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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 2009

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: 01/2009

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**

Number of public housing units:576 Number of S8 units: Number of public housing units:
Number of S8 units:1670
Number of Shelter Plus Care units 500

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

☐ 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

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: JCHA plans to apply and request additional vouchers anytime they are offered. The Public Housing Department is currently at 99% occupancy and are striving to maintain 99% plus when possible. Project Based Accounting has been implemented. We continue to look for ways to leverage funds. We continue to work on an application for HOME funds to construct low-income elderly apartments.

☒ 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 made major improvements in our Section 8 Program and improved SEMAP. We continue to look for ways to improve our communication scores with our residents. We continue to send out a monthly calendar to keep our residents more informed. We have completed installation of HVAC units in all but 2 properties and we plan to complete those during the next three years. We have installed storage buildings at five properties.

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards
- ☒ Continue voucher homeownership program:
- ☒ Continue public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☒ Look for ways to speed up lease up of Housing Choice Vouchers.
- ☐ Other: (list below)

Status: We continue to help our clients understand mobility so they can move to better areas and we have reduced voucher lease up time. We are continuing to work with our FSS clients to improve credit scores with the potential to increase homeownership. 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 have started a site-based application process and waiting list .

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

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Continue to 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:
- ☒ Continue to look for ways to improve security in public housing:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

Status: We have implemented Flat Rents based on the market for the location of each property and we will continue to encourage deconcentration in our PH developments. Our Resident Councils remain active and more involved in local and community issues.

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: We retained our two full-time FSS HCV case managers despite a lack of HUD grant funding. We continued homeownership counseling and saw an increase in the calls concerning foreclosure counseling. We continue to aggressively recruit FSS participants by showing clients the advantages of working and being part of the FSS program. Through local grant funding and partnership with Need a Chance, Inc. we developed and implemented a new financial planning course entitled JIFFY (Journey in Financial Freedom for YOU!). To date 20 women have participated with several sharing their success stories with the granting agency. We hope that by removing barriers for community service we hope to attract more clients to the workplace. We continue to 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:
- ☒ Apply for available funds to construct housing for the elderly/disabled.

Status: We are still in the process of applying for HOME Funds to construct additional housing. 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.

Objectives:

- Continue to look for ways to 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 Jefferson County Department of Community Development to obtain HOME Funds. We are working with the City of Birmingham through our non-profit to provide homes for homeownership.

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: Improve community services function to include more resident participation. Our Resident Services Specialist has organized viable, active resident councils in the housing communities and regularly hosts community building activities such as Community Unity days, Stop the Violence rallies, etc. They are active in city council meetings, and regularly go to area community networking events.

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: The tenant software to track resident information in a more efficient manner has been implemented. We have purchased and installed scanning equipment to cut down on our paperwork burden. This process will be phased in during this new year. Project based accounting for all properties has been implemented.

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: We have moved our maintenance inventory out to the sites. We have completed renovations at Warrior to facilitate project based accounting. Developed a monthly calendar to keep our PH residents more informed.

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.

Status: Continued emphasis on quality control in files and property inspections. We have improved communication with residents with the establishment of Resident Councils. Seeking additional vouchers and funding. We continue to keep Rent Reasonable, Utility Allowances to provide assisted housing residents with the best opportunities to find suitable housing.

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.

Status: Continuing to acquire more units to better maximize incentives. Purchased scanning equipment to allow us to be more efficient. Working with the JAHI committee to help community partners provide programs and better housing for low income clients throughout the sate of Alabama.

PHA Goal: Administrative/Nonprofit Activities: continue to develop the administrative and management capability to support employees and activities of the Authority and related entities.

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 strengthened its partnership with a 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; elected, formed and is maintaining five Resident Association Councils in the Housing Communities, and hosted a new financial literacy program for residents entitled JIFFY (A Journey in Financial Freedom for YOU), funded by the Women's Community Foundation of Birmingham. 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, 120 families have enrolled in the HCV Homeownership program and 11 families have closed on their properties. Although the slump in the housing industry has caused chaos in the areas of mortgage delinquency and foreclosure counseling, we continue to meet demand as best as possible for these services. . 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.

PHA Goal: Public Housing, Section 8 , Shelter Plus Care – Fully comply with the provisions of the Implementation of the Violence Against Women and Justice

Department Reauthorization Act 2005 (VAWA). Other references include HUD Notice 2006-23 and HUD Notice 2006-42.

It is the goal of the HA that no individual covered under the VAWA that completes the HA certification to the alleged abuse and complies with the conditions of the certification will be evicted from public housing or have their Section 8 or Shelter Plus care assistance terminated. This goal is added to the HA 5 year plan this year and any activity related to the eviction of victims covered under VAWA will be reported as updates to future 5 year plans of the HA.

The HA would only take action to have the person committing the violence removed from the dwelling lease and/or voucher for the protection of the family. Based on the requirements contained in HUD Notice 2006-23, the HA will develop a certification form for victims to certify that the alleged incident of abuse are bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the Voucher. The HA will also allow the victim and remaining family members to relocate for safety reasons to another public housing development managed by the HA and/or issue the participating family a voucher, which will allow for relocation.

Objective: To inform new public housing households and voucher households of the requirements of VAWA, the HA will develop a notice that is covered with the participants during all leasing sessions and/or orientations. Each person participating in the leasing sessions and/or orientations will also be required to sign the notice that explains the requirements of VAWA.

Objective: To ensure that Section 8 and Shelter Plus Care landlords are aware of the requirements of the VAWA, the HA will mail a notice to each which will explain the requirements of VAWA. Also, for all Housing Assistance Payment Contracts executed on or after January 1, 2008, the Landlord will be provided a notice explaining the requirements of the VAWA and must sign the notice documenting that the HA has informed the landlord of the requirements of the VAWA.

Objective: To ensure compliance with PIH 2006-42 citing use of HUD form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking, the HA will implement completion of said form upon signing of the lease. The VAWA Act of 2005 allows HA to require additional information in addition to the certification and the attachment details what additional information the HA is requesting and that the information is in accordance with the VAWA Act.

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

☒ **Standard Plan**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]

The Jefferson County Housing Authority is a full-service public housing authority incorporated October 25, 1941. With over 2700 units, owned managed or administered 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 8 years the authority has expanded its projects and programs locally and statewide through the Jefferson County Assisted Housing Corporation and the Jefferson Affordable Housing Initiative. 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.

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Required Signature pages Attachment 11

1. Signed Certification of Compliance, pages 1 and 2
2. Blank page
3. Signed Lobbying disclosure
4. Signed Certification of Payments to Influence Transactions
5. Signed Drug-free workplace certification
6. Signed Consistency with County Plan
7. Signed Consistency with State Plan

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

☐ 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
☐

Other: Voluntary Conversion Initial Assessment Questions Supporting Documents Available for Review

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
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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* 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 ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ 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
X	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☒ check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures ☒ 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 ☒ 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 (PHEDEP) 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)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	300		
Extremely low income <=30% AMI	236		
Very low income (>30% but <=50% AMI)	59		
Low income (>50% but <80% AMI)	5		
Families with children	258		
Elderly families	6		
Families with Disabilities	36		
Race/ethnicity	61		
Race/ethnicity	239		
Race/ethnicity	0		
Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☐ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

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)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	489		
Extremely low income <=30% AMI	386	80	
Very low income (.30%, but <=50%AMI)	90	18	
Low income (>50% but <80% AMI)	12	2	
Families with children	396	81	
Elderly families	37	7	
Families with Disabilities	56	11	
Race/ethnicity/white	81	17	
Race/ethnicity/black	408	83	
Race/ethnicity/Hispanic	0	3	
Race/ethnicity/Asian	0	0	
Race/ethnicity/Indian	0		

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	156	33	15
2 BR	174	36	52
3 BR	122	25	40
4 BR	28	6	3
5 BR	0	0	0
5+ BR	0	0	0

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes Federally declared disasters

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

☒ 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:

☒ 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

☒ 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

☒ 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:

☐ Seek designation of public housing for the elderly
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☒ Apply for HOME Funds to construct additional housing.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

☐ 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

☒ 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. Encourage affordable mass transit.
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)]

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2005 grants)**		
a) Public Housing Operating Fund	$ 1,747,890	
b) Public Housing Capital Fund	$ 826,930	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$9,969,164	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	$36,485	PH FSS ROSS Grant
h) Community Development Block Grant	$ 182,628	Comprehensive Housing Counseling, Eldergarden Adult Day Health Center operation, public service
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	$2,468,445	Housing assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$ 548,150	Maintain public housing properties, administer public housing program
4. Other income (list below)		
Late payments/excess utilities/interest income	$ 185,066	Administer public housing program
4. Non-federal sources (list below)		
Management Fees	$697,730	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Total resources	$16,662,488	

Management Fee Safe Harbor Phase in Schedules are submitted as a part of this plan. Please see pages 84-89.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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 xx No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

☐ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☒ Other (describe) 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 xx 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)
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, Victims of domestic violence

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 (See JCHA's Deconcentration rule on page 30)

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:

JEFFERSON COUNTY HOUSING AUTHORITY
DECONCENTRATION RULE
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.

B. Section 8

(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) Displaced by a natural disaster or by governmental action.

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

(1) Income Based Rent Policies

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 ☒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

(1) Payment Standards

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

☐ At or above 90% but below100% 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)

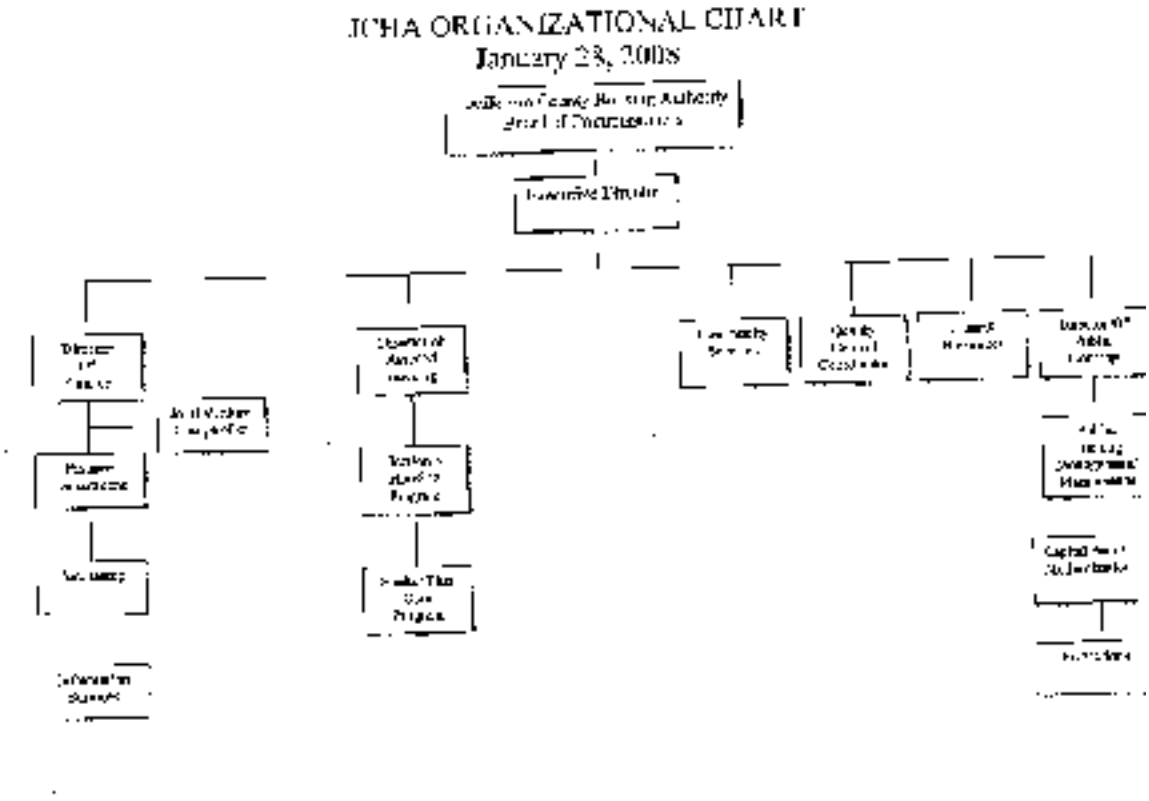
5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. See below:



☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	582	110
Section 8 Vouchers	852	250
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream – 225 FUP – 100 Enhanced - 192 PBA – 278	35 20 2 70
Public Housing Drug		

Elimination Program (PHDEP)		
Other Federal Programs(list individually)	Shelter Plus Care - 500	125

C. Management and Maintenance Policies

1. Public Housing Maintenance and Management: (list below) Admissions and Continued Occupancy Policy, Procurement Policy, Document Retention 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

PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment AL086-1.

-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

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 al086c02

-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)

☐ 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?

☐ 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)]

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 ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved,: (08/11/2006)
5. Number of units affected: 40 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/2006 b. Projected end date of activity: 06/30/2009

Demolition/Disposition Activity Description
1a. Development name: Scattered Site Houses 1b. Development (project) number: AL09P086020
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved: (08/11/2006)
5. Number of units affected: 2 6. Coverage of action (select one) ☒ Part of the development

☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/2006 b. Projected end date of activity: 06/30/2009

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)]

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

2. Activity Description

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

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

☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

☐ Turnkey III ☒ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 11/05/1996, amended 03/26/1998
6. Number of units affected: 2 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

☒ 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 (l)]

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? 01/31/01

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)
Youth Programs	*236 non-duplicated count*	*Self selection and outreach*	*On site and PHA Main offices*	*Both*
Family Support Services (Family Self Sufficiency)	138	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Economic and Educational Referrals through FSS	25	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Housing Counseling	521	Self selection, referrals and outreach	Fultondale Community Center and on site as needed, home visits	Both
First-Time Homebuyer	82	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 2008 Estimate)	Actual Number of Participants (As of: 08/31/08)
Public Housing	41	41
Section 8	120	134

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. See below.

COMMUNITY SERVICE REQUIREMENTS

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 the 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.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

3. Which developments are most affected? (list below) **All developments participate in crime and drug prevention activities through after-school and summer programs for the youth and Resident Councils. 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) **Police Officer(s) are allowed to live in Public Housing as per CFR 960.505(b). 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

☒ 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. **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 below.**

JEFFRSON 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. l 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.

9. **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

--- ---

Housing Authority Representative Signature Date

Adopted October 2000

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)]

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.**

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

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: See copy of minutes from Resident meeting as attachment on pages 81-83.

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.**

Here is the 2008-2009 Listing of Resident Advisory Board Members for JCHA.

Members of the Resident Advisory Board
Jefferson County Housing Authority

2008-2009

Site	**Members**
Fultondale Village	Wilma Brackett 2127 Walker Chapel Circle Fultondale, AL 35068
Brookside Village	Sam Williams 153 Village Circle Brookside, AL 35036
Warrior Courts	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 William Walker 69 Helen Street Warrior, AL 35180

Dixi Manor	Willie and Hosey Johnson 3976 Sharon Church Road Pinson, AL 35126 Paketha Warren 7803 Wisdom Way Pinson, AL 35126 Darlene Eddins 7860 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	Judy Johnson 164 Faucett Drive Trafford, AL 35172 Debra Drain 149 Faucett Drive Trafford, AL 35172 Sheila Harris 119 Faucett Drive Trafford, AL 35172

	Kerry and Mona Holcombe 143 Faucett Drive Trafford, AL 35172
Bradford	Karen Elmore and Glenda Entrekin 8734 Adkins Drive Pinson, AL 35126 Willodean Dempsey 8725 Adkins Drive Pinson, AL 35126 Linda Long 8727 Adkins Drive Pinson, AL 35126 Gloria Green 8721 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	Denise Robinson 4454 Oak Ridge Circle Brighton, AL 35020
Terrace Manor I	Johnnie Edison 4606 Little Drive Bessemer, AL 35022
Terrace Manor II	Monique Kennedy 4738 Little Drive Bessemer, AL 35022

Date: 9/8/08
To: JCHA Resident Advisory Board

From: Keith Brooks, Director of Capital Improvements

Re: Proposed Modernization Improvements for Capital Fund years 2010-2014

Work may not begin until fiscal year 2010 for includes listed public housing apartments
All recommendations subject to HUD funding.

86-02 *Pollandale*- Install Security screen updates, Replace Water heaters, Replace plumbing Fixtures, Replace range hoods, refurbish hand rails

85-05 *Brookside*- Install Security screen updates. Replace plumbing Fixtures, Replace Water heaters, Replace range hoods, refurbish hand rails, Sewer line repairs

86-11 *Chelsea Gardens* – Add laundry rooms or efficiency units.

Proposed Modernization Improvements for Capital Fund years 2010-2014

86-02 *Pollandale*- Cycle paint, Replace VCT flooring, Replace mailbox-and canopy, Replace roofs, Install HVAC (central Air Conditioning)

86-03 *Brookside*- Cycle paint, Replace VCT flooring, Replace roofs, Install HVAC (central Air Conditioning).

86-10 *Warren Courts*- Rehab Kitchens, replace water or sewer service lines, replace plumbing fixtures, replace VCT flooring, connect Beckham Circle to county sewer system, cycle paint.

86-11 *Chelsea Gardens*- Install Polypropylene, cycle paint, Install thermal windows and security screens and doors, replace plumbing fixtures.

86-12 *Trafford, Dickinson and Bradford* - Refurbish bathrooms, replace plumbing Fixtures, replace water heaters, cycle paint, upgrade electrical service, replace interior doors.

86-14 *Red Hollow*- Install thermal windows, refurbish bathrooms, replace plumbing fixtures, cycle paint.

86-16 *Hickory Grove, Oak Ridge and Terrace Manor I* - Install thermal windows, refurbish bathrooms, replace plumbing fixtures, cycle paint, rehab managers office and Maintenance shop – 4301 Fairfax Drive

86-23 *Terrace Manor II*- Install security screens on all windows, replace roofs, replace HVAC systems.

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C. Statement of Consistency with the Consolidated Plan

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.

Customer Service and Satisfaction Survey Follow-Up Plan

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.

Minutes from 2008 Resident Meeting

Tuesday, September 9, 2008

The Residence Advisory Board meeting for the Capital Fund Planning was held at Jefferson County Housing Authority's Community Room at 4:00 pm.

The Purchasing/Contracting Officer Keith Brooke opened the meeting. He gave the attendees copies of the Capital Fund Program Proposed Modernization Improvements for 2008/2009 and discussed briefly.

Keith Brooke stated that JCHA is saving up (2) grant years to get some work done along with getting the interest of contractors, which seems to save money.

He stated that the following work items would begin in the fall of 2009 for the Public Housing Apartments is not all the planning. It approximately covers (5) years of the planning. In addition, he said that all recommendations are subject to HUD's funding:

Brookside (86-03)
Install Security screens upstairs, replace plumbing fixtures, replace water heaters, replace range hoods, refurbish handrails, and sewer line repairs.

Chelsea Gardens (86-11)
Add Laundry rooms on efficiency units.

Fultondale (86-02)
Install security screens upstairs, replace water heaters, replace plumbing fixtures, replace range hoods, and refurbish handrails.

The Proposed Modernization Improvements for Capital Fund years 2010-2014:

Brookside
Cycle paint, Replace VCT flooring, Replace roofs, Install HVAC (Central Air Conditioning).

Chelsea Gardens

Install playground, cycle paint, Install thermal windows and security screens and doors, and replace plumbing fixtures.

Fultondale
Cycle paint, replace VCT flooring, replace mailboxes and canopy, replace roofs, install HVAC (central air conditioning).

Hickory Grove, Oak Ridge and Terrace Manor I
Install thermal windows, refurbish bathrooms, replace plumbing fixtures, cycle paint, rehab managers office and maintenance shop at 4501 Little Drive.

Terrace Manor II
Install security screens on all windows, replace roofs, replace HVAC systems.

Trafford, Diximanor and Bradford
Refurbish bathrooms, replace plumbing fixtures, replace water heaters, cycle paint, upgrade electrical service, and replace interior doors.

Keith Brooke stated that the Five Year Action Plan updates every year and adds a year. He stated that most of the items listed are from the 20-year plan. The Plan changes according to priority and JCHA tries to include everything possible so that HUD knows what is planned. Keith Brooke stated that he tries to keep money available for things not planned (ex. Cutting down dead trees, etc.)

Site Questions/Concerns

Tenant Monique Kennedy from Terrance Manor II apartments said that her concerns were things that maintenance could handle. In keeping with the Capital Fund items, Keith Brooke told her that JCHA is working to get the security screens on all windows.

There were no other items for discussion.

The meeting was adjourned.

Attendees:

Terrace Manor II
Monique Kennedy

Jefferson County Housing Authority
Keith Brooke, Capital Funds Coordinator
Daun Aaron, Community Services Coordinator
Donna Self, Site Manager Fultondale office
Pat Singer, Executive Assistant

Jefferson County Housing Authority

Phase-in Budget for Management Fees

For the Central Office Cost Center

[illegible]

[illegible]

[illegible]

	Allowable Fee	Year 1 – 2006	Year 2 – 2007	Year 3 - 2008	Year 4 - 2009
Management Fee	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Bookkeeping Fee	7.50	7.50	7.50	7.50	[illegible]
Asset Mgt. Fee	10.00	10.00	[illegible]	10.00	[illegible]
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] management fee [illegible]. The Jefferson County Housing Authority [illegible] [illegible] year 3, [illegible] [illegible] year 2 [illegible] [illegible] – [illegible] [illegible]; Year 3 fees are calculated at [illegible] – [illegible] [illegible]. Year 4 - [illegible], which is the current year fee.

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[illegible]

	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	-	-	-	-
[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Operating Revenue	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Staff Training	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Contract Cost	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Travel	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Office Supplies	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Telephone	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Postage	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] - Bank Charges	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]

[illegible]

[illegible]

	[illegible] 12/31/2008	[illegible] 12/31/2009	[illegible] 12/31/2010	[illegible] 12/31/2011
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Utilities				
Water	[illegible]	[illegible]	[illegible]	[illegible]
Electricity	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Utilities	[illegible]	[illegible]	[illegible]	[illegible]
Maintenance				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	-	-	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Jefferson County Housing Authority
Fee Schedule for Division of Management Fees

[illegible]	[illegible]
Average Occupied	[illegible]

	Current Fees for 2008	Year 1 Fees [illegible]	Year 2 Fees [illegible]	Year 3 Fees [illegible]	Year 4 Fees [illegible]
Management Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Bookkeeping Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Asset Mgt Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]

Management Fee	[illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Bookkeeping Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Asset Mgt Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
	[illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]

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[illegible]

	Budget [illegible]	Budget [illegible]	Budget [illegible]	Budget [illegible]
Operating Revenues				
Dwelling Rent	[illegible]	[illegible]	[illegible]	[illegible]
Income from Investments - Unrestricted	[illegible]	[illegible]	[illegible]	[illegible]
Income from Investments - Restricted	-	-	-	-
Other Income - Miscellaneous				
Management Fee Income	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Operating Revenues	[illegible]	[illegible]	[illegible]	[illegible]
Administrative Expenses				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Staff Training	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Contract Cost	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Travel	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Office Supplies	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Telephone	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Postage	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Delivery Charges	[illegible]	[illegible]	[illegible]	[illegible]
Administrative - Other Charges	[illegible]	[illegible]	[illegible]	[illegible]
Other Administrative Expenses	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Employee Benefits	[illegible]	[illegible]	[illegible]	[illegible]
Employee Benefits - Other	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Housing Services				
Services - OPE	-	-	-	-
Tenant Services - Salaries	-	-	-	-
Tenant Services - Travel		-	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MTW Activities Expenses	-	-	-	
Furnishings Owned Expenses	-	-	-	-
Employee Benefits - OPE	-	-	-	-
Total Expenses [illegible]		-	-	-

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[illegible]

	[illegible] 12/31/2008	[illegible] 12/31/2009	[illegible] 12/31/2010	[illegible] 12/31/2011
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Utilities				
Water	[illegible]	[illegible]	[illegible]	[illegible]
Electricity	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Utilities	[illegible]	[illegible]	[illegible]	[illegible]
Maintenance				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	-	-	-	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

	[illegible] 12/31/2008	[illegible] 12/31/2009	[illegible] 12/31/2010	[illegible] 12/31/2011
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Utilities				
Water	[illegible]	[illegible]	[illegible]	[illegible]
Electricity	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total Utilities	[illegible]	[illegible]	[illegible]	[illegible]
Maintenance				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	-	-	-	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Jefferson County Housing Authority
Fee Schedule for Division of Management Fees

[illegible]	[illegible]
Average Cost Model	[illegible]

	Current Fees for 2008	Year 1 Fees [illegible]	Year 2 Fees [illegible]	Year 3 Fees [illegible]	Year 4 Fees [illegible]
Management Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Bookkeeping Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Asset Mgt Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]

Management Fee	[illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Bookkeeping Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
Asset Mgt Fee	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
	[illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]

form **HUD 50075** (03/2006)

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

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

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 *5-Year and/or* X *Annual PHA Plan for the PHA fiscal year beginning* 2009, *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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.
12. 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.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Jefferson County Housing Authority	AL086
PHA Name	PHA Number/HA Code

x 5-Year PHA Plan for Fiscal Years 20 09 - 20 13

x Annual PHA Plan for Fiscal Years 20 09 - 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
Lewis D. McDonald	Executive Director
Signature	Date
	1/21/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jefferson County Housing Authority,3700 Industrial Parkway Birmingham, AL. 35217

Program/Activity Receiving Federal Grant Funding

Capital Fund 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 Federalagency 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.)

See attached Site for Work Performance

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	Title
Lewis D. McDonald	Executive Director
Signature	Date
X	1/21/2010

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

JEFFERSON
COUNTY
HOUSING
AUTHORITY

3700 INDUSTRIAL PARKWAY

BIRMINGHAM, ALABAMA 35217-5316

205/849-0123

FAX: 205/849-0137

FAX: 205/841-0676

LEWIS D. MCDONALD
EXECUTIVE DIRECTOR

WILLIAM V. LEWIS, JR.
DIRECTOR OF FINANCE

DAVID C. WILKINSON
DIRECTOR OF PUBLIC HOUSING/MAINTENANCE

JUDY BRYANT
DIRECTOR OF ASSISTED HOUSING PROGRAMS

COMMISSIONERS:

ALICE DURKEE
CHAIRMAN

CHRIS GIATTINA
VICE CHAIRMAN

SUE B. WADE

LILLIAN HOWARD

BUNNY STOKES

SITES FOR WORK PERFORMANCE

JEFFERSON COUNTY HOUSING AUTHORITY

AMP- 1 – TOTAL UNITS-- 206

FULTONDALE VILLAGE
2100 WALKER CHAPEL ROAD
JEFFERSON COUNTY
FULTONDALE, AL. 35068

BROOKSIDE VILLAGE
101 VILLAGE CIRCLE
JEFFERSON COUNTY
BROOKSIDE, AL. 35073

RED HOLLOW
101 VALLEY TERRACE
JEFFERSON COUNTY
BIRMINGHAM, AL. 35215

HICKORY GROVE
101 HICKORY GROVE DR.
JEFFERSON COUNTY
BIRMINGHAM,AL. 35217

AMP- 2 TOTAL UNITS--182

WARRIOR COURTS
601 PECAN STREET
JEFFERSON COUNTY
WARRIOR, AL. 35180

CHELSEA GARDENS
53 HELEN STREET
JEFFERSON COUNTY
WARRIOR, AL. 35180

TRAFFORD
2395 WARRIOR-TRAFFORD RD.
JEFFERSON COUNTY
TRAFFORD, AL. 35172

DIXIMANOR
3995 SHARON CHURCH RD
JEFFERSON COUNTY
PINSON, AL. 35126

BRADFORD
8717 ADKINS DRIVE
JEFFERSON COUNTY
PINSON, AL. 35126

AMP- 3 TOTAL UNITS --172

TERRACE MANOR- I
4501 LITTLE DRIVE
JEFFERSON COUNTY
BESSEMER, AL. 35023

OAK RIDGE
4462 OAK RIDGE CIRCLE
JEFFERSON COUNTY
BESSEMER, AL. 35020

TERRACE MANOR-II
4700 LITTLE DRIVE
JEFFERSON COUNTY
BESSEMER, AL. 35023

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

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	Title
Lewis D. McDonald	Executive Director
Signature	Date (mm/dd/yyyy)
	1/21/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

1. Type of Federal Action:
[na] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[na] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
☐ Prime ☐ Subawardee
Tier _____, *if known*:
Jefferson County Housing Authority
3700 Industrial Parkway
Birmingham, Al. 35217
Congressional District, *if known*: 4c

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
n/a
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 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: [signature]
Print Name: Lewis D.McDonald
Title: Executive Director
Telephone No.: 205-244-1366 Date: 1/21/2010

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

ATTACHMENT "A"

Criteria for Substantial Deviations and Significant Amendments
(1) Amendment and Deviation Definitions
24 CFR Part 903.7 (r)
PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-Year Plan:
The Housing Authority does recognize the need for public notification for items contained within the 5-Year and Annual Plans. This authority shall make proper notification for any Substantial Deviation from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with The U.S. Department of Housing and Urban Development requirements. Substantial deviation or Significant amendment or Modification shall mean those of the mission statement, goals and objective, capital fund program or changes in significant expenditures. And changes in statutory requirement for administration of Public Housing requiring public comment and/or public hearing.
B. Significant Amendment or Modification to the Annual Plan
A Significant Amendment or Modification to the Annual Plan shall be construed to mean the following:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items not currently included in the Annual Statement or the 5-Year Action Plan or changes in use of replacement reserve funds under the Capital Fund not to exceed Two Hundred Thousand Dollars($200,000.00)
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the changes that are adopted to reflect changes in HUD regulatory requirements: such changes will not be considered significant amendments by HUD

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650109	Federal FY of Grant: 2009

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	$35,000.00			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$35,000.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL090R08650109				**Federal FY of Grant: 2009**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL-86-12 TRAFFORD, DIXIMANOR AND BRADFORD	DWELLING UNITS- REHAB BATHROOMS	1499		$35,000.00				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: Replacement Housing Factor No: AL09R08650109	**Federal FY of Grant:** 2009

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL 86-12 TRAFFORD, DIXIMANOR AND BRADFORD	6/12/2011			6/12/2013			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
JEFFERSON COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: AL09PO8650109 Replacement Housing Factor Grant No:	**2009**

☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP 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	$35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$15,000.00			
10	1460 Dwelling Structures	$446,423.59			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$10,000.00			
14	1485 Disposition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	$283,576.41			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,000,000.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09PO8650109 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2009**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		$100,000.00				
HA-WIDE MGMT. IMPROVEMENT	TRAINING FOR STAFF	1408		$10,000.00				
HA-WIDE ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		$100,000.00				
HA-WIDE FEES AND COST	A & E SERVICES BASED ON ACTUAL SCOPE OF WORK	1430		$35,000.00				
HA-WIDE	AESTHETIC IMPROVEMENTS	1450		$15,000.00				
HA-WIDE	TOOLS AND EQUIPMENT	1475		$10,000.00				
AL-86-12 TRAFFORD, DIXIMANOR AND BRADFORD	DWELLING UNITS- REHAB BATHROOMS, NEW BATH TUB, AND LAVATORY	1460		$146,423.59				
AL-86-12 DIXIMANOR	DWELLING UNITS- UPGRADE ELECTRICAL SERVICE-FROM 60 AMPS TO 150 AMP SERVICE	1460		300,000.00				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: AL09P08650109 Replacement Housing Factor No:	**Federal FY of Grant:** 2009

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	6/12/2011			6/12/2013			
AL 86-12 TRAFFORD, DIXIMANOR AND BRADFORD	6/12/2011			6/12/2013			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name JEFFERSON COUNTY HOUSING AUTHORITY				☒**Original 5-Year Plan** ☐**Revision No: 1**	
Development Number/Name/HA-Wide	Year 1 2009	Work Statement for Year 2 FFY Grant:2010 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2012 PHA FY:2012	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2013
HA-WIDE	Annual Statement	$105,000.00	$40,000.00	$49,960.00	$87,960.00
AL 86-02 FULTONDALE		$ 130,000.00	$600,000.00	$60,000.00	$132,000.00
AL 86-03 BROOKSIDE		$523,000.00	$99,000.00	$138,000.00	$190,000.00
AL 86-10 WARRIOR COURTS		$57,000.00	$67,000.00	$120,000.00	$175,000.00
AL 86-11 CHELSEA GARDENS		$60,000.00	$40,000.00	$85,000.00	$85,000.00
AL 86-12 TRAFFORD		$51,000.00	$0	$204,000.00	$170,000.00
AL 86-12 DIXIMANOR		$66,000.00	$0	$44,000.00	$245,000.00
AL 86-12 BRADFORD		$39,000.00	$160,000.00	$0	125,000.00
AL 86-14 RED HOLLOW		$35,000.00	$39,000.00	$0	$75,000.00
AL 86-16 HICKORY GROVE		$20,000.00	$57,000.00	$57,000.00	$100,000.00
AL 86-16 OAK RIDGE		$42,000.00	$63,000.00	$84,000.00	$125,000.00
AL 86-16 TERRACE MANOR I		$80,000.00	$120,000.00	$260,000.00	$240,000.00
AL 86-21 TERRACE MANOR II		$60,000.00	$50,000.00	$285,000.00	$140,000.00
CFP Funds Listed for 5-year planning		$1,268,000.00	$1,335,000.00	$1,386,960.00	$1,889,960.00

Replacement Housing Factor Funds	35,000.00				

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 2009	Activities for Year :2010 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 2011 FFY Grant:2011 PHA FY:2011		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	HA-WIDE	AESTHETIC IMPROVEMENTS	$15,000.00	HA-WIDE	AESTHETIC IMPROVEMENTS	$15,000.00
Annual	HA-WIDE	REPLACE DEADBOLT LOCK CORES ON ALL PH-UNITS	$90,000.00	HA-WIDE	APPLIANCES	$25,000.00
Statement	FULTONDALE 86-02	REPLACE WATER HEATERS, REPLACE RANGE HOODS,REPLACE PLUMBING FIXTURES, REFURBISH HAND RAILS	$130,000.00	FULTONDALE 86-02	INSTALL HVAC, REPAVE ROADWAY THRU COMPLEX	$600,000.00
	BROOKSIDE 86-03	INSTALL HVAC, WWTP REPAIRS	$523,000.00	BROOKSIDE 86-03	REPLACE WATER HEATERS, REPLACE RANGE HOODS, PLUMBING FIXTURES,REFURBISH HAND RAILS	$99,000.00
	WARRIOR COURTS 86-10	REPLACE VCT	$57,000.00	WARRIOR COURTS 86-10	ATTACH TO SANITARY SEWER, CYCLE PAINT	$67,000.00
	CHELSEA GARDENS 86-11	, CYCLE PAINT	$60,000.00	CHELSEA GARDENS 86-11	INSTALL PLAYGROUND	$40,000.00
	TRAFFORD 86-12	CYCLE PAINT	$51,000.00	TRAFFORD 86-12	NO PLANS	$0
	DIXIMANOR 86-12	CYCLE PAINT	$66,000.00	DIXIMANOR 86-12	NO PLANS	$0
	BRADFORD 86-12	CYCLE PAINT	$39,000.00	BRADFORD 86-12	UPGRADE ELECTRICAL SERVICE	$160,000.00
	RED HOLLOW 86-14	REHAB BATHROOMS	$35,000.00	RED HOLLOW 86-14	CYCLE PAINT	$39,000.00
	HICKORY GROVE 86-16	REPLACE PLUMBING FIXTURES	$20,000.00	HICKORY GROVE 86-16	CYCLE PAINT	$57,000.00
	OAK RIDGE 86-16	REHAB BATHROOMS	$42,000.00	OAK RIDGE 86-16	CYCLE PAINT	$63,000.00
	TERRACE MANOR I 86-16	REHAB BATHROOMS	$80,000.00	TERRACE MANOR I 86-16	CYCLE PAINT	$120,000.00
	TERRACE MANOR II 86-21	INSTALL PLAYGROUND REPLACE MAILBOXES AND ADD CANOPY	$60,000.00	TERRACE MANOR II 86-21	INSTALL SECURITY SCREENS	$50,000.00

		Total CFP Estimated Cost	$1,215,000.00			$1,335,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :2012 FFY Grant:2012 PHA FY:2012			Activities for Year: 2013 FFY Grant: 2013 PHA FY: 2013		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
HA-WIDE	AESTHETIC IMPROVEMENTS	$15,000.00	HA-WIDE	AESTHETIC IMPROVEMENTS	$15,000.00
HA-WIDE	APPLIANCES	$34,960.00	HA-WIDE	APPLIANCES	$72,960.00
FULTONDALE 86-02	REPLACE VCT, REPLACE MAILBOXES AND CANOPY	$60,000.00	FULTONDALE 86-02	REPLACE ROOFS	$132,000.00
BROOKSIDE 86-03	REPLACE VCT, WWTP REPAIRS	$138,000.00	BROOKSIDE 86-03	REPLACE ROOFS	$190,000.00
WARRIOR COURTS 86-10	REHAB KITCHENS, REPLACE WATER VALVES	$120,000.00	WARRIOR COURTS 86-10	REPLACE BATH TUBS, REPLACE KITCHEN CABINETS	$175,000.00
CHELSEA GARDENS 86-11	INSTALL THERMALL WINDOWS, SECURITY SCREENS AND DOORS	$85,000.00	CHELSEA GARDENS 86-11	REPLACE BATH TUBS	$85,000.00
TRAFFORD 86-12	UPGRADE ELECTRICAL SERVICE	$204,000.00	TRAFFORD 86-12	REPLACE KITCHEN CABINETS, REPLACE DOORS	$170,000.00
DIXIMANOR 86-12	REPLACE WATER HEATERS	$44,000.00	DIXIMANOR 86-12	REPLACE KITCHEN CABINETS, REPLACE DOORS	$245,000.00
BRADFORD 86-12	NO PLANS	$0	BRADFORD 86-12	REPLACE KITCHEN CABINETS, REPLACE DOORS	$125,000.00
RED HOLLOW 86-14	NO PLANS	$0	RED HOLLOW 86-14	INSTALL THERMAL WINDOWS	$75,000.00
HICKORY GROVE 86-16	REPLACE VCT	$57,000.00	HICKORY GROVE 86-16	INSTALL THERMAL WINDOWS	$100,000.00
OAK RIDGE 86-16	REPLACE VCT, REPLACE PLUMBING FIXTURES	$84,000.00	OAK RIDGE 86-16	INSTALL THERMAL WINDOWS	$125,000.00

TERRACE MANOR I 86-16	REHAB OFFICE, BUILD NEW MAINTENANCE SHOP	$260,000.00	TERRAC MANOR I 86-16	INSTALL THERMAL WINDOWS	$240,000.00
TERRACE MANOR II 86-21	REPLACE HVAC, INSTALL SECURITY SCREENS AND DOORS	$285,000.00	TERRACE MANOR II 86-21	REPLACE ROOFS	$140,000.00
Total CFP Estimated Cost		$1,386,960.00			$1,889,960.00

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

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

Part I: Summary

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: AL09S08650109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	$130,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$80,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$1,090,548.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

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

form **HUD-50075.1** (4/2008)

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

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

Part I: Summary

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: AL09S08650109 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$1,300,548.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date 1/21/2010**	**Signature of Public Housing Director**	**Date**

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

form **HUD-50075.1** (4/2008)

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

Part II: Supporting Pages

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: AL09S08650109 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA-WIDE-ADMINISTRATION	ADMIN COST ASSOCIATED WITH (ARRA) GRANT	1410		$130,000.00				
PHA-WIDE, FEES AND COST	A&E SERVICES BASED ON ACTUAL SCOPE OF WORK	1430		$80,000.00				
AL- 86-2 FULTONDALE	CYCLE PAINT	1460	60	$32,000.00				
AL-86- 3 BROOKSIDE	CYCLE PAINT	1460	82	$44,000.00				
AL- 86-10 WARRIOR COURTS	ADD ATTIC INSULATION	1460	38	$30,000.00				
AL- 86-11 CHELSEA GARDENS	ADD ATTIC INSULATION,INSTALL THERMAL WINDOWS, INSTALL SECURITY SCREENS, REPLACE FRONT AND BACK DOOR SECURITY SCREEN DOORS,CYCLE PAINT	1460	40	$186,000.00				
AL- 86-12 BRADFORD	ADD ATTIC INSULATION,CYCLE PAINT	1460	26	$32,000.00				
AL- 86-12 TRAFFORD	ADD ATTIC INSULATION, CYCLE PAINT	1460	34	$46,000.00				
AL- 86-12 DIXIMANOR	ADD ATTIC INSULATION,CYCLE PAINT	1460	44	$64,000.00				
86-14 RED HOLLOW	ADD ATTIC INSULATION, INSTALL THERMAL WINDOWS	1460	26	$76,000.00				

AL-86-16 HICKORY GROVE	INSTALL THERMAL INSULATED WINDOWS, ADD ATTIC INSULATION, REPLACE FRONT SECURITY SCREEN DOORS	1460	38	$128,000.00				
AL- 86-16 OAK RIDGE	INSTALL THERMAL WINDOWS, REPLACE FRONT SECURITY SCREEN DOORS, ADD ATTIC INSULATION	1460	42	$145,000.00				
AL-86-16 TERRACE MANOR-I	INSTALL THERMAL WINDOWS, ADD ATTIC INSULATION	1460	80	$191,548.00				
TERRACE MANOR II	INSTALL SECURITY SCREENS, ADD ATTIC INSULATION	1460	50	$60,000.00				

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

[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: AL09S08650109 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE ADMIN	3/18/2010		3/18/2012		
PHA-WIDE, FEES & COST	3/18/2010		3/18/2012		
AL-86-2 FULTONDALE	3/18/2010		3/18/2012		
AL-86-3 BROOKSIDE	3/18/2010		3/18/2012		
AL-86-10 WARRIOR COURTS	3/18/2010		3/18/2012		
AL-86-11 CHELSEA GARDENS	3/18/2010		3/18/2012		
AL-86-12 BRADFORD	3/18/2010		3/18/2012		
AL-86-12 TRAFFORD	3/18/2010		3/18/2012		
AL-86-12 DIXIMANOR	3/18/2010		3/18/2012		
AL-86-14 REDHOLLOW	3/18/2010		3/18/2012		
AL-86-16 HICKORY GROVE	3/18/2010		3/18/2012		
AL-86-16 OAK RIDGE	3/18/2010		3/18/2012		
AL-86-16 TERRACE MANOR I	3/18/2010		3/18/2012		
AL-86-21 TERRACE MANOR II	3/18/2010		3/18/2012		

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650108	Federal FY of Grant: 2008

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	$29,820.00			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$29,820.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09PO8650108 Replacement Housing Factor Grant No: AL09P08650108				**Federal FY of Grant:** 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL-86-11	DWELLING UNITS- ADD LAUNDRY ROOMS AT EFFICIENCY UNITS AT CHELSEA GARDENS	1499		$29,820.00				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: AL09P08650108 Replacement Housing Factor No: AL09P08650108	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL 86-11 CHELSEA GARDENS	6/12/2010			6/12/2012			

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09PO8650108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☒ **Revised Annual Statement (revision no:** 1)
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$99,763.00			
3	1408 Management Improvements	$10,000.00			
4	1410 Administration	$99,763.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$30,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	$135,000.00			
10	1460 Dwelling Structures	$328,556.69			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$10,000.00			
14	1485 Disposition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	$284,547.31			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$997,630.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09PO8650108 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		$99,763.00				
HA-WIDE MGMT. IMPROVEMENT	TRAINING FOR STAFF	1408		$10,000.00				
HA-WIDE ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		$99,763.00				
HA-WIDE FEES AND COST	A & E SERVICES BASED ON ACTUAL SCOPE OF WORK	1430		$30,000.00				
HA-WIDE	AESTHETIC IMPROVEMENTS	1450		$15,000.00				
HA-WIDE	TOOLS AND EQUIPMENT	1475		$10,000.00				
AL-86-11	DWELLING UNITS- ADD LAUNDRY ROOMS ON EFFICIENCY UNITS AT CHELSEA GARDENS	1460		$120,000.00				
AL-86-03	SEWER LINE REPLACEMENT FOR BROOKSIDE WASTE WATER TREATMENT PLANT	1450		$120,000.00				
AL-86-02	INSTALL SECURITY SCREENS ON SECOND STORY BUILDINGS	1460		94,278.34				
AL-86-03	INSTALL SECURITY SCREENS ON SECOND STORY BUILDINGS	1460		114,278.35				

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

PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: AL09P08650108 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	6/12/2010			6/12/2012			
AL 86-02 FULTONDALE	6/12/2010			6/12/2012			
AL-86-03 BROOKSIDE	6/12/2010			6/12/2012			
AL-86-11 CHELSEA GARDENS	6/12/2010			6/12/2012			

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

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

Part I: Summary

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R086501-07 Date of CFFP:	**FFY of Grant:2007** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☒ **Performance and Evaluation Report for Period Ending: 6/30/2008** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,196		0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	**Date 6-30-2008**	**Signature of Public Housing Director**	**Date**

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

form **HUD-50075.1** (4/2008)

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

Part II: Supporting Pages

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: AL09R086501-07	**Federal FFY of Grant: 2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
AL-86-12 DIXIMANOR	ADD STORAGE BUILDINGS TO DWELLING UNITS	1499		2,196				

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Jefferson County Housing Authority

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AL-86-12- DIXIMANOR	9-12-2009		09-12-2011		

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

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

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

Part I: Summary

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R086501-07 Date of CFFP:	**FFY of Grant: 2007** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 06/30/2008** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	2,196			

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

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

PHA Name: Jefferson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P086501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
XPerformance and Evaluation Report for Period Ending: 06/30/2008 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$93,482.90		$8,658.68	$8,658.68
3	1408 Management Improvements	$10,000.00		$00.00	$00.00
4	1410 Administration	$93,482.90		$00.00	$00.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$30,000.00		$23,489.73	$23,489.73
8	1440 Site Acquisition				
9	1450 Site Improvement	$15,000.00		$19,700.00	$4,500.00
10	1460 Dwelling Structures	$398,125.87		$270,350.00	$114,717.89
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	$10,000.00		$6,126.73	$6,126.73
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	$284,737.33		$00.00	$00.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$934,829.00		$328,325.14	$157,493.03
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

_____ Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: **Jefferson County Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of W
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations – Soft costs	1406		93,482.90	93,482.90	8,658.68	8,658.68	
HA-Wide	Management Improvements	1408		10,000.00	10,000.00			
HA-Wide	Administration	1410		93,482.90	93,482.90			
HA-Wide	A & E Services	1430		30,000.00	30,000.00	28,800.00	23,489.73	
AL86-11 Chelsea	Aesthetic Improvements	1450	40	200.00	4,500.00	4,500.00	4,500.00	
AL86-12 DM	Landscaping	1450	44	8,800.00	8,800.00	8,800.00	00.00	
AL86-12 DM	Septic Tanks	1450	44	6,400.00	1,700.00	6,400.00	00.00	
AL86-12 DM	Concrete Slabs	1460	44	85,800.00	85,800.00	85,800.00	52,123.50	
AL86-12 DM	Bond, Mobilization, Gen. Cond.	1460	44	12,950.00	12,950.00	12,950.00	11,450.00	
AL86-12 DM	Stored Materials	1460	44			NA	51,144.39	Note: Obligated Amount Inc Items
AL86-12 DM	Masonry	1460	44	129,800.00	129,800.00	129,800.00	00.00	
AL86-12 DM	Framing and Roofing	1460	44	41,800.00	41,800.00	41,800.00	00.00	
HA-Wide	Dwelling Structures	1460		127,775.87	127,775.87			
HA-Wide	Tools & Equipment	1475		10,000.00	10,000.00	6,126.73	6,126.73	
	Debt Service	1501		284,737.33	284,737.33	00.00	00.00	
				934,829.00	934,829.00	333,635.41	157,493.03	

Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: **Jefferson County Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2007**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of W
				Original	Revised	Funds Obligated	Funds Expended	

Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program No: AL09P08650107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Activities	09/12/2009			09/12/2011			

Lewis D. McDonald, Executive Director 2/1/2010

Lewis D. McDonald, Executive Director

2/1/2010

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

PHA Name: Jefferson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P086501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
XPerformance and Evaluation Report for Period Ending: 06/30/2008 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$87,152.70	$90,352.83	$90,352.83	$90,352.83
3	1408 Management Improvements	$10,000.00	$5,800.00	$5,800.00	$5,800.00
4	1410 Administration	$87,152.70	$94,353.92	$94,353.92	$57,559.40
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$30,000.00	$30,561.51	$30,561.51	$30,561.51
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$15,000.00	$29,195.00	$29,195.00	$22,395.00
10	1460 Dwelling Structures	$301,190.81	$336,650.00	$336,650.00	$214,581.50
11	1465.1 Dwelling Equipment—Nonexpendable	$51,889.38	$18,089.00	$18,089.00	$18,089.00
12	1470 Nondwelling Structures	$0.00	$8,643.00	$8,643.00	$8,643.00
13	1475 Nondwelling Equipment	$5,000.00	$47,477.33	$47,477.33	$47,477.33
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	$284,141.41	$284,141.41	$284,141.41	$284,141.41
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	$871,527.00	$945,264.00	$945,264.00	$779,600.98
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

_____ Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: Jefferson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		$87,152.70	$90,352.83	$90,352.83	$90,352.83	
HA-Wide	Staff Training	1408		$10,000.00	$00.00			
HA-Wide	Computer Hardware	1408		00.00	$5,800.00	$5,800.00	$5,800.00	
HA-Wide	PHA Staff Approved Salary	1410		$87,152.70	$94,353.92	$94,353.92	$57,559.40	
HA-Wide	A&E Services	1430		$30,000.00	$30,561.51	$30,561.51	$30,561.51	
HA-Wide	Aesthetic Improvements	1450		$15,000.00	$29,195.00	$29,195.00	$22,395.00	
HA-Wide	Dwelling Structures	1460		$00.00	$00.00	$00.00	$00.00	
AL86-12 Trafford	Storage Buildings	1460	34	$275,000.00	$00.00	$00.00	$00.00	
Al86-19 Site Hsg	Nonroutine Repairs	1460	5	$20,000.00	$00.00	$00.00	$00.00	
AL86-12 Trafford	Concrete Slabs	1460	34	$00.00	$66,300.00	$66,300.00	$65,637.00	
AL86-12 Trafford	Masonry	1460	34	$00.00	$100,300.00	$100,300.00	$99,297.00	
AL86-12 Trafford	Framing & Roofing	1460	34	$00.00	$32,300.00	$32,300.00	$17,869.50	
AL86-12 Trafford	Soffit	1460	34	$00.00	$6,800.00	$6,800.00	$1,782.00	
AL86-12 Trafford	Doors and Hardware	1460	34	$00.00	$13,600.00	$13,600.00	$8,976.00	
AL86-12 Trafford	Electrical	1460	34	$00.00	$34,000.00	$34,000.00	$9,570.00	
AL86-12 Trafford	Bond, Mobilization,Gen Cond.	1460	34	$00.00	$12,950.00	$12,950.00	$11,450.00	
AL86-12-DM	Soffit	1460	44	$00.00	$8,800.00	$8,800.00	$00.00	
AL86-12-DM	Doors & Hardware	1460	44	$00.00	$17,600.00	$17,600.00	$00.00	
AL86-12-DM	Electrical	1460	44	$00.00	$44,000.00	$44,000.00	$00.00	

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

PHA Name: Jefferson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL86-03 B'side	Appliances	1465.1	82	$25,000.00	$00.00	$00.00	$00.00	
AL086-11 Chelsea	Appliances	1465.1	40		$14,790.00	$14,790.00	$14,790.00	
Al86-10 Warrior	Maintenance Storage Bldgs	1470	38	$00.00	$3,299.00	$3,299.00	$3,299.00	
AL086-11 Chelsea	Building Exterior	1470	40		$8,643.00	$8,643.00	$8,643.00	
HA-Wide	Paint interior of Admin Bldg, Carpet	1470		$00.00	$00.00	$00.00	$00.00	
AL86-03 B'side	W.W.T.P. Repairs	1475	82	$26,889.38	$42,142.15	$42,142.15	$42,142.15	
HA-Wide	Air Filter System Admin Bldg	1475		$00.00	$00.00	$00.00	$00.00	
HA-Wide	Tools & Equipment	1475		$5,000.00	$5,335.18	$5,335.18	$5,335.18	
	Debt Service	1501		$284,141.41	$284,141.41	$284,141.41	$284,141.41	
				$871,527.00	$945,264.00	$945,264.00	$779,600.98	

Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: Jefferson County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: 2006 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Lewis D. McDonald, Executive Director 2/1/2010

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

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program No: AL09P08650106 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Activities	07/17/2008	07/17/2008		07/17/2010	07/17/2010		

Lewis D. McDonald, Executive Director 2/1/2010

Lewis D. McDonald, Executive Director

2/1/2010

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

PHA Name: Jefferson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P08650105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies xRevised Annual Statement (revision no:1)
X Performance and Evaluation Report for Period Ending: 06/30/2008 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	$91,785.00	$31,222.66	$31,222.66	$27,977.25
3	1408 Management Improvements	$10,000.00	$45,843.84	$45,843.84	$45,843.84
4	1410 Administration	$91,785.00	$91,807.01	$91,807.01	$91,807.01
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$35,000.00	$43,861.77	$43,861.77	$43,861.77
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$75,000.00	$1,657.91	$1,657.91	$1,657.91
10	1460 Dwelling Structures	$162,454.00	$334,242.02	$334,242.02	$334,242.02
11	1465.1 Dwelling Equipment—Nonexpendable	$130,953.74	$8,000.00	$8,000.00	$8,000.00
12	1470 Nondwelling Structures	$ 25,000.00	$52,173.00	$52,173.00	$52,173.00
13	1475 Nondwelling Equipment	$ 13,000.00	$26,169.53	$26,169.53	$26,169.53
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$282,878.26	$282,878.26	$282,878.26	$282,878.26
20	1502 Contingency	$0.00		$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$917,856.00	$917,856.00	$917,856.00	$914,610.59
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

_____ Lewis D. McDonald, Executive Director September 15, 2008

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

PHA Name: Jefferson County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: AL09P08650105; Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Computer Software, Maintenance	1406		$91,785.00	$31,222.66	$31,222.66	$27,977.25	
HA-Wide	Computer Hardware	1408		$10,000.00	$45,843.84	$45,843.84	$45,843.84	
HA-Wide	PHA Staff Approved Salary Allocation	1410		$91,785.00	$91,807.01	$91,807.01	$91,807.01	
HA-Wide	A&E Services based on scope of work	1430		$35,000.00	$43,861.77	$43,861.77	$43,861.77	
HA-Wide	Aesthetic Improvements	1450		$15,000.00	$0.00	$0.00	$0.00	
AL86-10 Warrior	Drainage Repairs	1450	38	$15,000.00	$0.00	$0.00	$0.00	
AL86-12 DM	Replace Mailboxes	1450	44	$5,000.00	$0.00	$0.00	$0.00	Moved to Bond Pool
AL86-12 Bradford	Replace Mailboxes	1450	26	$5,000.00	$0.00	$0.00	$0.00	Moved to Bond Pool
AL86-12 HGrove	Replace mailbxs; repave parking	1450	38	$25,000.00	$0.00	$0.00	$0.00	Moved to Bond Pool
AL86-12 Bradford	Community Bldg	1450	26	$0.00	$0.00	$0.00	$0.00	Moved to 2004
AL86-16 TM I	Replace broken sidewalks	1450	80	$5,000.00	$0.00	$0.00	$0.00	
AL86-12 Trafford	Mailboxes	1450	34	$5,000.00	$0.00	$0.00	$0.00	Moved to Bond Pool
AL86-11 Chelsea	Site Work	1450	40	$0.00	$1,657.91	$1,657.91	$1,657.91	
AL86-19 Site Hsg	Nonroutine Repairs	1460	5	$40,000.00	$10,528.93	$10,528.93	$10,528.93	
AL86-11 Chelsea	Electrical	1460	40	$40,000.00	$273,200.00	$273,200.00	$273,200.00	
AL86-22 TM II	Cycle Paint	1460	50	$75,000.00	$0.00	$0.00	$0.00	Moved to 2003 Bonus
HA-Wide	Bond, Mobilization & General Cond.	1460		$0.00	$36,000.00	$36,000.00	$36,000.00	
AL86-16 ORidge	HVAC - Oakridge	1460	42	$7500.00	$10,500.00	$10,500.00	$10,500.00	Moved from Bond Pool
HA-Wide	Materials Stored	1460		$0.00	$1,949.69	$1,949.69	$1,949.69	Moved from Bond Pool
Admin Office	Building Renovations	1460		$0.00	$2,063.40	$2,063.40	$2,063.40	
AL86-03 Bside	Appliances	1465.1	82	$30,953.74	$0.00	$0.00	$0.00	
AL86-12 Trafford	Water Heaters	1465.1	34	$22,000.00	$0.00	$0.00	$0.00	
AL86-12 Bradford	Water Heaters	1465.1	26	$16,000.00	$0.00	$0.00	$0.00	
AL86-11 Chelsea	Water Heaters	1465.1	40	$62,000.00	$8,000.00	$8,000.00	$8,000.00	Eliminated washer/dryer conn
AL86-10 Warrior	Office Renovations	1470	38	$25,000.00	$25,300.00	$25,300.00	$25,300.00	
AL86-12 B'ford	Community Building	1470	26	0	$26,873.00	$26,873.00	$26,873.00	
Admin Office	Air Cleaners for HVAC System	1475		$0.00	$0.00	$0.00	$0.00	Moved to 2004
AL86-03 B'side	Sewer	1475	82	$0.00	$22,979.00	$22,979.00	$22,979.00	
AL86-16 TM I	Replace HVAC	1475	80	$8,000.00	$0.00	$0.00	$0.00	
HA-Wide	Tools & Equipment	1475		$5,000.00	$3,190.53	$3,190.53	$3,190.53	
	Debt Service	1502		$282,878.26	$282,878.26	$282,878.26	$282,878.26	
				$917,856.00	$917,856.00	$917,856.00	$914,610.59	

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

PHA Name: Jefferson County Housing Authority	**Grant Type and Number** Capital Fund Program No: AL09P08650105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2007	8/17/2007		6/30/2009	8/17/2009		
AL86-03 Brookside	6/30/2007	8/17/2007		6/30/2009	8/17/2009		
AL86-10 Warrior	6/30/2007	8/17/2007		6/30/2009	8/17/2009		
AL86-11 Chelsea Grdn	6/30/2007	8/17/2007		6/30/2009	8/17/2009		
AL86-12 Bradford	6/30/2007	8/17/2007		6/30/2009	8/17/2009		
Al86-16 Oak Ridge	6/30/2007	8/17/2007		6/30/2009	8/17/2009		

OFFICE OF THE GOVERNOR

BOB RILEY
GOVERNOR

STATE OF ALABAMA

ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS

Bill JOHNSON
ACTING DIRECTOR

CERTIFICATION BY STATE OF PHA PLAN'S CONSISTENCY WITH STATE CONSOLIDATED PLAN

I, Bill Johnson, Acting Director of the Alabama Department of Economic and Community Affairs, certify that the updated Streamlined Five Year Plan for Fiscal Years 2005-2009 and the Streamlined Annual PHA Plan for Fiscal Year 2005 of the Jefferson County Housing Authority is consistent with the Consolidated Plan of the State of Alabama prepared pursuant to 24 CFR Part 91.

Certifying Official of State:

Name: **Bill Johnson**

Title: **Acting Director**
Alabama Department of Economic and Community Affairs

Signature: _____

Date: **October 11, 2005**

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

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

I, *Dr. Fredrick Hamilton* the *Director, Office of Community Development* certify that the Five Year and Annual PHA Plan of the *Jefferson County Housing Authority* is consistent with the Consolidated Plan of *Jefferson County* prepared pursuant to 24 CFR Part 91.

Fredrick L. Hamilton 10/13/05

Signed / Dated by Appropriate State or Local Official