

**Standard PHA Plan
PHA Certifications of Compliance**

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

RESOLUTION NO. 2011-01

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning April 1, 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

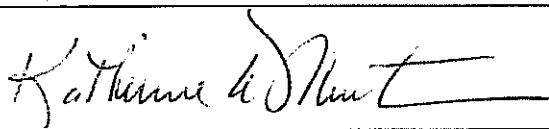
- 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
- 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

JACKSON HOUSING COMMISSION
PHA Name

MI038
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2011
 Standard Five-Year PHA Plan for Fiscal Years 2012 - 2015 including Annual Plan for FY 2011
 Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

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

Name of Authorized Official	Title
Katherine A. Martin	President
Signature	Date
<input checked="" type="checkbox"/> 	January 12, 2011

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Jackson Housing Commission</u> PHA Code: <u>MI038</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 543 Number of HCV units: 475				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the JHC is: To assist low income families secure safe, decent and affordable housing; create opportunities for resident and participant families to achieve self-sufficiency and economic independence; and assure fiscal and program integrity by all program participants.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. To achieve the mission statement we will: <ul style="list-style-type: none"> Recognize public housing Residents and Section 8 program participants as our ultimate customers; Continually improve Commission management and service delivery efforts through program assessments and revision, and selection and professional development of highly skilled and results oriented personnel. Seek and maintain problem-solving partnerships with Resident and program participant families, community, and government leadership. Efficiently apply limited Commission resources to assure optimum program results. 				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Jackson Housing Commission main office at 301 Steward Avenue, Jackson, MI 49201-1132 Chalet Terrace Management Office at 316 Burberry Drive, Jackson, MI 49203 Reed Manor Management Office at Building C, 301 Steward Avenue, Jackson, MI 49201-1132 Shahan-Blackstone North Apartments Management Office, 109 Shahan Drive, Jackson, MI 49202				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>2010, 2009, 2009 Stimulus (ARRA), 2008, 2007, Annual Statement and Performance Reports as of 09/30/2010</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>2011-2015 Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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	3,203	5	5	5	3	3	2
Income >30% but <=50% of AMI	1,852	5	5	5	3	3	2
Income >50% but <80% of AMI	3,015	4	4	4	3	3	2
Elderly	2,219	5	5	4	3	2	4
Families with Disabilities	600	5	5	4	4	3	4
Race/Ethnicity W	4,940	5	5	5	3	3	2
Race/Ethnicity B	2,963	5	5	5	3	3	2
Race/Ethnicity I	103	5	5	5	3	3	2
Race/Ethnicity A	64	5	5	5	3	3	2

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

(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:

- 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
- 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

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

- Apply for additional section 8 units should they become available

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

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

- Adopt rent policies to support and encourage work

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

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

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities. (e.g. Disability Connections)

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Market the section 8 program to owners outside of areas of poverty /minority concentrations

(2) Reasons for Selecting Strategies

9.1

- Funding constraints
- Staffing constraints
- 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

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The JHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from unlawful discrimination through the utilization of Capital funds and application of our public housing policies. However, the Commission was determined to be fiscally "troubled" after fiscal year 2008. The Commission has entered into a Memorandum of Agreement with the HUD-Detroit Field Office to correct the problems that led to this designation.</p> <p>Under the Memorandum of Agreement, and with renewed commitment by the Commission, its Staff, and the help of the City of Jackson, and other ancillary organizations, the Commission will address public housing vacancies and other problems noted, aggressively, and our PHAS and SEMAP scores will demonstrate improvement; and other operational issues have been positively addressed. There are a few remaining goals to be achieved, however, that will be addressed under a new Memorandum of Agreement which the Commission has yet to receive.</p> <p>Capital funds have been utilized to provide modernization of our properties and the 2011 application will continue that effort.</p> <p>JHC has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout our developments.</p> <p>We are confident that the JHC will be able to continue to improve to meet and accommodate all our goals and objectives for FFY 2011</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A. Substantial Deviation from the 5 Year Plan.</p> <p>The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. <p>B. Significant Amendment or Modification to the Annual Plan.</p> <p>The Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list. • Additions of non-emergency work items (items not intended in the current 5 Year Action Plan) or a change in use of replacement reserve funds under the Capital Fund Program; and • Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities. <p>Memorandum of Agreement (MOA) Statement</p> <p>The Commission is working diligently to meet the goals and timetables as set forth in its Memorandum of Agreement. Most recently the Commission has:</p> <ol style="list-style-type: none"> 1. Enacted and implemented more aggressive rent collection procedures to reduce TAR's. 2. Adopted a collection loss policy that writes off uncollected accounts receivable monthly that when they become six months old. 3. Improved and maintained tenant occupancy to 98%+ in each AMP. With the excellent occupancy rate we find it no longer necessary to hire outside contractors to assist in unit renovation, reducing overall expenses. 4. Reduced overall vacant unit turn around time from 65+ days to 35+ days. We continue to strive toward the goal 25 days turn-around time at each AMP. 5. The Commission is operating with healthy reserves in both its Section 8 and low income rental programs. 6. Reviewed and updated critical operational policies and procedures.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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ATTACHMENTS

VIOLENCE AGAINST WOMEN ACT (VAWA)

THE VAWA STATUTE AND FEDERAL REGISTER DATED MARCH 16, 2007, ENTITLED "THE VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005; APPLICABILITY TO HUD PROGRAMS, PAGE 12697 A., "PUBLIC HOUSING AGENCY PLANS" STIPULATES THAT THE PHA INCLUDE IN THE ANNUAL PLAN A DESCRIPTION AS ACTIVITIES, SERVICES OR PROGRAMS TO BE OFFERED BY AN AGENCY, EITHER DIRECTLY OR IN PARTNERSHIP WITH OTHER SERVICE PROVIDERS TOWARDS CHILD OR ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING.

The Jackson Housing Commission (JHC) has adopted a policy (the "JHC VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). JHC's goals, objectives and policies to enable JHC to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the JHC VAWA Policy, a copy of which was provided as an attachment in last year's PHA Plan. In addition, JHC shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in JHC's Annual Public Housing Agency Plan.

In this fiscal year the Commission shall enter into a Memorandum of Agreement with the Jackson County area's principle domestic abuse/sexual assault shelter, The AWARE Shelter, to further the achievement of its goals as outlined in its VAWA policy.

**Jackson Housing Commission
Jackson, Michigan
Resident Advisory Board**

FYE 03/31/11

Chalet Terrace

**Patricia Davis, President, CTRC
1233 Heather Lane, Jackson, MI 49203**

**Mary Williams, Vice President, CTRC
1227 Heather Lane, Jackson, MI 49203**

**Sheila Reynolds, Treasurer, CT Resident Council
1203 Laurel Lane, Jackson, MI 49203**

**Tanja Holmes, Secretary, CT Resident Council
1202 Heather Lane, Jackson, MI 49203**

Reed Manor

**C. Jean LaFountain, Resident Housing Commissioner
428 Wildwood Ave., A-08
Jackson, MI 49201**

**Terry Williams, Vice President, RM Resident Council
207 Steward Avenue, H-41
Jackson, MI 4901**

Idella Oliver, Secretary, RM Resident Council
207 Steward Avenue, H-19
Jackson, MI 49201

Shahan-Blackstone Mr. and Mrs. Gerald Barker, Resident Representatives
355 Moorman Drive, Jackson, MI 49202

Linda Enyart, Resident Representative
104 Shahan Drive, Jackson, MI 49202

The Resident Advisory Board was in general agreement with and in support of the policies and Agency Plan documents. Specific requests and comments included replacement of window screens and installation of ceiling lights at Shahan-Blackstone with a more secure type. Shahan-Blackstone again noted they would like to develop a computer lab at its development like the *Ayieko* Resource Center at Chalet Terrace. Reed Manor would like to see exterior lot lights restored, especially on Van Buren Street; the intercom system rehabilitated; and replacement of closet doors in B and I Buildings. They also would like to see some form of computer availability for resident training and amusement. Shahan-Blackstone representatives suggested installing self cleaning ovens; replacement of bi-fold closet doors with the sliding type; and ceiling light fixtures at handicapped/disabled units. Chalet Terrace residents are aggressively seeking establishment of a day care center in the now unused Head Start building. All developments requested installation of exterior surveillance systems, and Reed Manor requested interior surveillance. All requests will be considered under current projects in the Commission's Capital Fund Programs.

Public Hearing January 12, 2010:

No comments.

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Jackson Housing Commission

301 Steward Avenue
Jackson, MI 49201-1132

Program/Activity Receiving Federal Grant Funding:

Capital Fund Program - 2011

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees —

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will —

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted —

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Development No.	Development Name	Street Address	City	County	State/ Zip	Program Activity
MI33P038001	Chalet Terrace	316 Barberry Drive	Jackson	Jackson	MI 49203	Public Housing
MI33P038002	Reed Manor	301 Steward Avenue	Jackson	Jackson	MI 49201	Public Housing
MI33P038003	Shahan-Blackstone	109 Shahan Drive	Jackson	Jackson	MI49202	Public Housing

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Donita G. Olson, PHM, SHM	Title: Interim Director
Signature: X <i>Donita G. Olson</i>	Date: January 12, 2011

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name
Jackson Housing Commission
301 Steward Avenue
Jackson, MI 49201-1132

Program/Activity Receiving Federal Grant Funding

Capital Fund Program- 2011

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized HA Official:

Donita G. Olson, PHM, SHM

Title:

Interim Director

Signature:

x *Donita G. Olson*

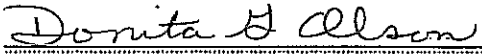
Date:

01/12/2011

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse side for instructions and public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> A a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> B a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> A a. initial filing b. material change For Material Change Only: Year: _____ quarter: _____ date of last report: _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> A Prime <input type="checkbox"/> Subawardee Tler _____, if known: Jackson Housing Commission 301 Steward Avenue Jackson, MI 49201-1132 Congressional District, if known: 7	5. If Reporting entity in No. 4 is Subawardee, enter Name and Address of Prime: _____ _____ _____ Congressional District, if known: _____	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program-2011 CFDA Number, if applicable: 14.850	
8. Federal Action Number, if known: _____	8. Award Amount, if known: \$ 718,662	
10a. Name and Address of Lobbying Registrant (If individual, last name, first name, MI): _____ _____ _____	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): _____ _____ _____	
16. Information requested through this form is authorized by title 31 U. S. C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the above when this transaction was made or entered into. This disclosure is required pursuant to 31 U. S. C. 1352. This information will be reported to the congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Donita G. Olson, PHM, SHM Title: Interim Director Telephone No.: (617) 787-9241 Date: 01/12/2011	
Federal Use Only	Authorized for Local Reproduction Standard Form-LLL (Rev. 7-97)	

JACKSON HOUSING COMMISSION

301 Steward Avenue, Jackson Michigan 49201-1132

Telephone:	Area Code 517-787-9241
FAX:	517-787-6143
TDD/TTY:	1-800-545-1833 Ext. 879
Public Housing Programs:	517-787-1188
Section 8 Programs:	517-787-6140
Homeownership Program:	517-787-6496

January 12, 2011

Willie C. Garrett, Director, OPH
U.S. Department of Housing and Urban Development
Michigan State Office
Patrick V. McNamara Federal Building
Detroit, Michigan 48226-2592

Dear Mr. Garrett:


Re: Certification of Units

The Jackson Housing Commission hereby certifies that it administers programs for and maintains 543 public housing units in three Asset Management Projects and 475 Housing Choice Vouchers located in the City of Jackson, Jackson County, Michigan.

Thanks for your continued support of our vital housing assistance programs.

Sincerely,

JACKSON HOUSING COMMISSION


Donita G. Olson, PHM, SHM
Interim Executive Director

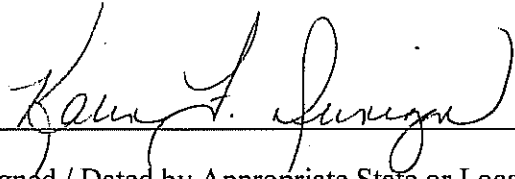
cc. PHA Plan Binder

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Karen F. Dunigan the Mayor certify that the Five Year and
Annual PHA Plan of the Jackson Housing Commission is consistent with the Consolidated Plan of
the City of Jackson, Michigan, prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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

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

Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement As of 01/12/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending; <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		143,730		
3	1408 Management Improvements		8,822		
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		39,450		
8	1440 Site Acquisition				
9	1450 Site Improvement		42,050		
10	1460 Dwelling Structures		334,170		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		150,440		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: M133P03850111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement As of 07/15/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9880 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	718,662			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Interim Director: Donita G. Olson, PHM, SHM <i>Donita G. Olson</i>		Date 01/12/2011	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Remove concrete trip hazards.	1450.0	400 sf.	2,000				
	B. Miscellaneous concrete work.	1450.0	250 sf.	1,500				
CHALET TERRACE	C. Corrective action at concrete steps.	1450.0	AN.	1,000				
MI 38-001	D. Replace fence at north property line.	1450.0	1200 lf.	30,000				
	E. Paint fence barbed wire supports.	1450.0	1 ea.	1,000				
	F. Replace fence barbed wire.	1450.0	10 lf.	1,750				
	G. Reapply parking lot seal coat.	1450.0	24000 sf.	4,800				
	H. Clean; reseal maintenance brick wall.	1470.0	4400 sf.	4,400				
	I. Tuck point maintenance brick wall.	1470.0	200 sf.	2,000				
	J. Install bollards at Ayieko Center	1470.0	15 ea.	4,500				
	K. Install development wide exterior surveillance system.	1470.0	15 ea.	4,500				
	Subtotal MI 38-001			127,950				
Scattered Sites								
MI 38-007								
26 3BR Units								
	Total AMP 1			127,950				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Shahan-Blackstone	A. Install bedroom ceiling fixtures.	1460.0	140 ea.	35,000				
MI 38-006	B. Install drywall/laundry boxes.	1460.0	60 ea.	29,860				
	Subtotal MI 38-006			64,860				
Scattered Sites								
MI 38-007								
14 3BR Units								
	Subtotal MI 38-007 SB			0				
	Total AMP 3			64,860				

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		143,730				
Management Improvements	Replace; add; upgrade computer systems.	15 ea.		8,822				
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		10,240				
	AMP 2-Reed Manor	1430.2		23,370				
	AMP 3-Shahan-Blackstone	1430.3		5,840				
	Total A& E Fees & Costs			39,40				
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	07/15/2013		07/15/15		
AMP 1	07/15/2013		07/15/15		
AMP 2	07/15/2013		07/15/15		
AMP 3	07/15/2013		07/15/15		

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
PHA Name/Number Jackson Housing Commission MI038		Jackson, Jackson County, Michigan				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
	AMP 1 Chalet Terrace MI33P03800001		195,210	346,080	523,810	105,750
	AMP 2 Reed Manor MI33P03800002		329,210	134,680	19,230	154,150
	AMP 3 Shahan-Blackstone MI33P03800003		33,100	86,900	18,350	307,420
B.	Physical Improvements Subtotal	Annual Statement	557,520	567,660	561,390	567,320
C.	Management Improvements		17,412	7,232	13,542	7,572
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		143,730	143,730	143,730	143,730
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds	Approved 2010:	718,662	718,662	718,662	718,662
L.	Total Non-CFP Funds					
M.	Grand Total		718,662	718,662	718,662	718,662

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>			
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost	
See Annual Statement	AMP 1 Chalet Terrace MI 38-001	A. Reapply driveway seal coat; patch 5%; repair 10% curb.	4,800	AMP 1 Chalet Terrace MI 38-001	A. Clean smoke detectors.	5,000	
		B. Mature tree trim; shape..	8,500		B. Replace 10 ea. furnaces.	15,000	
		C. Clean smoke detectors.	5,000		C. Relocate ½ electrical service underground..	325,000	
		D. Correct grades to improve drainage.	8,500				
		E. Replace downspouts all buildings.	17,600				
		F. Replace gutters all buildings..	34,230				
		G. Redirect water discharge family bldgs.	12,000				
		Subtotal MI 38-001	90,630			Subtotal MI 38-001	345,000
		Scattered Sites (MI 38-007) 26 3BR Units			A. Clean smoke detectors.	1,080	Scattered Sites (MI 38-007) 26 3BR Units
B. Replace VCT all units.	56,250						
C. Replace vinyl wall base all units..	20,250						
D. Replace vinyl sheet flooring in baths..	7,500						
E. Mature tree trimming; shaping..	5,000						
F. Add handrails at 4 ea. entry ramps.	2,000						

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

		G. Landscape improvements.	1,500			
		H. Replace entry light fixtures.	13,000			
		Subtotal MI 38-007 CT	104,580		Subtotal MI 38-007 CT	1,080
	AMP 1	Subtotal of Estimated Cost	\$ 195,210	AMP 1	Subtotal of Estimated Cost	\$ 346,080

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

Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP 2 Reed Manor MI 38-002	A. Clean smoke detectors.	580	AMP 2 Reed Manor MI 38-002	A. Clean smoke detectors.	580
		B. Replace limestone chimney top.	500			
		C. Repair roof/flashing separation.	2,000			
		Subtotal A Building	3,080		Subtotal A Building	580
	Reed Manor MI 38-003	A. Clean smoke detectors..	3,650	Reed Manor MI 38-003	A. Reapply driveway seal coat; patch 5%; curb 10%.	12,000
		B. Convert 8 units meet 504 standards.	160,000		B. Tuck-point; clean; reseal brick.	15,000
		C. Install 2 ea. automatic door openers to meet 504 standards.	6,000		C. Clean smoke detectors.	3,650
					D. Replace storage room entry doors.	10,800
					Replace flashing and roofing at flues.	15,000

		Subtotal B-G Buildings	169,650		Subtotal B-G Buildings	56,450
	Reed Manor MI 38-004	A. Clean smoke detectors.	3,150	Reed Manor MI 38-004	A. Reapply driveway seal coat; patch 5%; curb 10%.	52,500
		B. Convert 7 units to meet 504 standards.	140,000		B. Tuck-point; clean; reseal brick.	22,000
		C. Replace soffit.	13,330		C. Clean smoke detectors.	3,150
		Subtotal H-I Buildings	156,480		Subtotal H-I Buildings	77,650
	AMP 2	Subtotal of Estimated Cost	\$ 329,210	AMP 2	Subtotal of Estimated Cost	\$ 134,680

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

Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 3 Shahan-Blackstone MI 38-005	A. Secure soffit to eave.	11,500	AMP 3 Shahan-Blackstone MI 38-005	A. Reapply driveway seal coat; patch 5%; repair curb 10%	6,200
Annual		B. Clean smoke detectors.	1,200		B. Clean smoke detectors.	1,200
Statement					C. Replace VCT Community Building baths.	300
					D. Replace vinyl wall base Community Building baths.	100

					E. Replace VCT Head Start area.	2,300
					F. Replace vinyl wall base Head Start area.	300
					G. Replace VCT office; kitchen; etc.	4,400
					H. Correct grade at 5 buildings.	12,500
		Subtotal MI 38-005	12,700		Subtotal MI 38-005	27,300
	Shahan-Blackstone MI 38-006	A. Clean smoke detectors.	1,500	Shahan-Blackstone MI 38-006	A. Reapply driveway seal coat; patch 5%; repair curb 10%	11,200
					B. Clean smoke detectors.	1,500
		Subtotal MI 38-006	1,500		Subtotal MI 38-006	12,700
	Scattered Sites (MI33P038007)	A. Replace gable end panel siding.	6,300	Scattered Sites (MI33P038007)	A. Clean smoke detectors.	650
	14 3BR Units	B. Install smoke detectors all bedrooms.	8,400	14 3BR Units	B. Replace VCT all units.	30,500
		C. Install CO detectors.	4,200		C. Replace vinyl wall base all units.	11,250
					D. Replace vinyl sheet flooring in baths.	4,500
		Subtotal MI 38-7 SBN	18,800		Subtotal MI 38-7 SBN	46,00
	AMP 3	Subtotal of Estimated Cost	\$ 33,100	AMP 3	Subtotal of Estimated Cost	\$ 86,900

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2014</u> FFY 2014			Work Statement for Year: <u>2015</u> FFY 2015		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 1 Chalet Terrace MI 38-001	A. Reapply driveway seal coat; patch 5%; repair curb 10%	4,800	AMP 1 Chalet Terrace MI 38-001	A. Sand; prime; paint exterior doors.	15,150
Annual		B. Mature tree trim; shaping..	8,500		B. Sand; prime; paint flag pole.	200
Statement		C. Clean smoke detectors.	5,000		C. Re-roof family buildings.	88,000
		D. Replace interior doors; frames..	90,000		D. Re-roof senior laundry building..	2,400
		E. Replace kitchen cabinets; countertops.	49,000			
		F. Relocate ½ electrical underground.	325,000			
		G. Replace 100 ea. furnace supply dampers.	35,000			
	Subtotal MI 38-001	517,300		Subtotal MI 38-001	105,750	
	Scattered Sites (MI 38-007) 26 3BR Units	A. Clean smoke detectors.	1,080	Scattered Sites (MI 38-007) 26 3BR Units	A. Clean smoke detectors.	1,080
		B. Mature tree trimming; shaping.	5,430			
		Subtotal MI 38-007 CT			6,510	Subtotal MI 38-007 CT

	AMP 1	Subtotal of Estimated Cost	\$ 523,810	AMP 1	Subtotal of Estimated Cost \$ 158,380

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2014</u> FFY <u>2014</u>			Work Statement for Year: <u>2015</u> FFY <u>2015</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	AMP 2 Reed Manor MI 38-002	A. Clean smoke detectors.	580	AMP 2 Reed Manor MI 38-002	A. Clean smoke detectors.	580
Annual					B. Repaint balcony ceiling.	3,160
Statement					C. Repaint balcony railings.	1,260
		Subtotal A Building	580		Subtotal A Building	4,000
	Reed Manor MI 38-003	A. Clean smoke detectors.	3,650	Reed Manor MI 38-003	A. Reapply driveway; seal coat; patch 5%; repair 10% curb.	12,000
		B. Replace laundry room sinks.	4,500		B. Tuck point; reseal brick.	15,000
		C. Replace laundry room countertops.	4,500		C. Clean smoke detectors.	3,650
					D. Repair rotting colonnade railing; repaint flooring; railings, and columns..	11,950

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

		Subtotal B-G Buildings	12,650		Subtotal B-G Buildings	42,600
	Reed Manor MI 38-004	A. Replace laundry room sinks.	3,000	Reed Manor MI 38-004	A. Reapply driveway; seal coat; patch 5%; repair 10% curb.	52,500
		B. Replace laundry room countertops.	3,000		B. Tuck point; reseal brick.	22,000
					C. Clean smoke detectors.	3,150
					D. Main office renovation.	25,000
					E. Replace garage doors and openers.	4,000
					F. Replace entry door frame; hardware.	900
		Subtotal H-I Buildings	6,000		Subtotal H-I Buildings	107,550
	AMP 2	Subtotal of Estimated Cost	\$ 19,230	AMP 2	Subtotal of Estimated Cost	\$ 154,150

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

Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2014</u> FFY <u>2014</u>			Work Statement for Year: <u>2015</u> FFY <u>2015</u>		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP 3 Shahan-Blackstone MI 38-005	A. Clean smoke detectors.	1,200	AMP 3 Shahan-Blackstone MI 38-005	A. Reapply driveway; seal coat; patch 5%; repair 10% curb.	6,200
		B. Replace playground equipment; add mulch.	10,000		B. Clean smoke detectors.	1,200
					C. Replace stair treads/risers all units.	27,000
					D. Replace bi-fold closet doors.	76,000
		Subtotal MI 38-005	11,200		Subtotal MI 38-005	110,400

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	Shahan-Blackstone MI 38-006	A. Clean smoke detectors..	1,500	Shahan-Blackstone MI 38-006	A. Reapply driveway; seal coat; patch 5%; repair 10% curb.	11,200
		B. Replace playground equipment; add mulch.	5,000		B. Clean smoke detectors.	1,500
					C. Replace bi-fold closet doors.	90,000
		Subtotal MI 38-006	6,500		Subtotal MI 38-006	102,700
	Scattered Sites (MI33P038007)	A. Clean smoke detectors..	650	Scattered Sites (MI33P038007)	A. Clean smoke detectors..	650
	14 3BR Units			14 3BR Units	B. Replace kitchen cabinets; countertops.	91,000
					C. Mature tree trimming; shaping..	2,670
		Subtotal MI 38-7 SBN	650		Subtotal MI 38-7 SBN	94,320
	AMP 3	Subtotal of Estimated Cost	\$ 18,350	AMP 3	Subtotal of Estimated Cost	\$ 307,420

Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: At 09/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	138,212	138,012	138,012	138,012
3	1408 Management Improvements	5,582	5,465	5,465	5,465
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,500	88,627	88,738	85,396
8	1440 Site Acquisition				
9	1450 Site Improvement	47,030	30,624	30,624	24,764
10	1460 Dwelling Structures	375,016	361,792	361,792	361,792
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	86,720	66,540	66,540	66,540
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

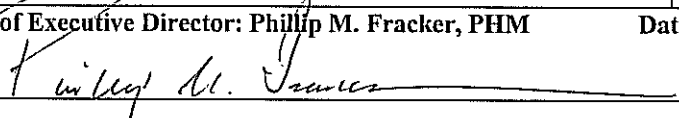
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007			
Jackson Housing Commission					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: At 09/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	691,060	691,060	691,060	687,829
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date: 10/01/2010	Signature of Public Housing Director		Date
					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.					Moved to FY08
	B. Landscape improvements.	1450.0	4,700 sf					Moved to FY08
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				Completed.
MI 38-001	D. Sand; patch; prime; paint; ext. doors.	1460.0						Replace doors.
	E. Replace resilient tread risers.	1460.0	68 units.	23,800	23,800	23,800	23,800	Completed
	F. Replace exterior doors; hardware; etc.	1460.0	136 Fam.	116,916	119,300	119,300	119,300	Completed.
	G. Replace exterior doors; hardware; etc.	1460.0	64 Elderly	57,000	57,000	57,000	57,000	Completed.
	H. Paint furnace flues heat resistant paint.	1470.0	100 ea.	5,000	5,000	5,000	0	
	I. Replace exterior door maintenance bldg	1470.0	1 ea.					Completed 06
	J. Replace office storefront door (HCU)	1470.0	1 ea.					Completed 06
	K. Replace office/community /head start/ Community building gutters/downspouts.	1470.0		9,130	9,130	9,130	9,130	Completed.
	Subtotal MI 38-001			211,846	214,230	214,230	214,230	Completed.
Scattered Sites								
MI 38-007								
26 3BR Units								
	Subtotal MI 38-007-CT							
	Subtotal AMP 1			211,846	214,230	214,230	214,230	Completed.

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Mature tree trim; plantings...	1450.0						Moved to FY08
Reed Manor	B. Replace exterior doors; hardware; etc.	1460.0	23 ea.	20,500	20,500	20,500	20,500	Completed.
MI 38-002	C. Install ducted range hoods/vent fans.	1460.0	23 ea.	0	18,000	18,000	18,000	Completed.
	D. Paint solar screen.	1470.0	4,400 sf.	30,800	0	0		Remove RAB
	E. Replace stairwell doors.	1470.0	10 ea.	11,290	11,290	11,290	11,290	Completed.
	F. Repair south end stairwell walls.	1470.0	575 sy	0	10,520	10,520	10,520	Completed.
	Subtotal MI 38-002			62,590	60,310	60,310	60,310	
Reed Manor	A. Mature tree trim; plantings.	1450.0		11,280	1,324	1,324	1,324	Completed
MI 38-003	B. Paint furnace flues heat resistant paint.	1460.0	150 ea.	7,500	7,500	7,500	7,500	Completed.
	C. Remove; replace carpeting D, E, F, G building corridors; social rooms.	1460.0	1,500 sy		45,250	45,250	45,250	Completed.
	D. Replace cove base D, E, F, G, building Corridors; social rooms.	1460.0	5,200 lf		15,400	15,400	15,400	Completed.
	Subtotal MI 38-003			20,250	74,450	74,450	74,450	Completed.

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Reed Manor	A. Mature tree trim; plantings.	1450.0		11,280	1,324	1,324	1,324	Completed.
MI 38-004	B. Paint all unit walls; ceilings; corridors; Laundry & social rooms.	1460.0		136,500	42,242	42,242	42,242	Completed.
	C. Paint furnace flues heat resistant paint.	1460.0	48 ea.	2,400	2,400	2,400	2,400	Completed
	D. Replace carpeting corridors, social Rooms, lobbies.	1460.0	11,400 sf	26,000	26,000	26,000	26,000	Completed.
	E. Replace vinyl wall base corridors, Lobbies, community spaces.	1460.0	42,000 lf	9,500	9,600	9,600	9,600	Completed.
	Subtotal MI 38-004			185,680	81,566	81,566	9,600	Completed.
	Subtotal AMP 2			268,520	216,326	216,326	216,326	Completed.

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		138,212	138,012	138,012	138,012	Completed.
Management Improvements		1408.0		5,582	5,465	5,465	5,465	Completed
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		15,840	17,840	15,840	15,840	Part ARRA/08
	AMP 2-Reed Manor	1430.2		20,870	15,470	15,470	15,470	
	AMP 3-Shahan-Blackstone	1430.3		1,790	55,317	55,317	52,086	Part ARRA/08
	Subtotal A&E Fees & Costs			38,500	88,627	88,627	85,396	
Contingency		1502.0						

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/13/2010	08/03/2010	09/13/2011		
AMP 1	09/13/2010	05/31/2008	09/13/2011	09/30/2010	
AMP 2	09/13/2010	08/03/2010	09/13/2011	09/30/2010	
AMP 3	09/13/2010	05/31/2008	09/13/2011	09/30/2010	

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

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

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

Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: ML33S03850109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,404	38,404	38,404	36,366.65
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	851,490	851,490	851,490	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: M133S03850109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	889,894	889,894	889,894	36,366.65
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Phillip M. Fracker, PHM <i>Phillip M. Fracker</i>			Date 10/01/2010		Signature of Public Housing Director
					Date

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

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33S03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 Chalet Terrace MI033P038001								
	Subtotal MI33P038001							
Scattered Sites (MI33P038007) 26 3BR Units	A. Tear off; reroof.	1460.0	260 sq	68,300	68,300	68,300		
	B. Replace soffits	1460.0	1000 sq	32,500	32,500	32,500		
	C. Replace furnaces	1460.0	26 ea.	65,000	65,000	65,000		
	D. Replace hot water heaters.	1460.0	26 ea.					
	E. Replace windows.	1460.0	182 ea.	91,000	63,230	63,230		Contract/CO1
	F. Replace exterior doors; frames; hardware: screen doors.	1460.0	52 ea.	70,000	70,000	70,000		
	Subtotal MI33P038007(CT)			326,800	326,800	326,800		

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33S03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 3 Shahan-Blackstone MI33P038005	A. Replace windows.	1460.0	250 ea.	0	87,300	87,300		Contract/CO1 From 2008
Shahan-Blackstone MI 38-006	A. Replace exterior doors; frames; hardware; screen doors. B. Replace windows.	1460.0	120 ea.	155,500	155,500			
Scattered Sites (MI33P038007) 14 3BR Units	A. Tear off; reroof. B. Replace gutters; downspouts. C. Replace soffit. D. Replace fascia. E. Replace windows. F. REplace exterior doors; frames; G. Replace furnaces. H. Replace hot water heaters.	1460.0	135 sq	38,000	38,000	38,000		
AMP 1-Chalet Terrace	A&E Fees-Develop PNA	1430.0	1 ea.	11,010	11,010	11,010	11,010	Completed.
AMP 2-Reed Manor	A&E Fees-Develop PNA	1430.0	1 ea	18,194	18,194	18,194	18,194	Completed
AMP 3-Shahan-Blacks	A&E Fees-Develop PNA	1430.0	1 ea	9,200	9,200	9,200	7164	Completed

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission					Federal FFY of Grant: ARRA 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	03/17/2010	02/18/2010	03/17/2013		
MI 38-001 AMP 1	03/17/2010	02/18/2010	03/17/2013		
MI 38-002 AMP 2	03/17/2010	02/18/2010	03/17/2013		
MI 38-003 AMP 3	03/17/2010	02/18/2010	03/17/2013		

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

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

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

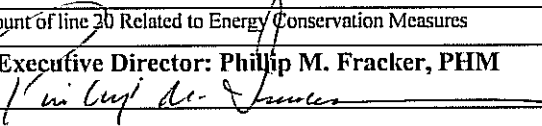
Part I: Summary					
PHA Name: Jackson Housing Commission		Grant Type and Number: Capital Fund Program Grant No: MI33P03850109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	87,394	87,394	87,394	87,394
3	1408 Management Improvements	15,266			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43,940			
8	1440 Site Acquisition				
9	1450 Site Improvement	12,900			
10	1460 Dwelling Structures	332,260			
11	1465.1 Dwelling Equipment—Nonexpendable	37,000			
12	1470 Non-dwelling Structures	167,360			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name:	Grant Type and Number Capital Fund Program Grant No: MI33P03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Jackson Housing Commission					
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	696,121		87,394	87,394
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 10/01/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Sand; patch; prime; paint soffits.	1460.0	68 ea.	3,900				
	B. Replace range/refrigerator.	1465.1	32 ea.					Moved CFP08.
CHALET TERRACE MI 38-001	C. Replace kitchen cabinets/countertop in management/maintenance area.	1470.0		3,500				
	D. Replace office countertop.	1470.0	1 ea.	1,600				
	E. Scrape; prime; paint elderly ceilings.	1460.0	32 ea.	23,000				
	F. Correct grade for drainage.	1450.0	5 bldgs.	12,900				
	G. Replace interior doors; frames; hardware; screens.	1460.0	360 ea.	102,706				
	Subtotal MI 38-001			171,660				
Scattered Sites MI 38-007 26 3BR Units								
	Subtotal MI 38-007 CT			0				
	Total AMP 1			171,660				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Replace vinyl wall base carpet areas.	1460.0	3,300 lf	7,400				
Reed Manor	B. Replace unit carpeting.	1460.0	575 sy	11,500				
MI 38-002	C. Replace range/refrigerator	1465.1	23 ea.	37,000				
	D. Install exterior surveillance system.	1470.0		5,660				
	Subtotal MI 38-002			61,560				
Reed Manor	A. Replace wall base 146 units.	1460.0	15,000 sf	34,000				
MI 38-003	B. Replace carpet 146 units.	1460.0	4,300 sy	108,000				
	C. Replace VCT 5 laundry rooms.	1470.0	1,300 sf	3,000				
	D. Replace VCT social; utility rooms.	1470.0	4,800 sf	11,000				
	E. Replace vinyl wall base laundry rooms	1470.0	500 lf	1,100				
	F. Replace wall base trash; utility; social rooms.	1470.0	1,900 lf	4,300				
	G. Replace vinyl wall base corridors.	1470.0	5,200 lf	11,700				
	H. Replace carpeting corridors; social	1470.0	1,500 sy	30,000				
	I. Replace plastic laundry room sinks.	1470.0	9 ea.	4,500				
	J. Replace laundry room counter tops.	1470.0	9 ea.	4,500				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	K. Install exterior surveillance system.	1470.0		34,690				
	Subtotal MI 38-003			276,790				
Reed Manor MI 38-004	A. Replace VCT Laundry Rooms	1470.0	1,100 sf	2,500				
	B. Replace vinyl wall base laundry rooms	1470.0	1,375 lf	900				
	C. Replace laundry room sinks.	1470.0	6 ea.	3,000				
	D. Replace laundry counter tops.	1470.0	6ea.	3,000				
	E. Replace laundry vinyl wall covering.	1470.0	9,900 sf	23,660				
	F. Install exterior surveillance system.	1470.0		30,450				
	Subtotal MI 38-004			63,510				
	Total AMP 2			401,860				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0	12.14%	87,394				
Management Improvements		1408.0	2.12%	15,266				
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		17,900				
	AMP 2-Reed Manor	1430.2		26,040				
	AMP 3-Shahan-Blackstone	1430.3		0				
	Total A& E Fees & Costs		8.58%	41,780				
Contingency		1502.0						

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	09/15/2011		09/15/2013		
AMP 1	09/15/2011		09/15/2013		
AMP 2	09/15/2011		09/15/2013		
AMP 3	09/15/2011		09/15/2013		

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

Part I: Summary						
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	133,468	133,468	133,468	133,468	
3	1408 Management Improvements	19,134	11,650	11,650	10,080	
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,290	40,290	40,290	40,290	
8	1440 Site Acquisition					
9	1450 Site Improvement	43,746	24,030	24,030		
10	1460 Dwelling Structures	444,520	471,720	471,720	161,415	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	5,900	5,900	5,900		
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Jackson Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI33P03850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	687,058	687,058	687,058	345,253
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Phillip M. Fracker, PHM		Date 01/14/2009	Signature of Public Housing Director		Date

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	A. Trim and shape mature trees.	1450.0	30 ea.	19,716				Moved to FY08
	B. Landscape improvements.	1450.0	4,700 sf					Moved to FY08
CHALET TERRACE	C. Remove unused flower boxes and dirt.	1450.0	4 ea.	0				
MI 38-001	D. Correct grade to improve drainage..	1450.0	5 bldgs.					.
	E. Paint walls/ceilings all family units..	1460.0	68 units.	75,000	75,000	75,000		
	F. Paint management/maintenance/comm.	1460.0	3 bldgs..	4,400	4,400	4,400		
	G. Reapply seal coat; stripe parking lots..	1450.0	24,000 sf.					CFP 04/05.
	H. Convert units to HC accessible..	1460.0	5 ea.					Move to future.
	I. Sand; patch; prime; paint ext. doors.	1460.0	200 ea.	15,000	15,000	15,000		
	J. Replace stair treads family units.	1460.0	68 ea.	23,000	23,000	23,000		
	K. Replace lavs; faucets; vanities elderly	1460.0	32 ea.		17,600	17,600		
	L. Replace toilets elderly units.	1460.0	32 ea.		9,600	9,600		
	M. Replace ceiling senior building.	1470.0	1 ea.					Completed.
	N. Replace light fixtures senior bldg.	1470.0						Completed.
Scattered Sites	O. Tuckpoint 5% brick fence.	1470.0						CFP 04/05
MI 38-007	Subtotal MI 38-001			137,916	145,400	145,400		
26 3BR Units								
	Subtotal MI 38-007-CT							
	Subtotal AMP 1			137,916	145,400	145,400		

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Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	A. Mature tree trim; plantings...	1450.0						Moved to FY08
Reed Manor	B. Paint all unit walls; ceilings.	1460.0	23 ea.	66,200	66,200	66,200	66,200	Completed.
MI 38-002	C. Replace laundry water softener	1470.0	1 ea.	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>		
	Subtotal MI 38-002			62,590	60,310	60,310	66,200	
Reed Manor	A. Mature tree trim; plantings.	1450.0		12,750	12,750	12,750		Contract Award
MI 38-003	B. Paint unit walls; ceilings.	1460.0	126 units	160,000	160,000	160,000		Contract Award
	C. Clean; reseal; tuck point brick veneer all buildings.	1460.0	6 bldgs.	<u>51,720</u>	<u>51,720</u>	<u>51,720</u>	<u>51,720</u>	CFP 04/05
	Subtotal MI 38-003			224,020	224,020	224,020	51,720	

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Jackson Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P03850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide								
Operations	Provide funding routine PHA operations	1406.0		133,468	133,468	133,468	133,468	Completed.
Management Improvements		1408.0		19,134	11,650	11,650	10,080	
Administration		1410.0						
A&E Fees & Costs	AMP 1-Chalet Terrace	1430.1		18,830	18,830	18,830	18,830	
	AMP 2-Reed Manor	1430.2		20,230	20,230	20,230	20,230	
	AMP 3-Shahan-Blackstone	1430.3		1,230	1,230	1,230	1,230	
	Subtotal A&E Fees & Costs			40,290	40,290	40,290	40,290	
Contingency		1502.0						

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Jackson Housing Commission				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	07/18/2008	05/31/2008	07/18/2010		
AMP 1	07/18/2008	05/31/2008	07/18/2010		
AMP 2	07/18/2008	05/31/2008	07/18/2010		
AMP 3	07/18/2008	05/31/2008	07/18/2010		

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