


<p><b>PHA 5-Year and Annual Plan</b></p>  <p style="text-align: right;"><b>tn007v01</b></p> <p><b>JACKSON HOUSING AUTHORITY</b></p>	<p><b>U.S. Department of Housing and Urban Development</b>  <b>Office of Public and Indian Housing</b></p>	<p><b>OMB No. 2577-0226</b>  <b>Expires 4/30/2011</b></p>
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<b>1.0</b>	<p><b>PHA Information</b>          PHA Name: <u>Jackson Housing Authority</u> PHA Code: <u>TN007</u>          PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)          PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2016</u></p>																										
<b>2.0</b>	<p><b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)          Number of PH units: <u>804</u> Number of HCV units: <u>1,419</u></p>																										
<b>3.0</b>	<p><b>Submission Type</b>  <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>																										
<b>4.0</b>	<p><b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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<b>5.0</b>	<p><b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>																										
<b>5.1</b>	<p><b>Mission.</b> 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:  <u>Not Applicable this Plan</u></p>																										
<b>5.2</b>	<p><b>Goals and Objectives.</b> 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.  <u>Not Applicable this Plan</u></p>																										
<b>6.0</b>	<p><b>PHA Plan Update</b>          (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <u>&gt; The Statement of Financial Resources changes annually for the programs administered by JHA. The financial information is available for review.</u>          (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. <u>JHA Central Office, 125 Preston Street; Allenton Heights AMP, 164 Allen Avenue; Lincoln Courts AMP, 217 Lincoln Circle; and on the Authority's website: <a href="http://www.jacksonha.com">www.jacksonha.com</a></u></p>																										

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

**Jackson Housing Authority continues to seek ways to rehab Lincoln Courts (TN007000040) as outlined and approved in the prior year PHA Plan.**

<b>Demolition/Disposition Activity Description</b>	
1a.	Development name: Lincoln Courts
1b.	Development (project) number: TN007000040
2.	Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.	Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4.	Date application approved, submitted, or planned for submission: (04/15/16)
5.	Number of units affected: 215
6.	Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7.	Timeline for activity: a. Actual or projected start date of activity: 09/15/16 b. Projected end date of activity: 11/15/17

7.0

**Jackson Housing Authority continues to seek funding for neighborhood revitalization on Allenton Heights (TN007000010) as outlined and approved in the prior year PHA Plan.**

<b>Demolition/Disposition Activity Description</b>	
1a.	Development name: Allenton Heights
1b.	Development (project) number: TN007000010
2.	Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.	Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4.	Date application approved, submitted, or planned for submission: (09/30/16)
5.	Number of units affected: 100
6.	Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7.	Timeline for activity: a. Actual or projected start date of activity: 02/15/17 b. Projected end date of activity: 11/15/17

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

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.  
**Approved by HUD on 04/13/2015**

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.  
**Approved by HUD on 04/13/2015**

**8.3 Capital Fund Financing Program (CFFP).**  
 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.

**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.

9.0

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	3910	5	5	4	2	4	4
Income >30% but <=50% of AMI	3060	4	4	4	2	3	3
Income >50% but <80% of AMI	3915	3	3	3	2	2	2
Elderly	1371	4	4	3	3	3	2
Families with Disabilities	1376	4	4	4	3	3	3
Caucasian	5089	3	3	3	2	2	3
African American	7188	5	3	3	2	3	3
Hispanic	384	5	3	3	2	3	3
Asian	90	2					
Native Am/Eskimo	4						
Hawaiian	10						
Other	0	N/A	N/A	N/A	N/A	N/A	N/A

**Data taken from the Consolidated Plan, 2015-2019 of the City of Jackson, Tennessee.**

9.1

**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.**

**Not applicable this Plan**

	<p><b>Additional Information.</b> 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><b>JHA received a CHAP (Commitment to enter into a Housing Assistance Payment) for the Kingfield development based on the RAD (Rental Assistance Demonstration) application submitted in December 2013 for 31 units using the PBV (Project-Based Voucher) conversion option. The CHAP sets forth milestones that must be met after issuance. JHA will seek to leverage public and private debt, and equity to reinvest in the public housing stock. Units will move to a Section 8 platform with a long-term contract to ensure they remain permanently affordable to low-income households. JHA purchased 13.6 acres adjacent to the development, and plans to build 50 units consisting of one and two-bedroom apartments. The existing Kingfield site is considered a desirable property.</b></p> <p><b>JHA continues to seek additional ways to provide affordable housing to income qualifying participants. The Section 8 Housing Choice Voucher waiting list opened in April 2015, and pending applicants have a two-month to a two-year wait to receive a voucher. The public housing waiting list has a minimum of a six-month wait with the one-bedroom list being the longest to receive assistance. There is a high demand for assisted housing in Jackson and Madison County.</b></p> <p><b>JHA continues to work with clients to sell the Single Family Dwelling (SFD) Infill homes built on Phillips Street. A qualifying homebuyer must meet certain criteria in order to purchase a house on the Section 32 program.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>JHA considers a “substantial deviation” or “significant amendment or modification” as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency, and which will require the formal approval of the Board of Commissioners. Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:</b></p> <ul style="list-style-type: none"> <li>❖ <b>A material change in the policies regarding the manner in which tenant rent is calculated</b></li> <li>❖ <b>A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list</b></li> <li>❖ <b>Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities not previously identified in the agency plan.</b></li> </ul> <p><b>An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the Five-Year or Annual Plans.</b></p> <p><b>See attachment R</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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><b>Attachment tn007a01</b></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><b>Approved by HUD on 04/13/2015</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p><b>Approved by HUD on 04/13/2015</b></p>

The Jackson Housing Authority Resident Advisory Board met on June 25, 2015 to discuss recommendations for the FY 2016 PHA Annual Plan. The Resident Advisory Board supports the proposed improvements for the developments. There were no additional comments.

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### **VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT (VAWA) OF 2013**

The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) protects qualified tenants, participants, applicants, and family members, who are victims of domestic violence, dating violence, sexual assault, or stalking. An applicant or tenant may not be denied admission, assistance, terminated, or evicted from housing on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.

However, to qualify under VAWA, the criminal activity must be directly related to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant, if the tenant or an affiliated individual of the tenant is the victim or threatened victim.

VAWA does not limit or stop any otherwise available authority to evict or terminate assistance for other lease violations unrelated to VAWA incidents or for a demonstrated actual or imminent threat to other tenants, employees, or service providers to the property. VAWA does not protect a perpetrator or wrongdoer. The victim has the option of submitting the required form HUD-50066 (Certification of Domestic Violence, Dating Violence, or Stalking) or other documentation by acceptable third-parties as set forth in the policy.

Jackson Housing Authority (JHA) provides all participants with notification of their protections and rights under the Violence Against Women Act (VAWA) of 2013 at the time of application, admission, and at annual reexamination as required of PHAs to notify all program participants of their rights under this law, including their right to confidentiality and the limits thereof. The notice explains the protections afforded under the law, and informs applicants of all confidentiality requirements, and provides contact information for local victim advocacy groups and/or service providers.

Jackson Housing Authority refers individuals to WRAP (Wo/mens Resource and Rape Assistance Program) which is a non-profit agency providing services to both sexual assault and domestic violence victims. Their efforts are coordinated with local law enforcement agencies, attorneys, hospitals, social service agencies, state agencies, and court offices to provide the most comprehensive services possible to victims of crime. The services include a 24-hour crisis line, hospital and court accompaniment, shelter, meals, transportation, counseling (individual and group), advocacy, referrals, financial assistance and community education. The Safe Hope Center was recently opened in a central location for all agencies to assist victims with services under one roof. The core concept is to provide one place where victims can receive services such as talking to an advocate, plan for safety, interview with police officers, meet with a prosecutor, receive medical assistance, shelter information, and help with transportation. The center is the fifth of its kind in Tennessee. Their services are provided free of charge to anyone requesting assistance without regard to age, sex, race, sexual preference or religious affiliation. The contact information is listed below:

WRAP  
24 Hour Crisis Line 1.800.273.8712

Website: [www.wraptn.org](http://www.wraptn.org)