

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

tn007v01

JACKSON HOUSING AUTHORITY

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2011

Annual Plan for Fiscal Year 2008

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

**PHA Plan
Agency Identification**

PHA Name: Jackson Housing Authority

PHA Number: TN007

PHA Fiscal Year Beginning: (mm/yyyy) 10/2008

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2011
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 87
 - Improve voucher management: (SEMAP score) 86
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 20 08
[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 McMillan Towers mixed-finance deal successfully closed in October 2007, and it incorporated leveraging capital funds to obtain tax-exempt debt that simultaneously qualified the deal for 4% housing credits. It is currently under major renovation and rehab to convert 151 units to 124 units resulting in a realignment of studio and efficiency apartments that were previously hard to occupy.

The Section 32 Homeownership program still has new homes to sell to income qualifying families, and has been impacted by the housing financing crisis. The newly constructed homes were finished in March 2007, and have been an asset to the revitalization of the neighborhood to complete Phase I of the East Jackson SFD In-Fill Initiative.

Jackson Housing Authority is planning development for the former Parkview Courts property by disposition of the land to its non-profit, Tennessee Housing Development Corporation. This development will be a mixed-finance deal consisting of 48 units to provide housing for senior citizens, and will be named Centennial Pass. The parcel of land is located on Parkview Circle and Phillips Street. The City of Jackson will change the street name surrounding the former development to Centennial. A LIHTC application for 9% tax credits has been submitted to THDA. Preliminary documents are being prepared for various submissions surrounding this deal.

A disposition application will be submitted to sell the former Merry Lane Courts land that is no longer deemed as residential, but has been zoned for commercial use. The land is situated next to the Madison County Justice Complex, and is located in the heart of downtown Jackson.

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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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration tn007a01
- FY 2008 Capital Fund Program Annual Statement tn007b01
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan tn007c01
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Included in plan
- Other (List below, providing each attachment name)

- Definition of Substantial Change tn007d01
- Resident Commissioner & Resident Advisory Board Members tn007e01
- Pet Policy tn007f01
- Statement of Progress in Meeting the 5-Year Plan Goals tn007g01
- Section 8 Homeownership Program Capacity Statement tn007h01
- Assessment of Site-Based Waiting List tn007i01
- Community Service Requirements tn007j01
- Violence Against Women Act (VAWA) of 2005 tn007k01

Supporting Documents Available for Review

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

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

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2628	5	5	4	2	4	4
Income >30% but <=50% of AMI	1861	4	4	4	2	3	3
Income >50% but <80% of AMI	1938	3	3	3	2	2	2
Elderly	1125	4	4	3	3	3	2
Families with Disabilities	?	4	4	4	3	3	3
Caucasian	4683	3	3	3	2	2	3
African American	5255	5	3	3	2	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Hispanic	246	5	3	3	2	3	3
Asian	34	2	N/A	N/A	N/A	N/A	N/A
Native Am/Eskim	41	N/A	N/A	N/A	N/A	N/A	N/A
Hawaiian	8	N/A	N/A	N/A	N/A	N/A	N/A
Other	120	N/A	N/A	N/A	N/A	N/A	N/A
2 or more races	79	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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

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

Housing Needs of Families on the Waiting List PUBLIC HOUSING			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	471		185
Extremely low income <=30% AMI	426	90%	
Very low income (>30% but <=50% AMI)	40	8%	

Housing Needs of Families on the Waiting List <i>PUBLIC HOUSING</i>			
Low income (>50% but <80% AMI)	5	1%	
Families with children	332	70%	
Elderly families	3	1%	
Families with Disabilities	21	4%	
Race/ethnicity (B)	408	87%	
Race/ethnicity (W)	61	13%	
Race/ethnicity (Asian)	1	1%	
Race/ethnicity (Hawaiian)	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	231	49%	
2 BR	150	32%	
3 BR	67	14%	
4 BR	15	3%	
5 BR	0	0%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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

Housing Needs of Families on the Waiting List			
<i>SECTION 8</i>			
Waiting list total	1,529		247
Extremely low income <=30% AMI	1,383	90%	
Very low income (>30% but <=50% AMI)	117	8%	
Low income (>50% but <80% AMI)	28	2%	
Families with children	945	62%	
Elderly families	13	1%	
Families with Disabilities	58	4%	
Race/ethnicity (B)	1,280	84%	
Race/ethnicity (W)	245	16%	
Race/ethnicity (Asian)	2	1	
Race/ethnicity (Hawaiian)	1	1	
Race/ethnicity (Indian)	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List <i>THE VILLAGES AT OLD HICKORY</i>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: The Villages at Old Hickory			
	# of families	% of total families	Annual Turnover
Waiting list total	86		32
Extremely low income <=30% AMI	83	97%	
Very low income (>30% but <=50% AMI)	3	3%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	82	96%	
Elderly families	0	0%	
Families with Disabilities	3	3%	
Race/ethnicity (B)	79	92%	
Race/ethnicity (W)	6	7%	
Race/ethnicity(Hisp)	1	1%	
Race/ethnicity (Non-Hispanic)	85	99%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	86	100%	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List <i>EAST POINTE</i>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Combined Section 8 and Public Housing (<i>HAP Contract & Separate Waiting List</i>) <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: East Pointe			
	# of families	% of total families	Annual Turnover
Waiting list total	406		15
Extremely low income <=30% AMI	374	92%	
Very low income (>30% but <=50% AMI)	36	9%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	288	70%	
Elderly families	2	1%	
Families with Disabilities	9	2%	
Race/ethnicity (B)	388	95%	
Race/ethnicity (W)	8	2%	
Race/ethnicity(Hisp)	1	1%	
Race/ethnicity (Non-Hispanic)	405	99%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	133	33%	
2 BR	178	43%	N/A
3 BR	84	20%	
4 BR	17	4%	
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List
EAST POINTE

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Build new units under the mixed-finance method of development to include units designed to meet Section 504 specifications.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	2,157,562	
b) Public Housing Capital Fund	1,157,575	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,332,252	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	186,395	
h) Community Development Block Grant	601,479	
i) HOME	395,421	
Other Federal Grants (list below)		
Replacement Housing Factor	543,186	
HMIS	60,149	
ESG	70,350	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,056,694	
4. Other income (list below)		
Interest Income	284,436	
Maintenance Charges	72,638	
4. Non-federal sources (list below)		
Insurance Proceeds	3,595,472	Replacement Housing
Total resources	15,513,609	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

(2) Waiting List Organization

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

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? 6

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? 1

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 6

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

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

(3) Assignment

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

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?
Mixed-finance projects remove applicants from the waiting list if they refuse an offer.

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity

Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Reasonable accommodations only.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 4 Other preference(s) (list below)
 - Not receiving housing assistance

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

JHA became a Management Agent for the mixed-finance developments effective last October. Restructuring of the property management was necessary in order to adequately staff the sites. The Authority’s compliance with asset management will result in a change in the former organizational chart. Listed are the programs administered by JHA:

- Low Rent Public Housing
- Section 8 Housing Choice Voucher
- Shelter Plus Care
- Disaster Housing Assistance Program
- Community Development
- HOME
- Family Self-Sufficiency – Section 8/Public Housing
- Resident Opportunities and Self-Sufficiency
- Management Agent for Mixed-Finance Sites
 - The Villages at Old Hickory
 - East Pointe
 - McMillan Towers
- Section 32 Homeownership

*Waiver request for the Central Office Cost Center. Jackson Housing Authority is requesting a waiver for the Central Office Cost Center which would allow the Cost Center expenditures to exceed the revenue generated by the fees it collects. The excess expenditures is due to two (2) central office staff positions that is projected to be phased out by 2011 when asset management is fully implemented. Those positions are the Controller/Director of Administration and the Facilities Manager. Both positions are necessary during this transition to project-based accounting/asset management and future redevelopment activities. It is projected that the Controller/Director of Administration position will be eliminated with the projected retirement of the current employee. A mid-level grade employee will fill the vacancy in accounting and would not be a management position, and be directly supervised by the Chief Financial Officer. The Facilities Manager will be phased out over the same time frame as projected redevelopment occurs. This redevelopment will reduce the size of the Authority's developments, and will allow the Authority to transition from PHA paid utilities to tenant paid utilities. This will decrease or eliminate the need for a Facilities Manager to work with the various utility agencies or commissions, i.e. Jackson Energy Authority, Tennessee Regulatory Authority, etc. This should be accomplished by 2011.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	587	125
Section 8 Vouchers	1393	203
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
<i>DHAP Vouchers Phase I & Phase II</i>	30	10
<i>Shelter Plus Care</i>	14	
Mixed Finance Units	364	38
Other Federal Programs(list individually)		
PH FSS	150	20
S8 FSS/HO	102	15

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)

- ❶ Organization chart and job descriptions
- ❷ Personnel policies
- ❸ Maintenance Plan
- ❹ Safety Policy
- ❺ Pest Control Policy

(2) Section 8 Management: (list below)

- ❶ Section 8 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. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

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

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

●Disposition of the former Parkview Courts development land to a single purpose entity for a mixed-finance new construction deal consisting of 48 units of senior housing called Centennial Pass.

- 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:	Former Parkview Courts Development
1b. Development (project) number:	Former TN007-003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/08)</u>
5. Number of units affected:	Land only
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/08/08 b. Projected end date of activity: 10/30/09

Demolition/Disposition Activity Description	
1a. Development name:	Centennial Pass
1b. Development (project) number:	TBD
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/01/08)</u>
5. Number of units affected:	48 new units
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 07/08/08 b. Projected end date of activity: 10/30/09

Demolition/Disposition Activity Description
1a. Development name: Former Merry Lane Courts Development 1b. Development (project) number: Former TN007-002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/01/08)
5. Number of units affected: 0 - Sale of Land for Commercial Use
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Demolition/Disposition Activity Description
1a. Development name: Lincoln Courts 1b. Development (project) number: TN007-004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (07/31/09)
5. Number of units affected: Land only
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/30/09 b. Projected end date of activity: 03/15/12

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

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

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: Lincoln Courts	
1b. Development (project) number: TN007-004	
2. What is the status of the required assessment?	
<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: East Jackson SFD In-Fill 1b. Development (project) number: TN007-013
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program <u>approved</u> , submitted, or planned for submission: (12/08/2006)
5. Number of units affected: 22 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	150	126 as of 03/07/08
Section 8	102	86 as of 03/07/087

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

Attachment tn007k01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- ① Lincoln Courts
- ② Allenton Heights

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

- ① Lincoln Courts
- ② Allenton Heights

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)

- Lincoln Courts
- Allenton Heights

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment tn007g01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

The Resident Advisory Board was included in the development of the FY 2008 Annual Plan thru meetings with the Authority's executive and key management staff. The Resident Advisory Board agreed to proceed with future endeavors to provide affordable housing in Jackson.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

DECONCENTRATION POLICY

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

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

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2008**

Capital Fund Program Grant No: 501-08

Replacement Housing Factor Grant No:

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

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Non-CFP Funds Non Add (RHF funds)	718,840			
2	1406 Operations				
3	1408 Management Improvements Soft Costs	50,000	50,000		
	Management Improvements Hard Costs				
4	1410 Administration	102,000	120,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,000	2,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	162,125	162,125		
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures	350,000	271,466		
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	232,549	271,435		

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant: 2008**
 Capital Fund Program Grant No 501-08
 Replacement Housing Factor Grant :

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: 1)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collaterization & Debt Service	305,600	327,248		
	Amount of Annual Grant (Sum of lines 2-19)	1,204,274	1,204,274		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

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

PHA Name: Jackson Housing Authority

Grant Type and Number**Federal FY of Grant:2008**

Capital Fund Program Grant No 501-08

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Management Improvements	1408	1	50,000	50,000			
PHA-WIDE	Administration	1410	1	102,000	120,000			
	COCC fees							
PHA-WIDE	Fees & Costs	1430	1	2,000	2,000			
PHA-WIDE	Dwelling Structures	1460	1	162,125	132,125			
	Construction Inspection AMP 150	1460	1	-0-	30,000			
PHA-WIDE	NonDwelling Structures	1470	1	350,000	271,466			
	AMP 10							
PHA-WIDE	Mixed Finance	1499	48	232,549	271,435			
	Centennial Pass							
	(RHF funds \$718,840)							
TN7-015	Debt Service	1501	1	305,600	327,248			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/10			09/12			
TN7-015	09/10			09/12			
TN7-012	09/10			09/12			
TN7-014	09/10			09/12			

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2008**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:R007501-08

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

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	175,654			

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant: 2008**
 Capital Fund Program Grant No
 Replacement Housing Factor Grant No R007501-08:

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

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization & Debt Service				
	Amount of Annual Grant (Sum of lines 2-19)	175,654			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages
 PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant:2008**
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: R007501-08

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Mixed Finance	1499	48	274,494				
	Centennial Pass							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No:R501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/10			09/12			

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2007**

Capital Fund Program Grant No: 501-07

Replacement Housing Factor Grant No

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: 3
 Performance and Evaluation Report for Period Ending:03/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	50,000	50,000	50,000	-0-
	Management Improvements Hard Costs	-0-	-0-		
4	1410 Administration	102,000	102,000	102,000	-0-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000	-0-	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	94,400	94,400	94,400	94,400
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000	3,000	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	580,927	580,927	279,145	279,127

Annual Statement/Performance and Evaluation Report

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

PHA Name: Jackson Housing Authority

Grant Type and Number

Federal FY of Grant:2007

Capital Fund Program Grant No 501-07

Replacement Housing Factor Grant No:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: 3
 Performance and Evaluation Report for Period Ending:03/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization & Debt Service	327,248	327,248	327,248	-0-
20	1502 Contingency	-0-	-0-	-0	-0-
	Amount of Annual Grant (Sum of lines 2-19)	1,157,575	1,157,575	852,793	373,527
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

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

PHA Name: Jackson Housing Authority

Grant Type and Number**Federal FY of Grant:2007**

Capital Fund Program Grant No:501-07

Replacement Housing Factor Grant No

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Management Improvements	1408	1	50,000	50,000	50,000	-0-	
PHA-WIDE	Administration	1410	1	102,000	102,000	102,000	-0-	
PHA-WIDE	Fess & Costs	1430	1	1,000	-0-	-0-	-0-	
PHA-WIDE	Non-Dwelling Equipment	1475	2	2,000	3,000	-0-	-0-	
TN7-012	Replacement Reserve	1490	1	-0-	-0-	-0-	-0-	
TN7-012	Dwelling Units	1460	118	94,400	94,400	94,400	94,400	
TN7-015	Mixed Finance LIHTC (4%) 212 S. Fairgrounds	1499	151	279,127	279,127	279,127	279,127	
PHA-WIDE	Development activities	1499	1	301,800	301,800	18	-0-	
	Mixed Finance LIHTC Centennial Pass							
TN7-015	Debt Service	1501	1	327,248	327,248	327,248	-0-	
PHA-WIDE	Contingency	1502	1	-0-	-0-	-0-	-0-	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/09			09/10			
TN7-015	09/09			09/10			
TN7-012	09/09			09/10			

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2007**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43R007501-07

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: __1__)
 Performance and Evaluation Report for Period Ending: 03/31/08
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	260,582		-0-	-0-

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant:2007**
 Capital Fund Program Grant No
 Replacement Housing Factor Grant No R00750107:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: __1__)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization & Debt Service				
	Amount of Annual Grant (Sum of lines 2-19)	260,582		-0-	-0-
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages
 PHA Name: Jackson Housing Authority **Grant Type and Number**
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: R007501-07

Federal FY of Grant:2007

Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Mixed Finance LIHTC (9%) Centennial Pass	1499	48	260,582		-0-	-0-	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TN43P007R50107			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	11/08			11/09			

CAPITAL FUND PROGRAM TABLES

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant: 2006**
 Capital Fund Program Grant No:501-06
 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: 4
 Performance and Evaluation Report for Period Ending:3/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds (non add)				
2	1406 Operations	1,000	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	50,000	50,000	50,000	29,923
	Management Improvements Hard Costs				
4	1410 Administration	102,000	102,000	102,000	102,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	2,450	2,450	2,450
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment – Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Nondwelling Structures	-0-	-0-	-0-	-0-
13	1475 Nondwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	49,294	19,964	19,964	42
18	1499 Development Activities	556,755	556,755	556,755	555,902

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant: 2006**
 Capital Fund Program Grant No:501-06
 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: 3)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report **03/31/08**

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Debt Service	327,248	360,128	360,128	160,057
20	9000 Annual Debt Service	-0-	-0-		
	Amount of Annual Grant (Sum of lines 2-19)	1,091,297	1,091,297	1,091,297	850,374
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

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

PHA Name: Jackson Housing Authority

Grant Type and Number**Federal FY of Grant: 2006**

Capital Fund Program Grant No:501-06

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
PHA-WIDE	Operations	1406	1	1,000	-0-			
	Management Improvements	1408	2	50,000	50,000	50,000	29,923	
	Consultants							
	Guard Service							
	Administration	1410	1	102,000	102,000	102,000	102,000	
	Fee & Costs	1430	1	5,000	2,450	2,450	2,450	
	Site Improvements	1450	1	-0-	-0-	-0-	-0-	
	Dwelling Structures	1460	1	-0-	-0-	-0-	-0-	
	Dwelling Equipment	1465	1	-0-	-0-			
	Non-Dwelling Structures	1470	3	-0-	-0-	-0-	-0-	
	Non-Dwelling Equipment	1475	1	-0-	-0-	-0-	-0-	
TN7-015	212 S. Fairgrounds	1499	1	556,755	556,755	556,755	555,902	
	Mixed Finance, LIHTC, Sec. 9							
	Relocation	1495.1	20	49,294	19,964	19,964	42	
PHA-WIDE	Annual Debt Service CFFP	9000	1	-0-	-0-	-0-	-0-	
TN7-015	Debt Service	1502	1	327,248	360,128	360,128	160,057	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-06 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/08			09/09			
TN7-015	09/08			09/09			
TN7-012	09/08			09/09			

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43P00750206

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

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	32,241		32,241	32,241

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant:2006**
 Capital Fund Program Grant No
 Replacement Housing Factor Grant No TN43P00750206:

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

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
19	1501 Collateralization & Debt Service				
	Amount of Annual Grant (Sum of lines 2-19)	32,241		32,241	32,241
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security – Soft Costs				
	Amount of line XX Related to Security – Hard Costs				
	Amount of line XX Related to Energy Conversation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages
 PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant:2006**
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: 502-06

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Funds Obligated	Total Actual Cost Funds Expended	Status of Work
TN7-015	Mixed Finance LIHTC (4 %) 212 S. Fairgrounds	1499	151	32,241		32,241	32,241	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority			Grant Type and Number Capital Fund Program No: 502-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN7-007	09/08	10/07	10/07	09/09	10/07	10/07	

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant:2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:R007501-06

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No: _1___)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:03/31/08

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	274,494		-0-	-0-

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

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: 501-06					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-WIDE	09/08	09/09		09/09	09/11			

CAPITAL FUND PROGRAM TABLES**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant:2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43R007503-06

 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: _1___) Performance and Evaluation Report for Period Ending:03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	8,110		0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	11/09			11/11			

CAPITAL FUND PROGRAM TABLES

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

PHA Name: Jackson Housing Authority **Grant Type and Number** **Federal FY of Grant: 2005**
 Capital Fund Program Grant No:501-05
 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision No: _4___)
 Performance and Evaluation Report for Period Ending: 03/31/08 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	34,251	34,251	34,251	34,251
	Management Improvements Hard Costs				
4	1410 Administration	102,131	102,650	102,650	102,650
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	545,566	550,939	550,939	550,939
8	1440 Site Acquisition	-0-	-0-		
9	1450 Site Improvement	-0-	-0-		
10	1460 Dwelling Structures	-0-	-0-		
11	1465.1 Dwelling Equipment – Nonexpendable	-0-	-0-		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,164	2,164	2,164	2,164
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	120,000	119,481	119,481	54,552
18	1499 Development Activities	803,115	797,742	797,742	797,742

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

PHA Name: Jackson Housing Authority		Grant Type and Number Capital Fund Program No: 501-05 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/07		09/07	09/09			
TN7-015	09/07		10/07	09/09		10/07	
TN7-013	09/07		09/07	09/09		05/07	

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Jackson Housing Authority					
Original 5-Year Plan					
<input checked="" type="checkbox"/> Revision No: 1					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2009 PHA FY:	Work Statement for Year 3 FFY Grant:2010 PHA FY:	Work Statement for Year 4 FFY Grant:2011 PHA FY:	Work Statement for Year 5 FFY Grant:2012 PHA FY:
	Annual Statement				
TN7-001					
TN7-004		390,374			
TN7-015					
PHA-WIDE			448,283	448,283	448,283
TN7-012		94,400	94,400	94,400	94,400
TN7-014		37,725	37,725	37,725	37,725
PHA Soft Costs		263,198	242,092	309,278	309,278
DEVELOPMENT					
DEBT SERVICE		305,600	268,797	201,611	201,611
CFP Funds Listed For 5-year planning					
Replacement Housing Factor Funds		423,453 (TN7-002,TN7-003, TN7-015)	423,453 (TN7-002,TN7- 003,TN7-015)	423,453	423,453

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages – Work Activities						
Activities for Year 1	Activities for Year: 2009 _____ FFY Grant: PHA FY:			Activities for Year: _2010____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TN7-004	Development	390,374	PHA-WIDE	Development	448,283
Annual		ACC funds in			ACC funds in	
Statement		Connection with			Connection with	
		Mixed-finance			Mixed-finance	
		To include			To include	
		revitalization of the area.			Disposition & revitalization of the area.	
	TN7-012	Replacement Reserve	94,400	TN7-012	Replacement Reserve	94,400
	TN7-014	Replacement Reserve	37,725	TN7-014	Replacement Reserve	37,725
Total CFP Estimated Cost			1,091,297			1,091,297

DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION

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

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

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

CAPITAL BUDGET

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

POLICIES

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

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

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

Earline Moore, *Resident Commissioner*
JHA Board of Commissioners
Appointed by Mayor of Jackson
Term: October 2005 – October 2010
8 Douglas Street A
Jackson, Tennessee 38301

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

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

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

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

Gladys Manuel, President
Lincoln Courts Resident Association
210 Roosevelt Parkway
Jackson, Tennessee 38301

Robert Beard, President
McMillan Towers Resident Association
212 S. Fairgrounds, #425
Jackson, Tennessee 38301

Winnie Ingram, Section 8
503 Park Ridge Drive
Jackson, Tennessee 38301

Angerla Bradford, Section 8
10 Sablewood Cove
Humboldt, Tennessee 38343

**JACKSON HOUSING AUTHORITY
PET POLICY STATEMENT**

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

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

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

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

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

MISSION

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

PHA GOAL - Expand the Supply of Assisted Housing

JHA successfully disposed of a high-rise public housing development thru a sale to its non-profit, and converted it into a mixed-finance deal that used Fannie Mae loans secured with capital funds combined with 4% low-income housing tax credits. McMillan Towers development was built in 1971, and had not been involved in any major rehab work since its inception. Renovation completion is expected later in 2009, and 151 units will be made into 124 units to take out efficiency and studio apartments for one-bedroom conversions to make the units more appealing for future tenants.

JHA plans to dispose of the former Parkview Courts property to provide for 48 new units of housing for senior citizens. The development will be named Centennial Pass, and will be a mixed-finance project utilizing funding from various sources.

The Villages at Old Hickory and East Pointe continue to provide affordable housing in Jackson. These developments were acquired and fully rehabbed in 2004 and 2006 respectively.

PHA GOAL - Improve the Quality of Assisted Housing

JHA will continue to modernize and rehabilitate the existing public housing units thru the use of Capital Fund Program (CFP) funds. The Authority will continue with plans to improve the developments while seeking needed resources to bring the older dwelling units in line with the demands of the future.

PHA GOAL - Increase Assisted Housing Choices

JHA will seek additional opportunities to increase the assisted housing choices to clients. Decisions will be made involving the older developments, and new construction will be a vital part of increasing the assisted housing choices for citizens in our community.

PHA GOAL - Provide an Improved Living Environment

The Authority provides units in Lincoln Courts and Allenton Heights for police mini-precincts. The presence of police officers provides comfort, and relay the message that criminal activity will not be tolerated in public housing developments, thus making the environment as safe as any other neighborhood in Jackson. Statistics continue to reflect that criminal

activity is not any more rampant in public housing developments as it is in other parts of the city.

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

JHA's Social Services Department continues to provide assistance by enrolling participants in the FSS programs. The participants are educated in all areas of their needs to include counseling, personal finance, education completion, obtaining employment, parenting skills, and household management. Successful participants have become homeowners by utilizing both the Public Housing and Section 8 Family Self-Sufficiency programs.

PHA GOAL - Ensure Equal Opportunity and Affirmatively Further Fair Housing

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

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

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

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

THE VILLAGES AT OLD HICKORY

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics
The Villages at Old Hickory	December 2004	Families with Disabilities – 3	Families with Disabilities – 3	1%
TN007012		Black – 45	Black – 79	57%
		White – 2	White – 6	33%
		Hispanic – 2	Hispanic – 1	-2%

EAST POINTE – ACC UNITS

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics
East Pointe	March 2006	Families with Disabilities – 1	Families with Disabilities – 6	17%
TN007014		Black – 125	Black – 141	89%
		White – 2	White – 1	-2%
		Hispanic – 0	Hispanic – 0	0%

EAST POINTE – HAP UNITS

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics
East Pointe	March 2006	Families with Disabilities – 16	Families with Disabilities – 3	-5%
TN007014		Black – 269	Black – 247	-10%
		White – 5	White – 7	1%
		Hispanic – 0	Hispanic – 1	0%

EAST JACKSON SFD INFILL

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics
SFD Infill	December 2006	Families with Disabilities – 0	Families with Disabilities – 0	0%
TN007013		Black – 2	Black – 4	50%
		White – 0	White – 1	0%
		Hispanic – 0	Hispanic – 0	0%

COMMUNITY SERVICE REQUIREMENTS

SERVICE REQUIREMENT

Except for any family member who is an exempt individual, each adult resident of public housing must:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

COVERED RESIDENTS

All public housing residents between the ages of 18 and 62 years of age who are not exempt.

EXEMPT RESIDENTS

Any public housing resident who is:

- 1) 62 years or older;
- 2) Blind or disabled and who certifies that because of this disability she or he is unable to comply with the requirement of the policy;
- 3) Primary caretaker of a person who is 62 years or older or who is blind or disabled;
- 4) Engaged in work activities, which is defined by JHA to be working an average of 20 hours per week;
- 5) Engaged in a work activity under the state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program;
- 6) Member of a family receiving assistance, benefits or services under a state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program and has not been found by the state to be in noncompliance with such a program.

VIOLATION OF SERVICE REQUIREMENT

Violation of the service requirement is grounds for nonrenewal of the twelve (12) months lease agreement, but not for termination of tenancy during the course of the twelve (12) months lease term.

COMMUNITY SERVICE

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

QUALIFIED COMMUNITY SERVICE ORGANIZATIONS AND ACTIVITIES

As a convenience to covered residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them satisfy their community service requirement. Residents are not limited to the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

DETERMINING RESIDENT STATUS

Per the Housing Authority's approved Admission and Continued Occupancy Policy (ACOP):

- The status of all applicant family members will be determined and families notified during the application process.
- During annual (or every three years for residents paying flat rents) recertifications, the status of each family member will be reviewed and determined.
- Between recertifications, residents are required to notify the Housing Authority within ten (10) days when there is a change in employment, income, family composition or welfare-to-work training or employment activities. The Housing Authority will use this information to determine changes, if any, in family member status.
- Members will be informed verbally and in writing of their community service requirement.

ASSURING RESIDENT COMPLIANCE

The Housing Authority shall review and verify family compliance with service requirements annually at least thirty (30) days before the end of the twelve (12) month lease term. The Housing Authority will retain reasonable documentation of service requirement performance or exemption in resident family files.

If the Housing Authority determines that a covered family member has not complied with their service requirement, the Housing Authority will notify the family of this determination, describe the noncompliance and state the Authority will not renew the lease of the end of the twelve (12) month lease term unless:

Attachment tn007j01

- The family enters into an agreement with the Authority that the noncompliant family member will cure such noncompliance within the twelve (12) month term of the new lease while also satisfying the on-going service requirement.
- Or the family provides written assurance satisfactory to the Authority that the noncompliant family member no longer resides in the unit.

Families may request a grievance hearing on the Housing Authority's determination in accordance with the Authority's approved Grievance Procedure.

SIGNED CERTIFICATIONS

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities must provide signed certifications.

VIOLENCE AGAINST WOMEN ACT (VAWA) OF 2005

Jackson Housing Authority (JHA) provides all participants with notification of their protections and rights under the VAWA of 2005 at the time of application, admission, and at annual reexamination as required of PHAs to notify public housing and Section 8 program participants of their rights under this law, including their right to confidentiality and the limits thereof. The notice explains the protections afforded under the law, and informs applicants of all confidentiality requirements, and provides contact information for local victim advocacy groups and/or service providers. VAWA requires JHA to notify owners and managers of their rights and responsibilities under this law. JHA policy states that it will inform owners and managers of their screening and termination responsibilities related to VAWA.

Jackson Housing Authority refers individuals to WRAP (Wo/mens Resource and Rape Assistance Program) which is a non-profit agency providing services to victims of sexual assault, domestic violence, child sexual abuse or dating violence. The services include a 24-hour crisis line, hospital and court accompaniment, shelter, meals, transportation, counseling (individual and group), advocacy, referrals, financial assistance and community education. Their services are provided free of charge to anyone requesting assistance without regard to age, sex, race, sexual preference or religious affiliation. Their contact information is listed below:

WRAP
62 Directors Row
Jackson, Tennessee 38305
(731) 668-0411 – Phone
(731) 668-0006 – Fax

24 Hour Crisis Line (800) 273-8712 {West Tennessee Only}

Website: www.wrap.freeservers.com
