Number	Categories	Acct	Quantity					Work
Name/HA-Wide		No.		Original	Revised	Funds	Funds	
Activities						Obligated	Expended	
PHA Wide								
Operations	Provide funding for routne PHA	1406.0		140,959		140,959	140,959	
Operations	-	1400.0		140,959		140,959	140,959	
	operations.							
Management	Provide resident training in the areas	1408.0		39,134				
	of personal financial management;							
	planning; negotiating, computer skills.							
Administration	FS Director/Coordinator pro-rated salaries.	1410.0		37,600		37,600		
	FS Director/Coordinator pro-rated benefits.	1410.0		15,990		15,990	-	
	Subtotal Administration			53,590	-	53,590	-	
				+ +		+ +		
				ł – – †		1		
				<u> </u>		<u> </u>		
	CT 38-1	1430.0		22,580				
& Costs	RM 38-2	1430.0		8,200				
	RM 38-3	1430.0		5,120				
	RM 38-4	1430.0		520				
	SBN 38-5	1430.0		2,360				
	SBN 38-6	1430.0		3,120				
	Subtotal A&E Fees			41,900		<u> </u>		
				-1,500				

	onting Fages								
PHA Name:		Grant Type a	and Number		Federal FY of Grant:				
Jackson Housi	ing Commission		Program Grant No:			2005			
	-		t Housing Factor Gr		0				
Development	General Description of Major Work	Dev.		Total Esti	mated Cost	Total A	ctual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide		No.		Original Revised		Funds	Funds		
Activities						Obligated	Expended		

PHA Name:		Grant Type	and Number			Federal FY of Grant:			
Jackson Housi	ing Commission		Program Grant No:			2005			
Jackson nousi		Replacemen	t Housing Factor Gra	а	2003				
Development	General Description of Major Work	Dev.		Total Estimated Cost		Total A	ctual Cost	Status of	
Number	Categories	Acct	Quantity					Work	
Name/HA-Wide	, s	No.	,	Original	Revised	Funds	Funds		
Activities				g		Obligated	Expended		
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Part II: Supporting Pages										
PHA Name:		Grant Type a	and Number			Federal FY of Grant: 2005				
Jackson Housi	ng Commission		Program Grant No							
		Replacemen	t Housing Factor Gr	a	2005					
Development	General Description of Major Work	Dev.		Total Esti	mated Cost	Total A	ctual Cost	Status of		
Number	Categories	Acct	Quantity					Work		
Name/HA-Wide		No.		Original	Revised	Funds	Funds			
Activities						Obligated	Expended			
						1				
			1			1				
			1			1				
			1			1				
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	1		1		1	1				

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:		Grant Type and N	lumber				Federal FY of Grant:
		Capital Fund Prog			MI33P03850	105	
lackson Housing Com	mission				WIJJF 03030		2005
		Replacement Hous					
Development Number		All Funds Obligated			II Funds Expende		Reasons for Revised Target Dates
Namw/HA-Wide	(0	Quarter Ending Date	e)	(Q	uarter Ending Dat	e)	
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/14/2007			9/142008			
MI 38-001	9/14/2007			9/142008			
	0/11/2007			0,112000			
MI 38-002	9/14/2007			9/142008			
MI 38-003	9/14/2007			9/142008			
MI 38-004	9/14/2007			9/142008			
MI 38-005	9/14/2007			9/142008			
MI 38-006	9/14/2007			9/142008			
MI 38-007	9/14/2007			9/14/2009			

Actual Comprehensive Grant Cost Certificate Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA/IHA Name	Comprehensive Grant Number
	MI33P03850105
Jackson Housing Commission	FFY of Grant Approval
	2005

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 704,793.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	140,959.00
E. Amount to be Recaptured (A-D)	563,834.00
F. Excess of Funds Advanced (C-D)	\$ (140,959.00)

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (U.S.C. 100	01, 1010, 1012; 31 U.S.C. 3729
Signature	Date

v	
^	

For HUD Use Only	
The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division)	Date
X	
The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)	Date
X	
Approved (Field Office Manager)	Date
x	

05/24/2006

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Comprehensive Improvement Assistance Program (CIAP) Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
Jackson Housing Commission	MI33P03850105

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ -
B. Funds Disbursed	\$ 140,959.00
C. Funds Expended (Actual Modernization Cost)	\$ 140,959.00
D. Amount to be Recaptured (A - C)	\$ (140,959.00)
E. Excess of Funds Disbursed (B - C)	\$ -

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

Х

5/24/2006

For HUD Use Only				
The Cost Certificate is approved for audit:				
Approved for Audit (Director, Office of Public Housing / ONAP Administrator)	Date:			
X				
The audited costs agree with the costs shown above:				
Verified: (Designated HUD Official)	Date:			
X				
Approved: (Director, Office of Public Housing / ONAP Administrator)	Date:			
X				

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				PHA F	Forms	
		Input				
		Range				
Acct	Original	Revised	Obligated	Expended	Acct	Original
1450	12,000.00	0.00	0.00	0.00	1406	140,959.00
1450	8,600.00	0.00	0.00		ACCT	
1450	500.00	0.00	0.00	0.00	1408	39,134.00
1450	6,000.00	0.00	0.00		ACCT	
1450	12,000.00	0.00	0.00	0.00	1410	53,590.00
1450	100.00	0.00	0.00		ACCT	
1450	7,200.00	0.00	0.00	0.00	1411	0.00
1450	29,600.00	0.00	0.00		ACCT	
1450	65,630.00	0.00	0.00	0.00	1415	0.00
1460	150,000.00	0.00	0.00		ACCT	
1470	6,500.00	0.00	0.00	0.00	1430	41,900.00
1470	2,400.00	0.00	0.00		ACCT	
1470	1,500.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00		ACCT	
1470	3,000.00	0.00	0.00	0.00	1450	192,910.00
0	0.00	0.00	0.00	0.00	ACCT	
1470	6,200.00	0.00	0.00	0.00	1460	216,700.00
0	0.00	0.00	0.00	0.00	ACCT	
0	311,230.00	0.00	0.00	0.00	1465	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	19,600.00
1450	960.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1475	0.00
	1,300.00	0.00	0.00		ACCT	
1460	400.00	0.00	0.00	0.00		0.00
1460	29,000.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	31,660.00	0.00	0.00		1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00		ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
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0	0.00		Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	5,880.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	12,000.00	0.00	0.00	0.00
1460	36,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	53,880.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	5,160.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	12,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
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#VALUE!	Original	Revised	Funds	Funds

0.00

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0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
1450	4,110.00	0.00	0.00	0.00
1450	0.00	0.00	0.00	0.00
1450	6,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	10,110.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	5,170.00	0.00	0.00	0.00
1450	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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#VALUE!	0.00		Federal FY o	
	MI33P03850		2005	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat		Total Actual (
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	-	Revised	Funds	Funds
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1410	37,600.00	0.0		37,600.00		0.00
1410	15,990.00	0.0		15,990.00		0.00
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1430	22,580.00	0.0	00	0.00		0.00
1430	8,200.00	0.0	00	0.00		0.00
1430	5,120.00	0.0	00	0.00		0.00
1430	520.00	0.0	00	0.00		0.00
1430	2,360.00	0.0	00	0.00		0.00
1430	3,120.00	0.0	00	0.00		0.00
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#VALUE!	Original	Revised	F	unds	Funds	
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#VALUE!	Total Estimat		Total Actual (
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#VALUE!	Original	Revised	Funds	Funds
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Criteria					Output	
Range					Range	
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
0.00	140,959.00	140,959.00	1406.00	140,959.00	0.00	140,959.00
0.00	0.00	0.00	1408.00	39,134.00	0.00	0.00
0.00	0.00	0.00	1410.00	53,590.00	0.00	53,590.00
0.00	53,590.00	0.00	1411.00 1415.00	0.00 0.00	0.00 0.00	0.00 0.00
0.00	55,590.00	0.00	1430.00	41,900.00	0.00	0.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
0.00	0.00	0.00	1450.00	192,910.00	0.00	0.00
0.00	0.00	0.00	1460.00	216,700.00	0.00	0.00
			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	19,600.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
0.00	0.00	0.00	1492.00	0.00	0.00	0.00
0.00	0.00	0.00	1495.10	0.00	0.00	0.00
0.00	0.00	0.00	1499.00 1501.00	0.00 0.00	0.00 0.00	0.00 0.00
0.00	0.00	0.00	1502.00	0.00	0.00	0.00
0.00	0.00	0.00	1002.00	0.00	0.00	0.00
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Expended 140,959.00
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