

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: Jefferson County Housing Authority **PHA Number:** AL086

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:588
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:1670

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below) Jefferson County Office of Community and Economic Development 716 Richard Arrington, Jr., Blvd. N. Birmingham, AL 35203

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

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To provide decent, safe, sanitary and affordable housing and related services to qualified citizens of Jefferson County.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

Status: We applied and received additional Mainstream vouchers the last time they were available. JCHA plans to apply and request additional vouchers anytime they are offered. The Public Housing Department has worked hard to reduce vacancies, we are currently at 98% occupancy and are striving to maintain 99% plus when possible. We continue to look for ways to leverage funds. We will be working with another local authority to develop a Tax Credit property for low-income elderly.

- ☒ PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - ☒ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management: (SEMAP score)
 - ☒ Increase customer satisfaction:
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

Status: JCHA has been a high performer the past 2 fiscal years; we are constantly looking for ways to improve our monitoring so that we can be proactive. JCHA struggled in the past with SEMAP but we have now turned the corner and have made major improvements in our SEMAP. We are working to improve our communication scores with our residents, this year we have implemented a calendar that will go out monthly to keep our residents more informed. We have made major improvements in our financial reporting and received a clear fiscal audit for the past fiscal year. The Section 8 department has implemented and is working out the final bugs on a tracking program for all inspections. We have almost completed installation of HV AC units in all but 2 properties and we plan to complete those during the next two years.

- ☒ PHA Goal: Increase assisted housing choices
 - Objectives:
 - ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☒ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

Status: We plan to work more to help our clients understand mobility so they can move to better areas. We continue to reach out to new landlords and work to improve our service to existing ones. With the implementation of Project Based Accounting we plan to implement site-based waiting list.

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Status: We will continue to encourage deconcentration in our PH developments. We plan to work with local employers to help attract unemployed residents to the areas that have more high incomes.

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

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

Status: Continue to aggressively recruit FSS participants by showing clients the advantages of working and being part of the FSS program. By removing barriers for community service we hope to attract more clients to the workplace. Work with local supportive services to assist the elderly/disabled families in being more independent.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Status: Continue to provide training to our staff so they may help further fair housing. Through education and communication we will be able to ensure equal access to all of our programs. By having preferences in our public housing program we are able to house more persons with disabilities first.

Other PHA Goals and Objectives: (list below)

PHA Goal: Administrative/Nonprofit Activities: continue to develop the administrative and management capability to support employees and activities of the Authority and related entities. The status of the Goals and Objectives are provided in attachment al086a01.

Objectives:

- Develop non-traditional revenue generators;
- Establish and maintain a performance and team oriented work environment that encourages and rewards innovative and entrepreneurial thinking and action;
- Establish and maintain an organization that provides affordable housing and related services that are responsive to the demands of the market and its customers;
- Review and refine internal operations to insure compliance with regulatory demands and to maximize internal efficiency.

PHA Goal: Community Services: improve the quality of life for resident families and their surrounding communities.

Objectives:

- Insure programs are consistent, adequate and reach all apartment complexes and tenants;
- Involve residents, Zone Managers, Section 8 staff and Maintenance in the planning process;
- Increase internal connections between community service programs to recognize and utilize the continuous range of services available to residents and clients;

- Provide professional development opportunities for staff and training for residents in community development information and techniques;

PHA Goal: Finance: Continue to develop the financial capacity to support the activities of the Authority and related entities.

Objectives:

- Train/cross train employees;
- Provide consistent support services to all departments;
- Improve customer service and communication between Finance and all other departments;
- Assure confidentiality of financial information;
- Improve definitions of the duties and responsibilities of the Finance Department as it relates to interaction with other departments.
- Provide statistical information and management reports to department heads and Executive Director.

PHA Goal: Maintenance: Improve the quality of housing by long-range planning, preventive and actual maintenance.

Objectives:

- Revise Maintenance Plan;
- Work with Finance to improve CFP grants and budgetary process;
- Improve inventory process and procedure;
- Coordinate risk management with Housing Management;
- Improve communication between Housing Management and Maintenance.

PHA Goal: Public Housing, Section 8, Shelter Plus Care; Provide decent, safe and sanitary housing to eligible/suitable families; provide an array of services that assist families in improving their lot in life.

Objectives:

- Increase the number of units available to low-income families;
- Work to increase the desirability and livability of Public Housing;
- Work with other departments to continue the aesthetic plan for our properties;
- Work to acquire more vouchers;
- Seek additional accessible housing opportunities;
- Work to improve joint working relations with other departments;
- Seek ways to solve problems and in a more expedient and efficient manner;
- Seek ways to decrease the number of homeless.

PHA Goal: Section 8 Contract Administration: Fully develop and implement Section 8 Contract Administration function.

Objectives:

- Meet or exceed all work plan goals in all states;
- Provide professional training and development for employees;
- Work to eliminate/reduce properties opting-out of Section 8 program;
- Establish positive working relationship with all property owners and managers.

**Annual PHA Plan
PHA Fiscal Year 2007**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Jefferson County Housing Authority is a full-service public housing authority incorporated October 25, 1941. With over 2500 units, owned or managed by the Authority and its legal instrumentality, the Jefferson County Assisted Housing Corporation; it is one of the largest housing authorities in the State of Alabama. The authority is known across the state and nation as one of the most innovative and entrepreneurial organizations of its kind. A tremendous range of housing and related programs are administered which include traditional Public Housing, Section 8 Rental Assistance, Special Section 8 programs (Family Unification and Mainstreaming Non-Elderly Families with disabilities), Shelter Plus Care (rental assistance for homeless individuals and families with associated disabilities), homeownership, Fair Housing Counseling, Family Self-Sufficiency for both public housing and Section 8; Section 8 homeownership, comprehensive housing counseling, summer and after school programs for the residents ages 6-18, an adult day care for approximately 20 participants through contract with the Office of Senior Citizens' services, and housing for the elderly and disabled. During the past 6 years the authority has expanded its projects and programs locally and statewide through the Jefferson County Assisted Housing Corporation. The Assisted Housing Corporation is the Participating Administrative Entity for the State of Alabama under HUD's Section 8 Mark-to-Market Program and is the Section 8 contract administrator for the states of Alabama, Mississippi, Virginia and Connecticut. Our non-profit, the Community Housing Development Corporation of Alabama was selected by

the Jefferson County Commission to be the lead developer for Edgewater; an 80 lot single family subdivision in the tornado stricken Western portion of Jefferson County. All of the lots have been sold to area non-profits and all 80 of the lots have houses on them.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Required Attachments:	
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- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Board Members (attachment 086h01)
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (attachment al086e01)
-
- Comments of Resident Advisory Board or Boards (attachment al086g01)
- Other: Voluntary Conversion Initial Assessment Questions Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

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	4621	5	4	5	3	5	3
Income >30% but <=50% of AMI	2921	4	4	4	3	4	3
Income >50% but <80% of AMI	3611	3	3	3	3	3	2
Elderly	7667	4	4	3	4	3	2
Families with Disabilities	2832	4	5	3	5	3	3
Race/Ethnicity White	7773	3	2	2	3	2	2
Race/Ethnicity Black	8155	4	3	4	3	3	2
Race/Ethnicity Hispanic	126	4	3	4	3	3	2
Race/Ethnicity American Indian	58	4	3	4	3	3	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (list and indicate year of information): Jefferson County annual Action Plan, 2003-2004; Birmingham Independent Living Center

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	650		
Extremely low income <=30% AMI	555		
Very low income (>30% but <=50% AMI)	90		
Low income (>50% but <80% AMI)	5		
Families with children			
Elderly families	27		
Families with Disabilities	102		
Race/ethnicity	109		
Race/ethnicity	541		

Housing Needs of Families on the Waiting List			
Race/ethnicity	0		
Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Section 8

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

If yes:

How long has it been closed (# of months)? Regular S8 – 4 months Mainstream – 1 month

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	946		
Extremely low income <=30% AMI	416	44	

Housing Needs of Families on the Waiting List			
Very low income (.30%, but <=50%AMI)	245	26	
Low income (>50% but <80% AMI)	88	30	
Families with children	883	93	
Elderly families	57	6	
Families with Disabilities	6		
Race/ethnicity/white	207	22	
Race/ethnicity/black	736	78	
Race/ethnicity/Hispanic	0		
Race/ethnicity/Asian	0		
Race/ethnicity/Indian	3		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	229	26	10
2 BR	405	46	41
3 BR	226	26	32
4 BR	23	3	4
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Federally declared disasters			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: Work to Preserve Section 8 units with Mark to Market and Contract Administration programs. Assist residents of opt-out properties to find other units.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: Seek funds for elderly unit developments from County HOME funds, LIHTC and Federal Home Loan Bank.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: Market fair housing seminars to county real estate industry.

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

Need: Shortage of affordable housing close to entry-level jobs.

Strategies: Apply for Welfare to Work Vouchers when available. Work with local organizations to improve public transportation.

Need: Shortage of affordable housing for disaster/displaced victims.

Strategies: Apply for emergency vouchers when available. Work with local unmet needs committee if one is formed or organized.

(2) Reasons for Selecting Strategies

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,756,111	
b) Public Housing Capital Fund	\$ 926,188	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$9,701,095	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$ 196,640	Comprehensive Housing Counseling, Eldergarden Adult Day Health Center operation, public service
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	\$2,876,030	Housing assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$ 526,875	Maintain public housing properties, administer public housing program
4. Other income (list below)		
Late payments/excess utilities/interest income	\$ 202,340	Administer public housing program
4. Non-federal sources (list below)		
Total resources	\$16,182,279	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Within 7-10 days of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity

- Rental history
- Housekeeping
- Other (describe): Credit report

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists (06/20/2006)
- Other (describe) Choice of 3 communities

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 3

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Applicant is unable to find a unit they can afford. Applicant is disabled and/or their health is a factor in their search for suitable housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: **JCHA shall immediately grant an exemption from application of the minimum monthly rent to any family making a proper request in writing who is unable to pay because of financial hardship, which shall include:**

- **The family has lost eligibility for or is awaiting an eligibility determination from a federal, state, or local assistance program including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for the Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.**
- **The family would be evicted as a result of the implementation of the minimum rent (this exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent).**
- **The income of the family has decreased because of changed circumstance, including loss of employment.**
- **A death in the family has occurred which affects the family circumstances.**

- **Other circumstances which may be decided by JCHA on a case-by-case basis. All of the above information must be proven by the resident providing verifiable information in writing to JCHA prior to the rent becoming delinquent and before the lease is terminated by JCHA.**

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (al086e01)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	588	100
Section 8 Vouchers	875	220
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream – 225 FUP – 100 Enhanced - 192 PBA – 278	50 25 48 70
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)	Shelter Plus Care - 500	125

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below) Admissions and Continued Occupancy Policy, Procurement Policy, Personnel Policy, Maintenance Policy, Pest Control Policy, and Pet Policy.
- (2) Section 8 Management: (list below) Administrative Plan for the Section 8 Voucher Program
- (3) Other: Shelter Plus Care Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) al086c01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) al086c01

-or-

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

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

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

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: 86-02 Fultondale Village and 86-03 Brookside Village, we plan to relocate these properties to a more accessible location using mixed financing.

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Site Houses 1b. Development (project) number: AL09P086019
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved,: (08/11/2006)
5. Number of units affected: 40
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: 09/01/2006 b. Projected end date of activity: 06/30/2007

Demolition/Disposition Activity Description
1a. Development name: Scattered Site Houses 1b. Development (project) number: AL09P086020
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved: (08/11/2006)

<p>5. Number of units affected: 2</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 09/01/2006</p> <p>b. Projected end date of activity: 06/30/2007</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site Houses 1b. Development (project) number: AL09P086019
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 11/05/1996, amended 03/26/1998
5. Number of units affected: 43 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site Houses 1b. Development (project) number: AL09P086020

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 11/05/1996, amended 03/26/1998</p>
<p>6. Number of units affected: 2</p> <p>6. Coverage of action: (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Youth Programs</i>	<i>675 non duplicated count</i>	<i>Self selection and outreach</i>	<i>On site and PHA Main offices</i>	<i>Both</i>
Family Support Services (Family Self Sufficiency)	167	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Economic and Educational Referrals through FSS	75	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Housing Counseling	302 individuals	Self selection, referrals and outreach	Fultondale Community Center and on site as needed, home visits	Both
First-Time Homebuyer	75	Self selection, referrals and outreach	Fultondale Community Center and on site as needed, home visits	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 08/31/06)
Public Housing	60	60
Section 8	120	122

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

The Authority has adopted and has implemented the Community Service Policy pursuant to the requirements of Title 24 of CFR 960.00. that policy is provided in the supporting documentation to this annual update, see attachment AL086j01.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

3. Which developments are most affected? (list below) **All developments participate in crime and drug prevention activities through after-school and summer programs for the youth. Young people have also initiated a stop the violence program in coordination with other youth programs in Jefferson County.**

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

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

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)) **Law enforcement patrols above baseline services. Management practices such as criminal history screening and one-strike policy. Police sub-station at our Brookside community location.**

2. Which developments are most affected? (list below **All developments participate, however Brookside could be considered the most affected.**)

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? (list below) **All developments participate. Police sub-station at our Brookside development shared by Brookside police and Sheriff’s Department.**

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? **Yes, if the funding were available.**
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan? **No funding is available.**
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)
JCHA would apply for funding if available.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] **The Authority has adopted a pet policy in accordance with HUD requirements and it is included as part of the supporting documentation as an attachment. AI086i01**

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below) **Disposition of scattered site single family houses through homeownership program and demolition of AL 086P002.**

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) **Resident appointed by the Jefferson County Commission as prescribed by state law.**

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (**Jefferson County, Alabama**)

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

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

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

D. Other Information Required by HUD

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

Attachments

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

2007 Annual Update Goals and Objectives Attachment

JEFFERSON COUNTY HOUSING AUTHORITY
2007 ANNUAL UPDATE
GOALS AND OBJECTIVES
ATTACHMENT al086a01

PHA Goal: Administrative/Nonprofit Activities: continue to develop the administrative and management capability to support employees and activities of the Authority and related entities. The status of the Goals and Objectives are provided in attachment al086a01.

Objectives:

Develop non-traditional revenue generators;

- Establish and maintain a performance and team oriented work environment that encourages and rewards innovative and entrepreneurial thinking and action;
- Establish and maintain an organization that provides affordable housing and related services that are responsive to the demands of the market and its customers;
- Review and refine internal operations to insure compliance with regulatory demands and to maximize internal efficiency.

Status: The Authority is working with another local HA to partner with on a Tax Base project for low-income elderly. Annual and periodic reviews have continued to improve team work and initiatives. As our funding changes we are continuing to look for additional funding to provide more housing and related services to our clients. We are planning a strategic planning session to help refine internal operations and to help us work through the major changes that face our industry.

PHA Goal: Community Services: improve the quality of life for resident families and their surrounding communities.

Objectives:

- Insure programs are consistent, adequate and reach all apartment complexes and tenants;
- Involve residents, Zone Managers, Section 8 staff and Maintenance in the planning process;
- Increase internal connections between community service programs to recognize and utilize the continuous range of services available to residents and clients;
- Provide professional development opportunities for staff and training for residents in community development information and techniques;

Status: The Community Services department continues to maintain and expand its community and resident services programs in a variety of ways. Youth Services is maintaining its collaboration with three area Boys/Girls Clubs and has initiated a partnership with a new non-profit named Need a Chance, Inc. This program is providing summer and after school programs for the children living in the housing

communities not covered by our Boys and Girls Clubs programs. The department has also completed and submitted three applications for HUD program funding in the areas of housing counseling and case managers positions for both HCV and Public Housing Family Self-sufficiency programs. We are also anticipating funding again from Jefferson County for a comprehensive housing counselor position. Since its inception in March of 2005, 112 families have enrolled in the HCV Homeownership program and 3 families have closed on their properties. As of this writing 5 additional families are in the process of locating their homes to purchase. The Adult Daycare continues with adequate funding through the Jefferson County Office of Senior Services. It is very successful and is now operating with a waiting list of participants.

PHA Goal: Finance: Continue to develop the financial capacity to support the activities of the Authority and related entities.

Objectives:

- Train/cross train employees;
- Provide consistent support services to all departments;
- Improve customer service and communication between Finance and all other departments;
- Assure confidentiality of financial information;
- Improve definitions of the duties and responsibilities of the Finance Department as it relates to interaction with other departments.
- Provide statistical information and management reports to department heads and Executive Director.

Status: We recently completed updating our current tenant and accounting software. This update will allow us to track all resident information and prepare financial data in a more efficient manner. We are preparing to convert all our public housing accounting to the HUD mandated project based accounting for the budgeted year beginning January 1, 2007. In addition we will continue to review all financial and compliance internal controls to ensure that all assets are protected in the most efficient manner.

PHA Goal: Maintenance: Improve the quality of housing by long-range planning, preventive and actual maintenance.

Objectives:

- Revise Maintenance Plan;
- Work with Finance to improve CFP grants and budgetary process;
- Improve inventory process and procedure;
- Coordinate risk management with Housing Management;
- Improve communication between Housing Management and Maintenance.

Status: The Maintenance Department has completed another REAC inspection scoring “high performer” for the 2nd year in a row. As we prepare to implement project based accounting we have to make some changes at our sites to accommodate this change. We will continue to make changes as we work out the bugs.

PHA Goal: Public Housing, Section 8, Shelter Plus Care; Provide decent, safe and sanitary housing to eligible/suitable families; provide an array of services that assist families in improving life skills and living independently; improve services help families become economically self-sufficient and reside in better environments. In addition we are currently being challenged with housing the displaced victims of recent hurricanes; we expect this will be an ongoing challenge.

Objectives:

- On-going professional training and development
- Up date public housing, shelter plus care and Section 8 admin plans
- Work to improve resident satisfaction
- Update utility allowance study
- Update rent reasonableness study
- Monitor quality control system for all housing programs
- Insure that the public will have a more positive perception of public housing residents, section 8 and shelter plus care participants.

Status: We continue to provide professional training when funds are available. ACOP and Admin Plans are updated as needed. We continue to look for ways to improve resident satisfaction and communication. We have had to update our utility allowance schedule for both PH and Section 8 due to the increased costs. Rent reasonable is updated weekly through the classified ads and from landlord provided rent comps. OC Coordinator continues to monitor our QC program and has seen much improvement. Having completed our property improvement plan and with the additional emphasis on tenant responsibility we have improved the appearance and perception of our properties.

PHA Goal: Section 8 Contract Administration: Fully develop and implement Section 8 Contract Administration function.

Objectives:

- Meet or exceed all work plan goals.
- Provide professional training and development for employees;
- Work to eliminate/reduce properties opting-out of Section 8 program;
- Establish positive working relationship with all property owners and managers.

Status: The Section 8 Contract Administration staff has been able to meet or exceed their goals and maximize incentives. This has allowed our Joint Venture to assist other programs that help low income residents.

JEFFERSON COUNTY HOUSING AUTHORITY
DECONCENTRATION RULE

Attachment al086b01

SECTION XXVI. DECONCENTRATION
RULESECTION XXVI. DECONCENTRATION
RULESECTION SSVI. DECONCENTRATION RULE

1. Objective: The objective of the Deconcentration rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income in affected developments that have 60% or more of the total households living in the development with incomes that exceed 30% of the area median income. The housing authority's ACOP, which serves as the Tenant Selection and Assignment Plan, provides for skipping families on the waiting list to accomplish these goals.

Attachment a1086h01
Resident Advisory Board
10/4/06

Fultondale

Wilma Brackett
2127 Walker Chapel Circle
Fultondale, Al. 35068

Willie Mae Hale
2174 Walker Chapel Circle
Fultondale, Al. 35068

Brookside

Anne Nobles
150 Village Circle
Brookside, Al. 35036

Warrior Courts

Mary McCall
219 Willow Street
Warrior, Al. 35180

Kelley Karrh
605 Pecan Street
Warrior, Al. 35180

Felecia Ellsberry
614 Pecan Street
Warrior, Al. 35180

Chelsea Gardens

Janice Hall
52 Helen Street
Warrior, Al. 35180

Ray Gibson
84 Helen Street
Warrior, Al. 35180

Dixmanor

Willie & Hosey Johnson
3976 Sharon Church Road
Pinson, Al. 35126

Christie Church
7807 Wisdom Way
Pinson, Al. 35126

Paketha Warren
7803 Wisdom Way
Pinson, Al. 35126

Vera Cheeks
7855 Wisdom Way
Pinson, Al. 35126

Candice Jackson
7861 Wisdom Way
Pinson, Al. 35126

Harriette Reed
3968 Sharon Church Road
Pinson, Al. 35126

Trafford

Robbie & Judy Johnson
164 Faucett Drive
Trafford, Al. 35172

Jackie Ogletree
160 Faucett Drive
Trafford, Al. 35172

Debra Drain
149 Faucett Drive
Trafford, Al. 35172

Shelia Harris
119 Faucett Drive
Trafford, Al. 35172

Kerry & Mona Holcombe
143 Faucett Drive
Trafford, Al. 35172

Bradford

Karen Elmore & Glenda Entrekin
8734 Adkins Drive
Pinson, Al. 35126

Linda Long
8727 Adkins Drive
Pinson, Al. 35126

Willodean Dempsey
8725 Adkins Drive
Pinson, Al. 35126

Gloria Green
8716 Adkins Drive
Pinson, Al. 35126

Red Hollow

Virginia Cason
113 Valley Court
Birmingham, Al. 35125

Hickory Grove

Belinda Smith
113 Hickory Grove Drive
Birmingham, Al. 35217

Oak Ridge

Emma Cockrell
4400 Oak Ridge Circle
Brighton, Al. 35020

Rodney Franklin
4402 Oak Ridge Circle
Brighton, Al. 35020

Terrace Manor I

Dorothy Pleasant
4506 Little Drive
Bessemer, Al. 35020

Terrace Manor II

Detrica Harris
4796 Little Drive
Bessemer, Al. 35020

Attachment al086g01

Minutes Of
The Jefferson County Housing Authority
Resident Advisory Board Meeting
Held Tuesday, September 12, 2006

The meeting for the Resident Advisory Board was held at Jefferson County Housing Authority's Community Room at 4:00 P.M. to discuss the plans for updating the Annual 5-year Plan.

Director of Public Housing/Maintenance David Wilkinson called the meeting to order. He introduced himself and the JCHA attendees, Clerk of the Works, Keith Brooke and Executive Assistant, Pat Singer to the residents. He stated that JCHA likes to have the advisory meetings so that the residents can come in and see what JCHA is doing and what needs to be done. It is a way for the Authority and the Resident to meet and know what it needed.

DISCUSSIONS BY CLERK OF THE WORKS KEITH BROOKE

The Modernization Improvements for the 2005 Capital Fund Program. He stated that JCHA would probably bid the following work for 2005 in September:

- | | | |
|------------------|---|---|
| Brookside | - | Replace Appliances |
| Warrior Courts | - | Rehab office and site drainage repairs |
| Chelsea Gardens | - | Upgrade electrical system, replace water heaters, install washer/dryer connections in the (6) efficiency units. |
| Hickory Grove | - | Re-pave the parking areas |
| Terrace Manor II | - | Cycle paint interior of units |

Minutes Of The Jefferson County Housing Authority Resident Advisory Board Meeting

He said that the Modernization Improvements for the 2006 Capital Fund Program would probably bid it out in January 2007:

- Trafford -Add storage buildings behind each unit. The plans were to add them this year (2006), but could not because of funding.
- Keith Brooke discussed the proposed **Modernization Improvements for 2007-2010**. He stated that the recommendations were based on the resident's input along with JCHA's staff. He reminded the residents that all recommendations are subject to HUD findings. Cyle Paint is listed because JCHA wants to start painting the inside apartments every 5-years.
- Fultondale -Cycle paint, install security screens on second level of two story buildings, replace water heaters, replace appliances, replace plumbing fixtures, replace floor tile, replace mailboxes and install central heating and air conditioning.
- Brookside -Cycle paint, install security screens on second level of two story buildings, replace water heaters, replace plumbing fixtures, replace floor tile, install central heating and air conditioning and routine repairs to waste water treatment plant.
- Warrior Courts -Replace Plumbing fixtures; replace floor tile, rehab kitchens and cycle paint.
- Chelsea -Replace plumbing fixtures, cycle paint, rehab kitchens, install thermal windows, install security screens and doors.

Minutes Of The Jefferson County Housing Authority Resident Advisory Board Meeting

- Dixi Manor -Install security screen doors, cycle paint, install storage buildings behind each unit, rehab kitchens,

rehab bathrooms, upgrade electrical panel and service, replace water heaters.

Trafford

-Cycle paint, rehab bathrooms, rehab kitchens, replace electrical panel and service, replace water heaters.

Bradford

-Cycle paint, rehab bathrooms, rehab kitchens, replace electrical panel and service, replace water heaters.

Red Hollow

-Cycle paint, rehab bathrooms, rehab kitchens, replace floor tile.

Hickory Grove

-Cycle paint, replace front storm doors, rehab bathrooms, rehab kitchens, replace floor tile

Oak Ridge

-Cycle paint, replace front storm doors, rehab bathrooms, rehab kitchens, replace floor tile

Terrace Manor I

-Cycle paint, rehab bathrooms, rehab kitchens, replace floor tile, add new maintenance area, remodel existing maintenance area into office space

Terrace Manor II

-Install security screen and doors, add patios behind each unit, replace central heating and air conditioning units.

**Minutes Of
The Jefferson County Housing Authority
Resident Advisory Board Meeting**

Scattered Sites

-Non-routine repairs to dwelling units. Repairs as needed.

Director of PH/Maintenance David Wilkinson Discussion

The residents addressed some minor maintenance repairs needed. Director of PH/Maintenance David Wilkinson told the residents to call all repairs to Betty James in the Maintenance Department so that the work can be done. He urged the residents to fill out the Resident Survey if they get one. He stated that from the surveys, it appears that there needs to be more communication between JCHA and the

residents. Suggestion: Creating a Tenant Calendar, listing the dates the Pest Control Technician will be at each site and any activities that the residents want listed. David Wilkinson asked the tenants to report to JCHA if the pest technician does not spray in their area. For security purposes, if a light pole is out, he asked the residents to get the number off the pole, or an address nearby and call it in to the Maintenance Department so that Betty can report it to Alabama Power.

There being no other questions, the meeting was adjourned.

Attendees

Residents/Sites

Bradford

Willodean Dempsey

Fultondale

Wilma Bracket

Willie Mae Hale

Linda Ray, Fultondale Center

Dixi-manor

Bryana Johnson

Jean & Hosey Johnson

LaShunda Johnson & Steven Johnson

Jefferson County Housing Authority

David Wilkinson, Director of PH & Maintenance

Keith Brooke, Clerk of the Works

Pat Singer, Executive Assistant

Attachment al08101
JEFFERSON COUNTY HOUSING AUTHORITY (JCHA)
Dwelling Lease Addendum

This addendum is being executed in accordance with Section XVI of the Dwelling Lease

**Pet Policy
Section I.**

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 - a. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 - b. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).
 - c. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - d. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.
 - e. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 - f. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside, it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.
 - g. 1 authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the

Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.

- h. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
- i. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

Note:

Any pet that is not fully-grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

- 2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
- 3. Prohibited Animals: Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
- 4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets that makes noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development, within 10 days of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA's established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.
6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.
8. Pets may not be bred or used for any commercial purposes.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT
FEE AND DEPOSIT SCHEDULE

(An Annual Fee and Deposit is required for each pet)

Type of Pet	Fee	Deposit
Dog	\$150	\$250
Cat	\$100	\$150
Fish Aquarium	\$50	\$100
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$25
Caged Pets	\$100	\$150

Note: The above schedule is applicable for each pet; therefore, if a tenant has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy. The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. **THERE SHALL BE NO REFUND OF THE ANNUAL FEE.**

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (L) of the lease (a serious violation) and the HA will issue a termination notice. The tenant

will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following: (Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable annual fee of \$_____ to cover some of the additional operating cost incurred by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum and each twelve months thereafter.

I agree to pay a refundable pet deposit of \$_____ to the HA. The Annual Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE HA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE HA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE HA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THE HA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THE HA STAFF OF THE PET(S) FOR DOCUMENTATION.

Head of Household Signature

Date

Date

Housing Authority Representative Signature

Adopted October 2000

COMMUNITY SERVICE REQUIREMENTS**Attachment al086j01**

A. Each non-exempt adult public housing resident must contribute eight (8) hours for each month of community service or participate in a self-sufficiency program for eight (8) hours in each month. Community Service is the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service does not include political activities.

For the purposes of the community services requirement an adult is a person eighteen (18) years or older.

- B. *Exempt: The following adult family members are exempt:*
- I. 62 years of age or older
 - II. Persons with qualifying disabilities, which prevent the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability.
 - III. Persons engaged in work activities as defined in section 407(d) of the Social Security Act.
 - IV. Persons participating at least eight (8) hours a month in a welfare-to-work program.
 - V. Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act.
- C. Proof of Compliance: Each head of household must present to the HA office documentation that he/she and all other persons eighteen years of age or older living in the household, who are not exempt, have complied with this section. Documentation may include a letter from the agency on letterhead or other official document. Any such documentation shall be verifiable by the HA. Failure to comply with the Community Service Requirement and to provide appropriate verifiable documentation prior to the date required shall result in the lease not being renewed by the HA. Provided, however, that the HA may allow the family member who is not in compliance to complete the requirements within the following year as follows: The head of household and the person not in compliance shall sign an agreement stating that the deficiency will be cured within the next twelve months. Proof of compliance with the agreement shall be made by the head of household annually at re-examination. Failure to comply with the agreement shall result in the lease being terminated for such non-compliance, unless the person(s), other than the head of household, no longer resides in the unit and has been removed from the lease.
- D. Changes in Exempt or Non-Exempt status will be handled during an interim or annual re-examination.

Customer Service and Satisfaction Survey Follow-Up Plan Attachment al086p01

In response to the latest Customer Service and Satisfaction Survey the Jefferson County Housing Authority (JCHA) offers the following follow-up plan:

1. Communication – while we continued to improve in this area, JCHA will initiate the following steps in an effort to improve the communication between the residents and JCHA staff.
 - A. Through our property Managers and Community Services, JCHA will continue to promote attendance at Resident Council Meetings. Encourage involvement in resident councils and advisory boards.
 - B. Educate residents about the use of JCHA Complaint Form that will facilitate a faster response to non-maintenance concerns.
 - C. Conduct additional Customer Service Training for JCHA staff.
 - D. Identify and address any internal communication needs.
 - E. Provide periodic education for residents regarding written policies, rules and procedures.
 - F. Aggressively advertise and promote attendance at meetings and events that affect the residents.
 - G. Encourage use of a translator for bilingual communication.
 - H. Educate residents about the use of the Capital Fund program and about the improvements made through the program.
 - I. Host at least one “community unity day” for all residents in conjunction with Need a Chance, Inc. to promote unity among residents and staff.
 - J. Target date for completion 12/01/06.

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Physical improvements	HA-WIDE aesthetic improvements		15,000.00
	HA-WIDE Dwelling Equipment – Appliances		37,000.00
	Total		\$52,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2008

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Physical improvements	HA-WIDE aesthetic improvements		15,000.00
	HA-WIDE Dwelling Equipment – Appliances		25,000.00
	Total		\$40,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2009

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Physical improvements	HA-WIDE aesthetic improvements		15,000.00
	HA-WIDE Dwelling Equipment – Appliances		34,960.00
	Total		\$49,960.0000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2010

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Physical improvements	HA-WIDE aesthetic improvements		15,000.00
	HA-WIDE Dwelling Equipment – Appliances		72,960.00
	Total		\$87,960.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2011

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Physical improvements	HA-WIDE aesthetic improvements		15,000.00
	HA-WIDE Dwelling Equipment – Appliances		72,960.00
	Total		\$87,960.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AL86-12 Dixi Manor	Dwelling units add storage buildings		360,000.00
HA wide	Aesthetic improvements Total for Dixi Manor		20,000.00 380,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2008

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AL-86-02 Fultondale	Building exterior – install upstairs security screens		40,000.00
	Dwelling units: replace water heaters, install stainless range hoods, refurbish hand rails, replace plumbing fixtures		90,000.00
	Total for Fultondale		\$130,000.00
AL 86-03 Brookside	Dwelling units – install HVAC		498,000.00
	Non-dwelling equipment – WWTP repairs		25,000.00
	Total for Brookside		523,000.00
AL 86-10 Warrior	Dwelling units – replace VCT		57,000.00
	Total – Warrior		\$57,000.00
AL 86-11, Chelsea	Dwelling units – cycle paint		60,000.00
	Total for Chelsea		\$60,000.00
AL 86-12 Trafford	Dwelling units – cycle paint		51,000.00
	Total for Trafford		\$51,000.00
AL86-12 Dixi Manor	Dwelling units – cycle paint		66,000.00
	Total for Dixi Manor		\$66,000.00
AL86-12 Bradford	Dwelling units – cycle paint		39,000.00
	Total for Bradford		\$39,000.00
AL86-14 Red Hollow	Dwelling units – rehab bathrooms		35,000.00
	Total for Red Hollow		\$35,000.00
AL 86-16 Hickory Grove	Dwelling units – replace plumbing fixtures		20,000.00
	Total for Hickory Grove		\$20,000.00
AL86-16 Oak Ridge	Dwelling units – rehab bathrooms		42,000.00
	Total for Oak Ridge		\$42,000.00
AL86-16 Terrace Manor	Dwelling units – rehab bathrooms		80,000.00
	Total for Terrace Manor		\$80,000.00
AL86-19 – Scattered Sites	Dwelling units – non-routine repairs		10,000.00
	Total for scattered sites		\$10,000.00
AL86-21 Terrace Manor II	Site-wide facilities – develop playground		40,000.00

		Total for Terrace Manor II	\$40,000.00	
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Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2009

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AL-86-02 Fultondale	Dwelling units – install HVAC Total for Fultondale		300,000.00 \$300,000.00
AL 86-03 Brookside	Mechanical and Electrical – replace water meter cutoff valves Dwelling units – install range hoods, stainless steel range splashes, plumbing fixtures Non-dwelling equipment – WWTP repairs Total for Brookside		10,000.00 64,000.00 25,000.00 \$99,000.00
AL 86-10 Warrior	Mechanical and Electrical – attach to county sewer system Dwelling units – cycle painting Total for Warrior		10,000.00 57,000.00 \$67,000.00
AL 86-11, Chelsea	Site-wide facilities – develop playground on Helen Street Total for Chelsea		40,000.00 \$40,000.00
AL 86-12 Trafford	No plans for 2009		
AL86-12 Dixi Manor	Mechanical and Electrical – upgrade electrical panel and service Total for Dixi Manor		60,000.00 \$60,000.00
AL86-12 Bradford	Mechanical and Electrical – upgrade electrical panel and service Total for Bradford		35,000.00 \$35,000.00
AL86-14 Red Hollow	Dwelling units – cycle painting Total for Red Hollow		39,000.00 \$39,000.00
AL 86-16 Hickory Grove	Dwelling units – cycle painting Total for Hickory Grove		57,000.00 \$57,000.00
AL86-16 Oak Ridge	Dwelling units – cycle painting Total for Oak Ridge		63,000.00 \$63,000.00
AL86-16 Terrace Manor	Dwelling units – cycle painting		120,000.00

	Total for Terrace Manor I	\$120,000.00
AL86-19 – Scattered Sites	Dwelling units – non-routine repairs	5,000.00
	Total for scattered sites	\$5,000.00
AL86-21 Terrace Manor II	Dwelling units – install security screens	50,000.00
	Total for Terrace Manor II	\$50,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2010

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AL-86-02 Fultondale	Site: replace mailboxes and install canopy		30,000.00
	Dwelling units – replace VCT		60,000.00
	Total for Fultondale		\$60,000.00
AL 86-03 Brookside	Mechanical and electrical – refurbish pumps and waste water treatment plant		15,000.00
	Dwelling units – replace VCT		123,000.00
	Total for Brookside		\$138,000.00
AL 86-10 Warrior	Mechanical and electrical – replace water meter cutoff valves		10,000.00
	Dwelling units – rehab kitchens		110,000.00
	Total for Warrior		\$120,000.00
AL 86-11, Chelsea	Dwelling units – install thermal windows, security screens and doors		85,000.00
	Total for Chelsea		\$85,000.00
AL 86-12 Trafford	Mechanical and electrical – upgrade electrical panel and service		34,000.00
	Total for Trafford		\$34,000.00
AL86-12 Dixi Manor	Dwelling units – replace water heaters		44,000.00
	Total for Dixi Manor		\$44,000.00
AL86-12 Bradford	Nothing planned for 2010		
AL86-14 Red Hollow	Nothing planned for 2010		
AL 86-16 Hickory Grove	Dwelling units – replace VCT		57,000.00
	Total for Hickory Grove		\$57,000.00
AL86-16 Oak Ridge	Dwelling units – Replace VCT, plumbing fixtures		84,000.00
	Total for Oak Ridge		\$84,000.00
AL86-16 Terrace Manor	Dwelling units – replace VCT		120,000.00
	Interior common areas – convert existing maintenance space to community use		20,000.00
	Site-wide facilities – build new		120,000.00

	maintenance shop	
	Total for Terrace Manor I	\$260,000.00
AL86-19 – Scattered Sites	Nothing planned for 2010	
AL86-21 Terrace Manor II	Mechanical and electrical – replace HVAC	270,000.00
	Dwelling units – install security screen doors	15,000.00
	Total for Terrace Manor II	285,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table
Jefferson County Housing Authority AL-086 FFY Grant 2011

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AL-86-02 Fultondale	Replace roofs Total for Fultondale		132,000.00 132,000.00
AL 86-03 Brookside	Replace roofs Total for Brookside		190,000.00 190,000.00
AL 86-10 Warrior	Replace bath tubs Replace kitchen cabinets Total for Warrior		75,000.00 100,000.00 175,000.00
AL 86-11, Chelsea	Install new bath tubs Total for Chelsea		85,000.00 85,000.00
AL 86-12 Trafford	Replace interior doors Replace kitchen cabinets Total for Trafford		50,000.00 120,000.00 170,000.00
AL86-12 Dixi Manor	Replace interior doors Replace kitchen cabinets Total for Dixi Manor		75,000.00 170,000.00 245,000.00
AL86-12 Bradford	Replace interior doors Replace kitchen cabinets Total for Bradford		35,000.00 90,000.00 125,000.00
AL86-14 Red Hollow	Install new thermal windows Total for Red Hollow		75,000.00 75,000.00
AL 86-16 Hickory Grove	Install new thermal windows Total for Hickory Grove		100,000.00 100,000.00
AL86-16 Oak Ridge	Install new thermal windows Total for Oak Ridge		125,000.00 125,000.00
AL86-16 Terrace Manor	Install new thermal windows Total for Terrace Manor		240,000.00 240,000.00
AL86-19 – Scattered Sites	Non-routine repairs		50,000.00

AL86-21 Terrace Manor II	Total for Scattered sites Replace roofs	50,000.00 140,000.00
	Total for Terrace Manor	140,000.00

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO86501-02 FFY of Grant Approval: (02/05/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	65000.00
3	1408 Management Improvements	8000.00
4	1410 Administration	97401.50
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	154272.14
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	80000.00
10	1460 Dwelling Structures	228015.82
11	1465.1 Dwelling Equipment-Nonexpendable	73000.00
12	1470 Nondwelling Structures	375756.54
13	1475 Nondwelling Equipment	7000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1499 Development Activities	0.00
18	1501 Collateralization or Debt Service	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	1088446.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities HA wide mgmt.imp.	Training for CFP staff Maintenance Training Management improvement	1408	3000.00 5000.00
HA wide Admin	Funding for PHA staff in accordance with approved salary allocation plan	1410	97401.50
HA wide fees and costs	A and E services based on actual scope of design work Needs assessment	1430	123522.14 30750.00
<i>HA wide</i>	Aesthetic improvements	1450	80000.00
	Exhaust fans for all sites	1460	32000.00
	Appliances	1465	73000.00
	Maintenance building	1470	297102.00
	Tools and equipment	1475	7000.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements	05/31/04	05/31/06
Dwelling Structures	05/31/04	05/31/06
Tools and Equipment	05/31/04	05/31/06
Relocation Expenses	05/31/04	05/31/06

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO8650103 FFY of Grant Approval: (12/01/2004)

Bond Pool Revised

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0.00
3	1408 Management Improvements	0.00
4	1410 Administration	0.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	200000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	354281.00
10	1460 Dwelling Structures	2416596.00
11	1465.1 Dwelling Equipment-Nonexpendable	20000.00
12	1470 Nondwelling Structures	130000.00
13	1475 Nondwelling Equipment	120000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1501 Collateralization or Debt Service	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	3240877.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities	None	1406	0.00
HA wide mgmt.imp.	None	1408	0.00
HA wide Admin	None	1410	0.00
HA wide fees and costs	A and E services based on actual scope of design work	1430	200000.00
<i>HA wide</i>	Drainage improvements	1450	125000.00
	Landscaping		0.00
	Patios 10 X 10		204281.00
	Security lighting		25000.00
	Install mailbox canopies	1470	90000.00
	Install bus stops	1470	40000.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements Dwelling Structures Tools and Equipment Relocation Expenses		

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO8650203 FFY of Grant Approval: (None listed)

2003 bonus

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0.00
3	1408 Management Improvements	0.00
4	1410 Administration	0.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	0.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	108881.00
10	1460 Dwelling Structures	69600.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	0.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1501 Collateralization or Debt Service	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	178481.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities HA wide mgmt.imp. HA wide Admin HA wide fees and costs	Replace storm doors	1460	69600.00
<i>HA wide</i>	Drainage repairs	1450	108881.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements Dwelling Structures Tools and Equipment Relocation Expenses	09/15/2005	09/15/2006

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO86501-03 FFY of Grant Approval: (None listed)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	19000.00
3	1408 Management Improvements	5000.00
4	1410 Administration	70000.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	44100.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	110000.00
10	1460 Dwelling Structures	245000.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	5000.00
13	1475 Nondwelling Equipment	2500.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1499 Development Activities	60976.15
18	1501 Collateralization or Debt Service	283468.85
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	845045.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities	Training for CFP staff	1408	5000.00
HA wide mgmt.imp.	Funding for PHA staff in accordance with	1410	70000.00
HA wide Admin	approved salary allocation plan		
HA wide fees and	A and E services based on actual scope	1430	44100.00
costs	of design work		
<i>HA wide</i>	Aesthetic improvements	1450	35000.00
	Tools and equipment	1475	2500.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements	06/30/05	06/30/07
Dwelling Structures	06/30/05	06/30/07
Tools and Equipment	06/30/05	06/30/07
Relocation Expenses	06/30/05	06/30/07

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO8650104 FFY of Grant Approval: (10/04/2004)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	99006.00
3	1408 Management Improvements	25000.00
4	1410 Administration	99006.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	25000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	191181.41
10	1460 Dwelling Structures	213000.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	52000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1501 Collateralization or Debt Service	285866.59
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	990060.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities	Vehicles, equipment rentals, portion of computer software	1406	99006.00 0.00
HA wide mgmt.imp.	Training for staff	1408	25000.00
HA wide Admin	Funding for PHA staff in accordance with approved salary allocation plan	1410	99006.00
HA wide fees and costs	A and E services based on actual scope of design work	1430	25000.00
<i>HA wide</i>	Aesthetic improvements	1450	10000.00
	Chain link fence repairs	1450	10363.00
	Dwelling structures	1460	44000.00
	911 addressing outside hose bibbs	1465	0.00
	Tools and equipment	1475	12000.00
	None	1485	0.00
	Relocation expenses	1495.1	0.00

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements Dwelling Structures Tools and Equipment Relocation Expenses	06/30/05 Revised 06/30/06	06/30/07 revised 06/30/08

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO8650105 FFY of Grant Approval: (08/29/05)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	91785.00
3	1408 Management Improvements	10000.00
4	1410 Administration	91785.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	35000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	75000.00
10	1460 Dwelling Structures	162454.00
11	1465.1 Dwelling Equipment-Nonexpendable	130953.74
12	1470 Nondwelling Structures	25000.00
13	1475 Nondwelling Equipment	13000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1501 Collateralization or Debt Service	290332.22
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	917856.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities	Operations	1406	91785.00
HA wide mgmt.imp.	Training for staff	1408	10000.00
HA wide Admin	Funding for PHA staff in accordance with approved salary allocation plan	1410	91785.00
HA wide fees and costs	A and E services based on actual scope of design work	1430	35000.00
<i>HA wide</i>	Aesthetic improvements	1450	15000.00
	Dwelling structures	1460	0.00
		1465	0.00
	Tools and equipment	1475	5000.00
	None	1485	0.00
	Relocation expenses	1495.1	0.00

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements Dwelling Structures Tools and Equipment Relocation Expenses	06/30/07 06/30/07 06/30/07 06/30/07	06/30/09 06/30/09 06/30/09 06/30/09

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AL09PO8650106 FFY of Grant Approval: (07/18/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	87152.70
3	1408 Management Improvements	10000.00
4	1410 Administration	87152.70
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	30000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	15000.00
10	1460 Dwelling Structures	301190.81
11	1465.1 Dwelling Equipment-Nonexpendable	51889.38
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	5000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	0.00
18	1501 Collateralization or Debt Service	284141.41
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	871527.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA wide activities	Operations	1406	87152.70
HA wide mgmt.imp.	Training for staff	1408	10000.00
HA wide Admin	Funding for PHA staff in accordance with approved salary allocation plan	1410	87152.70
HA wide fees and costs	A and E services based on actual scope of design work	1430	30000.00
<i>HA wide</i>	Aesthetic improvements	1450	15000.00
	Dwelling structures	1460	0.00
		1465	0.00
	Tools and equipment	1475	5000.00
	None	1485	0.00
	Relocation expenses	1495.1	0.00

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Aesthetic improvements	06/30/08	06/30/10
Dwelling Structures	06/30/08	06/30/10
Tools and	06/30/08	06/30/10
Equipment		
Relocation Expenses	06/30/08	06/30/10

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 2007 FFY of Grant Approval: (07/18/2007)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	100,000.00
3	1408 Management Improvements	10,000.00
4	1410 Administration	100,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	30,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	15,000.00
10	1460 Dwelling Structures	450,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	5,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1501 Debt Service	290,000.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,000,000.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide HA Wide	Operations	1406	\$100,000.00
	Training for Staff	1408	\$ 10,000.00
HA Wide	Funding for PHA staff in accordance with approved salary allocation plan	1410	\$100,000.00
HA Wide	A & E Services based on actual scope of design work	1430	\$30,000.00
<i>HA Wide</i>	Aesthetic Improvements	1450	\$15,000.00
HA Wide	Tools and Equipment	1475	\$ 5,000.00
AL 86-12	Dwelling Units-Add Storage Buildings at Diximanor	1460	\$450,000.00

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA Wide AL 86-12 Diximanor	07/18/09 07/18/09	07/18/2011 07/18/2011

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-3	Brookside			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install HVAC systems in Dwelling units			\$ 498,000.00	2008
Repairs to Waste Water Treatment Plant			\$ 25,000.00	2008
Replace water meter cut off valves			\$ 10,000.00	2009
Replace range hoods and back splash			\$ 14,000.00	2009
Replace Plumbing fixtures			\$ 50,000.00	2009
Repairs to Waste Water Treatment Plant			\$ 15,000.00	2010
Replace VCT flooring in Dwelling units			\$ 123,000.00	2010
Replace Roofs			\$ 190,000.00	2011
Total estimated cost over next 5 years			\$ 925,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-14	Red Hollow			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Rehab bathrooms			<u>\$ 35,000.00</u>	<u>2008</u>
Cycle paint interior of dwelling units			<u>\$ 39,000.00</u>	<u>2009</u>
Replace VCT flooring in dwelling unit			<u>\$ 45,000.00</u>	<u>2010</u>
Install thermal windows in dwelling units			<u>\$ 75,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 194,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-16	Hickory Grove			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace plumbing fixtures in dwelling units			<u>\$ 20,000.00</u>	<u>2008</u>
Cycle paint interior of dwelling units			<u>\$ 39,000.00</u>	<u>2009</u>
Replace VCT flooring in dwelling units			<u>\$ 57,000.00</u>	<u>2010</u>
Install thermal windows in dwelling units			<u>\$ 100,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 216,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.
 Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-16	Terrace Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Rehab bathrooms in dwelling units			<u>\$ 80,000.00</u>	<u>2008</u>
Cycle paint interior of dwelling units			<u>\$ 120,000.00</u>	<u>2009</u>
Replace VCT flooring in dwelling units			\$ 120,000.00	2010
Convert existing maintenance shop to office space			\$ 20,000.00	2010
Build new Maintenance shop			<u>\$ 120,000.00</u>	<u>2010</u>
Install thermal windows in dwelling units			<u>\$ 240,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 700,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-19	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Non-routine repairs			<u>\$ 10,000.00</u>	<u>2008</u>
Non-routine repairs			<u>\$ 5,000.00</u>	<u>2009</u>
Non-routine repairs			<u>\$ 5,000.00</u>	<u>2010</u>
Non-routine repairs			<u>\$ 5,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 25,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
86-10	Warrior Courts		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Replace VCT flooring in Dwelling units			<u>\$ 57,000.00</u>
Attach Circle One to Jefferson County Sewer System			<u>\$ 10,000.00</u>
Cycle paint interior of Dwelling units			<u>\$ 57,000.00</u>
Replace Water meter cut off valves			<u>\$ 10,000.00</u>
Replace Kitchen cabinets			<u>\$ 110,000.00</u>
Replace bath tubs			<u>\$ 75,000.00</u>
Rehab bathrooms			<u>\$ 100,000.00</u>
Total estimated cost over next 5 years			\$ 419,000.00

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-11	Chelsea Gardens			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Cycle Paint interior of Dwelling units			<u>\$ 60,000.00</u>	<u>2008</u>
Install Playground on Helen Street			<u>\$ 40,000.00</u>	<u>2009</u>
Install Thermal windows and Security screens			<u>\$ 85,000.00</u>	<u>2010</u>
Install new bathtubs			<u>\$ 85,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 270,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-12	Bradford			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Cycle paint interior of Dwelling units			<u>\$ 39,000.00</u>	<u>2008</u>
Upgrade Electrical panel and service			<u>\$ 35,000.00</u>	<u>2009</u>
Replace interior doors in dwelling units			<u>\$ 35,000.00</u>	<u>2010</u>
Replace Kitchen cabinets			<u>\$ 90,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 199,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-12	Diximanor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Cycle paint interior of dwelling units			<u>\$ 66,000.00</u>	<u>2008</u>
Upgrade electrical panel and service			<u>\$ 60,000.00</u>	<u>2009</u>
Replace Water Heaters			<u>\$ 44,000.00</u>	<u>2010</u>
Replace interior doors in dwelling units			<u>\$ 75,000.00</u>	<u>2011</u>
Replace Kitchen cabinets			<u>\$ 90,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 335,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
86-12	Trafford			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Cycle paint interior of dwelling units			<u>\$ 51,000.00</u>	<u>2008</u>
Replace Kitchen cabinets			<u>\$ 120,000.00</u>	<u>2009</u>
Upgrade electrical panel and service			<u>\$ 34,000.00</u>	<u>2010</u>
Replace interior doors in dwelling units			<u>\$ 50,000.00</u>	<u>2011</u>
Total estimated cost over next 5 years			\$ 255,000.00	

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Jefferson County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Funds Program

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.

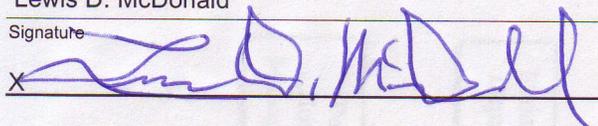
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

Jefferson County Housing Authority
3700 Industrial Parkway
Birmingham, Alabama 35217

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 Lewis D. McDonald	Title Executive Director
Signature 	Date 10/11/06

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Jefferson County Housing Authority, 3700 Industrial Parkway, Birmingham, Al 35217

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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 an 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 an 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-LLL, 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 Official

Lewis McDonald

Title

Executive Director

Signature

Date (mm/dd/yyyy)

10/10/2006

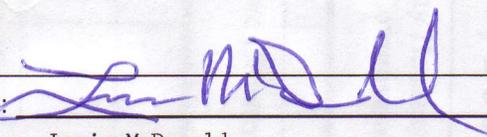
Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> n/a a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> n/a a. bid/offer/application b. initial award c. post-award	3. Report Type: <input 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 type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Jefferson County Housing Authority 3700 Industrial Parkway Birmingham, Al 35217 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: n/a	7. Federal Program Name/Description: n/a CFDA Number, if applicable: _____	
8. Federal Action Number, if known: n/a	9. Award Amount, if known: \$ n/a	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): n/a	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): n/a	
11. 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 tier 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 semi-annually 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: <u>Lewis McDonald</u> Title: <u>Executive Director</u> Telephone No.: <u>205-849-0123</u> Date: <u>10/18/06</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

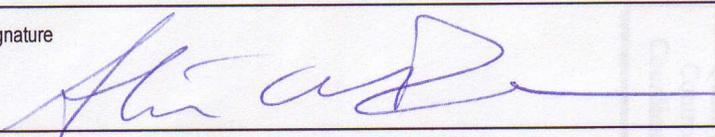
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority 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.

Jefferson County _____
 PHA Name

AL086 _____
 PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2007
- Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2007
- ____ 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
Ms. Alice Durkee	Chairman, Board of Commissioners
Signature	Date
X 	10/12/06

Standard PHA Plan PHA Certifications of Compliance

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

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 X standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2007, 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.