

1.0	<b>PHA Information</b> PHA Name: <u>Jacksonville Housing Authority</u> PHA Code: <u>FL001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>																										
2.0	<b>Inventory (based on ACC units at time of FY beginning in 1.0 above)</b> Number of PH units: <u>2,653</u> Number of HCV units: <u>5,809</u>																										
3.0	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:30%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:10%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: <u>N/A</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1: <u>N/A</u>						PHA 2:						PHA 3:					
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5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <u>N/A (next 5-year plan submission will be for FY2010)</u>																										
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <u>N/A</u>																										
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Recap of minor Public Housing and Section 8 Admission & Occupancy Plan changes are attached with complete A&O Plans available upon request  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Residents and public may view a copy of JHA's 5 Year and Annual Plan submissions by visiting the Administration Offices, 1300 Broad Street, Jacksonville FL 32202. A copy can be obtained by making a written request to the Sr. Vice President's Office at this same address. Annual plan elements are covered in our Admission & Occupancy Plans and are recapped in an attachment.																										
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b>  Brentwood Lakes is JHA's latest HOPE VI development, which was closed out at the end of the last fiscal year. This development is also a mixed finance, tax credit property that includes a high rise for disabled and senior residents, multi-family units that include public housing, 75 project based vouchers, and affordable housing units available to Section 8 HCV recipients. Additional affordable housing is available in our Riviera Apartments and Gregory West Apartments. JHA recently revised our current annual plan for FY08 to allow for purchase of additional affordable and public housing units through use of replacement housing funds and American Recovery & Reinvestment Act (ARRA) capital grant funds. Homeownership programs are available to JHA residents in Public Housing and Section 8 through our Resident Opportunity Department.																										
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attachment																										

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8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attachment</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  Based on the size of both our Public Housing and Section 8 HCV waiting lists and other data obtained through our partnership with the City of Jacksonville and it's departments such as the Jacksonville Housing and Development Commission, etc.; there is still need for additional housing for area residents. This is one of many reasons JHA is seeking to purchase additional units to add to our portfolio and to continue to make strides in the consent decree fulfillment. In addition to this activity, JHA Section 8 is partnering with the City of Jacksonville's Tenant Based Assistance (TBA) program to offer rental assistance for one (1) year through the private sector. Both of these program enhancements have been added through amendment to our current annual plan for FY08 and in this new plan for the coming fiscal year of 2009.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.  N/A</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  JHA is actively seeking to purchase an additional apartment complex outside the consent decree area for conversion to Affordable and Public Housing. Additionally we applied for and were granted 100+ project based vouchers and are partnering with the City of Jacksonville in a TRA (tenant rental assistance) temporary voucher program. Through use of our public housing capital fund grants and the American Recovery &amp; Reinvestment Act ARRA grants, JHA continually improved the units in our affordable and public housing portfolio and are again proud to maintain High Performer Status through our REAC and SEMAP scores. Our Resident Opportunities Department supports our goal to encourage residents to obtain education, training and employment so they can move "up and out of public housing". We also offer a homeownership program for residents interested in this opportunity.  (b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  N/A</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

**ANNUAL PLAN ATTACHMENTS**  
**PHA Fiscal Year Beginning 10/2009**

- 1.0 – 5.2      See Form
- 6.0. a.        Section 8 Admission and Occupancy Plan and Public Housing A&O changed are attached. JHA's current Annual Plan was revised in June 2009 and approved recently to include resolutions for the ARRA initiative And for the purchase of replacement housing with reserve funds for this Purpose and \$2M of ARRA funds (see submission of 6/18/09). These Plans are moving forward and will be completed as called for under the ARRA.
- b 1.        Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures procedure follow:

**ELIGIBILITY FOR ADMISSION:**

- A. Eligibility Requirements:** Applicants falling into the categories listed below will be determined ineligible for admission. This is in accordance with (CFR 960/204-205)
1. Applicants or any adult family member who has committed fraud in connection with any federal assistance program. The incident of fraud is limited to within five (5) years of the date of application. The specific violation must be documented in writing by the affected agency. The family nonetheless must pay all monies owed to the agency in question prior to final eligibility determination.
  2. Applicants who owe outstanding monies to JHA or another housing authority. Debts older than *five (5)* years should not be used to disqualify an applicant unless they are still lawfully collectible due to interim payments or the existences of a valid judgment lien, which is still in effect. Judgment liens are lawfully collectible for *seven (7)* years.
  3. All applicants under the age of 18 who have not been emancipated by the courts or married.
  4. Applicants whose annual income at the time of admission exceeds the maximum income limits for admission as established by the U.S. Department of Housing and Urban Development.
  5. Applicants who have not provided either verification of social security numbers of all household members.
  6. Applicants or other family members who misrepresent any information related to eligibility, award of preference for admission, income allowances, family composition or any other information requested on the Pre-Application in the application will be determined ineligible for another twelve (12) months after the misrepresentation occurs or the misrepresentation is discovered by the JHA.
  7. Applicants or other family members who use abusive or violent behavior toward any personnel of the Jacksonville Housing Authority will be grounds for your application to be closed. These persons will be determined ineligible for another twelve (12) months after the most recent incident.
  8. An applicant who has been a victim of domestic violence, dating violence, or

stalking will not be denied admission solely because of that applicant's status as a victim of such violence. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year. Example of required documentation should be in the form of police report, incident report, restraining order, referral from domestic violence shelter, etc.

**RESIDENT SELECTION POLICY**

**Conditions Governing Selection:**

1. JHA will give full consideration to its public responsibility for re-housing persons displaced by urban renewal or other government action, or whose homes are made uninhabitable by a natural disaster as determined by JHA.
2. JHA will not, on account of race, color, familial status, religion, sex or National origin, deny to any eligible applicant the opportunity to lease a dwelling suitable to their need in any community of JHA. Additionally, in accordance with Section 504 of the Rehabilitation Act of 1973 and The Age Discrimination Act of 1975, respectively, JHA will not discriminate on account of disability or age.
3. In the selection of residents, there will be no discrimination against Families otherwise eligible for admission because their income is derived in whole or in part from public assistance.
4. In selecting residents from among eligible applicant families of the size and composition appropriate to available dwelling units, JHA will take into consideration the needs of individual families for housing in order to provide a decent home and suitable living environment.
5. Near elderly applicants will be selected for occupancy in the high rises once the elderly and people with disability lists are exhausted.

**ADMISSION POLICIES INCLUDING DECONCENTRATION**

**Occupancy Guidelines:** To avoid overcrowding and underhousing, dwelling units are to be leased in a manner in which not more than two persons will be required to occupy a bedroom. In the event, however, there should be units which cannot be filled with families of appropriate size, after all possible efforts have been made to stimulate applications, eligible families of the most nearly appropriate size will be assigned them, with the understanding that the families will be transferred to units of the proper size at the earliest date possible.

The guidelines for range of bedrooms per person, shall be:

NUMBER OF BEDROOMS	NUMBER OF PERSONS	
	MINIMUM	MAXIMUM
0	1	1
1	1	2
2	2	4
3	3	4
4	5	8
5	7	10

1. Every member of the household, regardless of age, is to be counted as a person.
2. The maximum number of persons may be exceeded by one to permit an infant, less than two years of age, to share the parent's bedroom.

3. Dwelling units shall be initially assigned so that persons of opposite sex, other than husband and wife, will not occupy the same bedroom, except for minors under the age of two. The family may choose to initially mix family members of the opposite sex; however, it would not be eligible for transfer due to underhousing unless its family composition changed.
4. Dwelling units shall be so assigned as not to permit the use of the living room for sleeping purposes.
5. Person of different generations, persons of the opposite sex, and unrelated adults, will not share a bedroom.
6. If a larger unit is required beyond the above noted guidelines, because of a disability of a family member or person associated with the household JHA will accommodate the need with proper documentation.
7. All children anticipated to reside in the dwelling unit, including children expected to be born to pregnant women and children who are temporarily absent from the home due to placement in foster care, military school, or college will be considered in determining bedroom sizes.
8. A live-in care attendant who is not a family member will not be required to share a bedroom with another family member.  
When it is found that the size of the unit is no longer suitable for the family in accordance with these guidelines, the family will be required to move as soon as a dwelling of appropriate size becomes available unless policy has temporarily limited relocations.  
Needed transfers will take precedence over new admissions unless JHA has temporarily determined that transfers are limiting the ability to provide decent, safe, and sanitary housing. The Resident Advisory Board (RAB) will be given notice of all decisions with regard to changes in policy of transfers.

### **Income Mix and De-concentration Provisions**

**Description:** The JHA serves families whose income is at or below 80% of the areas median income. This policy is designed to ensure that very low and low-income households are not concentrated in certain developments or in buildings within a development. The JHA will make 40 percent of its public housing units available to families earning at or below, 30 percent of area median income (AMI). This requirement applies to new admissions on an annual basis.

1. **Incentives-** The JHA may offer incentives to encourage eligible higher income families to occupy dwelling units in developments predominantly occupied by very low-income (30% or less than AMI) families and vice versa. The Director of Operations must approve the implementation of these incentives, as necessary.
2. **Mix-income/Site based waiting list** – The JHA will purchase existing apartment complexes to develop mix-income communities. These communities will have a mix income stratification that will ensure dispersion of very low-income families. Very low-income families will make up no more than 25% of the residents living in these communities.
3. **Working Family Preference** – JHA will give a 2 to 1 selection preference to working families on the waiting list, unless the selection of new families earning more than 30% of AMI has exceeded 60% for the current year.

## Wait List Procedures

### General Procedures:

1. An automated central application pool will be maintained in a manner wherein residents will be selected for appropriate size units in accordance with the preferences set forth in the adopted regulations governing admission, and according to the date and time the application was filed.
2. "Blocks" of applicants will be selected by bedroom size, local preference, and date and time of application.
3. The "block" will be moved to a "ready pool" and checked for compliance with required criteria for admission:
  - (a) done by Agency:
    - (1) criminal background check
    - (2) credit bureau check (for eviction)
  - (b) letter sent to applicant requesting:
    - (1) landlord reference
  - (c) current income documentation
  - (d) submission of all required documents (eg: birth certificate)
  - (e) Applicants returning all required information first will be housed first
4. The applicant at the top of the community-wide list will be offered a vacant unit at the location containing the largest number of vacancies and/or units ready for occupancy.

If such offer is refused without cause, the applicant's ranking is changed to reflect date and time of refusal and returned to the bottom of the ready pool list. Upon applicant being given a second choice and refusing without just cause, the file will be closed and the applicant must reapply.
5. If the applicant presents satisfactory evidence that acceptance of any offered unit will result in undue hardship, the refusal shall count as an allowable refusal. Documentation will be maintained in the application file as to the vacancy offered, including location, date and circumstances of the offer and the rejection or acceptance.
6. Under the following circumstance, an applicant would not be considered to have been offered a unit if:
  - (a) The unit is not of the proper size and type and the applicant would be able to reside there only temporarily (e.g., a specially designed unit that is awaiting an applicant needing such a unit.)
  - (b) The unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's children under seven years of age to lead-based paint poisoning.
  - (c) The applicant is unable to move at the time of the offer and presents clear evidence, which substantiates this to JHA satisfaction.

Examples:

    - (1) a doctor verifies that the applicant has just undergone major surgery and needs a period to recuperate;
    - (1) a court verifies that the applicant is serving on a jury which has been sequestered.
7. Documentation will be maintained in the application file as to the vacancy offered, including location, date and circumstances of the offer and the reason for the rejection.

## 2. Financial Resources – see June 2009 financial statement

### 3. Rent Determination

JHA follows current CFR's and procedures for the 50058 in calculation rents and additional procedures follow and are a part of our A&O policy:

**Flat Rent:** Rent which is based on the market value of the unit as determined by the JHA. The market rent is the rent charged for comparable units in the private, unassisted rental market at which the JHA could lease the public housing unit after preparation for occupancy. Families choosing flat rents generally will be recertified once every three years, but the JHA reserves the right to conduct such recertification more frequently. Family composition will be verified annually.

**Income-Based Rent:** Rent which is based on the family's income as determined by the JHA based on the JHA's rent policies, which may specify a percentage of income, include a schedule of rents, involving depositing a portion of the resident rent to an escrow account, imposing a ceiling on Resident Rents, adopting permissive income deductions, etc. The income-based rent plus any applicable utility allowance will not exceed the total tenant payment (TTP) as determined by the statutory formula. The resident may elect to pay either the flat rent or income-based rent. If flat rent has been selected and there is a loss of family income the resident may elect to revert back to income-based rent. The JHA will provide, through its orientations, individual counseling and written notice, sufficient information to allow families to make an informed choice of rent payment options. The JHA's policies on switching the type of rent in circumstances of financial hardship: If the JHA determines that the family is unable to pay the flat rent because of financial hardship, the JHA will immediately switch the family's rent from flat to income based rent. Once a family switches from flat rent to income-based rent due to financial hardship, and/or when initially selecting income based rent the family must wait until its next annual option to select the type of rent they choose to pay.

### 4. Operations and Management

Each property manager meets with new residents upon signing the lease and at the time of the annual or interim recertification and goes over procedures for making work orders (repairs, etc) during and after normal working hours. Work orders are handled at the site for routine items and plumbing, electrical and hvac repairs are handled by the central office. The annual PHAS process allows JHA track our efficiency and JHA is proud that we continue to maintain a "High Performer" status.

### 5. Grievance Procedures

JHA has a grievance and hearing process in place for all public housing and Section 8 residents. This process is included in our A&P policies and is detailed as follows:

**Right to a Hearing:** All disputes concerning the obligations of the resident or JHA shall (except as provided in 24 CFR 966.51(a)(2) be resolved in accordance with JHA grievance procedures.

**Definitions:** Complainant is defined as any resident whose rights, duties welfare or status are or may be adversely affected by JHA action or failure to act, and who files a grievance or complaint with JHA with respect to such action or failure to act. Grievance or complaint is defined as any dispute with respect to JHA action or failure to act in accordance with lease requirements, or any JHA action or failure to act involving interpretation or application of the JHA's regulations, policies or procedures which affects the rights, duties, welfare or status of the

complainant.

Exclusions of Certain Evictions from the Grievance Procedure: When JHA seeks to terminate the lease of a resident, JHA may exclude from the administrative grievance procedure any termination of tenancy that involves:

Any criminal activity which threatens the health, safety, or peaceful enjoyment of the premises by other residents or employees of the public housing agency; or any violent or drug related criminal activity on or off the public housing premises; or knowingly harbor fugitives from the law.

Or;

Drug related criminal activity. In such cases JHA may file an eviction action after terminating the tenancy by giving the resident a seven (7) day notice of termination specifying the non-compliance and advising the tenant that a judicial action for eviction will be commenced by JHA at the expiration of the seven (7) day period.

#### **6. Designated Housing for Elderly and Disabled Families.**

JHA provides a preference during the application process for the elderly and disabled household(s). JHA has six (6) high rise communities (Brentwood Lakes, Centennial Tower, Oaks at Durkeeville, Hogan Creek and Twin Towers, which is approximately 780 units) that house the majority of our elderly and disabled residents. A dedicated Service Coordinator with the Resident Services Department is available to assist these residents with any social services they may need or want. In addition to these communities, 504/ADA accommodations have been provided at all of our communities and an existing resident will be transferred to a 504 unit or their unit will be modified as we are able.

#### **7. Community Service and Self-Sufficiency**

JHA is proud to have several communities that have been redeveloped with HOPE VI grants. These communities are: Fairway Oaks, Oaks at Durkeeville and Brentwood Lakes. All of these communities provide early learning facilities for residents and the surrounding neighborhood, computer labs and other training opportunities including homeownership educations that is provided by our Resident Services Department. Section 8 residents also have access to these resident initiatives. Our Resident Services Department continues to seek out additional grants to enhance their services to our residents in both of our programs.

#### **8. Safety and Crime Prevention**

JHA has a full-time Crime Prevention Coordinator with the Resident Services Department. This employee is also the liaison with a special police division that is dedicated to our communities. In addition to this staff member, several of our senior and other staff are active in the Police Athletic League. JHA is also partnering with the Jacksonville Sheriffs office Crime Free Housing Initiative and the first phase of training has been completed. Phase two is scheduled for August 2009 and the program will be fully operational before the current fiscal year ends. This initiative is also available to apartment complexes in the private section that are available to our housing choice voucher participants.

#### **9. Pet Policy**

JHA has a pet policy which is part of the A&O policies and our PHA lease. A portion of this policy follows and the complete policy can be found in the above-mentioned documents that are also included with the Annual Plan Submission.

1. A pet application must be obtained from the rental office and approved by the rental office before the pet is obtained.

- \*2. A pet security deposit of \$200.00 (refundable, less pet damages) is required for Pet ownership in all residence other than the Oaks of Durkeeville. There will be a \$300.00 pet security deposit for carpeted units and a \$200.00 pet security deposit for non-carpeted units at the Oaks of Durkeeville to thoroughly clean floors and/or replace carpeted areas when a dog or cat owner moves out. All pet rules must be complied with prior to pet move-in. There is a limit of one dog or cat per household and the pet security deposit only applies to dogs and cats.
- 3. All dog or cat owners must submit to the property manager an up-to-date Immunization record from a qualified veterinarian and must display a current license tag and pet ID tag for said pet(s). Immunization records and pet license tags are to be re-certified at the time of the pet owners application and re-certification. Pet owners must submit a photograph of the pet to the property manager within seven (7) days of the pet's arrival on the premises.
- 4. All other pets are prohibited from Public Housing. Prohibited pets include but are not limited to: snakes, pigs, spiders, lizards, iguanas, pit bulls, dogs and cats exceeding 20 pounds at maturity, and farm, wild, or exotic animals.

**\*Does not apply to animals that are authorized to assist persons with disabilities.**

**10. Civil Rights Certification**

JHA is proud to make this annual certification that this agency confirms with title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and the title II of the Americans with Disabilities Act of 1990, and will continue affirmatively further fair housing in the Jacksonville area of northeast Florida.

**11. Fiscal Year Audit**

A copy of JHA's most recently complete audit is made a part of this submission.

**12. Asset Management**

JHA has implemented this program and has taken all steps necessary to be in full compliance with this U.S. HUD mandated program in the time frame established for full implementation. JHA has also assisted the local Jacksonville Field Office in their preparation for the necessary audit phase of the process.

**13. Violence Against Women Act (VAWA)  
DOMESTIC VIOLENCE POLICY**

The Jacksonville Housing Authority is committed to ensuring that residents are safe in public housing communities. It is the intent of JHA to assist families who are victims of domestic violence to maintain their safety while residing in public housing.

Any resident who believes that he or she is a victim of victim of domestic violence, dating violence or stalking is seriously encouraged to report any incidents of such violence or stalking to his or her respective management office, and submit a confidential form describing such violence. In accordance with the Violence Against Women Act, JHA will not mail such forms in order to protect the privacy of the victim.

Pursuant to the violence Against Women Act, recently made applicable to JHS housing, JHA agrees that the following policy's will guide its actions.

The JHA will not deny admission to a person, or terminate benefits to a participant, based solely upon a person's status as a victim of domestic violence, dating violence or stalking.

Victim's of victim of domestic violence, dating violence or stalking are entitled to an exemption from the "one strike" criminal eviction rule in that an incident of actual or threatened victim of domestic violence, dating violence or stalking does not qualify as a "serious or repeated lease violation", or a "good cause" for terminating the housing rights of the victim and non-offending family members.

Additionally, JHA may bifurcate the lease and terminate the rights of the perpetrator, while allowing the victim and non-offending family members to remain in the unit. JHA will also continue to consider victim of domestic violence, dating violence or stalking as a basis of for seeking a transfer to another public housing community.

JHA will comply with VAWA by providing notice to tenants advising them that: Criminal activity directly relating to victim of domestic violence, dating violence or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of the tenancy or occupancy rights, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that victim of domestic violence, dating violence or stalking ; an incident or incidents of actual or threatened victim of domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of this lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence; and that a new confidentiality rules govern the disclosure of information under the law.

If a resident raises the status of being a victim of victim of domestic violence, dating violence or stalking, or JHA has cause to believe that an incident in question may be a cause of domestic violence, JHA may request in writing that the individual certify via the Certification of Domestic Violence, Dating Violence, or Stalking Form that the incident or incidents are bona fide incidents which meet the requirements for VAWA protections. JHA staff may confer VAWA benefits without requiring the filling out of the Certification of Domestic Violence, Dating Violence, or Stalking Form.

**JHA will also honor court orders that address the rights of, access to, or control the property.**

#### **7. HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs and Project-based Vouchers.**

JHA, under the ARRA, is actively in negotiation to purchase an additional property for our portfolio. This purchase will be made with ARRA funds and replacement housing reserve funds and will be housed with public housing, Section 8 and PBV's that we maintain at this time. While we do not currently have a HOPE VI grant project under way, JHA would be ready, willing and able to pursue another project of this type when they are offered again. We have successfully sought and completed three (3) such grants in the past and would welcome the opportunity to seek such funding again when available.

JHA is not currently involved with any demolition and or disposition of property. When current negotiations are completed to purchase an additional property for our portfolio, this property will be converted to a public housing site. This is also an attempt to continue to deconcentrate public housing the Jacksonville area of northeast Florida

away from the downtown area as called for in the Consent Decree that was fulfilled in December 2007.

JHA through the Resident Services Department has a homeownership education program for our public housing and housing choice voucher residents. We are committed to continuing this program to completion of our mission to assist and partner with our residents to "move up and out of assisted housing".

JHA was also successful in receiving 75 project based vouchers (PBV's) for primary use with our mixed finance community, Brentwood Lakes. When negotiations for the purchase of a new property is completed and we begin the conversion of this site to public housing, we may wish to move some of these PBV's to this site.

**8. Capital Improvements**

The required forms are attached with this submission.

**9. Housing Needs – n/a**

**10. See form**

**11. Required Submission documents**

These forms and documents are attached with this submission

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

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

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

I, John Peyton the Mayor of Jacksonville certify that the Five Year and  
Annual PHA Plan of the Jacksonville Housing Authority is consistent with the Consolidated Plan of  
the City of Jacksonville, Florida prepared pursuant to 24 CFR Part 91.

  
John Peyton 7-14-09  
Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans and Related Regulations: 2009-JHA-08  
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 \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/09, 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.

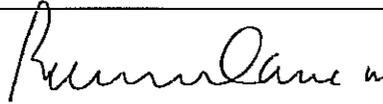
Jacksonville Housing Authority  
PHA Name

FL001  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

Annual PHA Plan for Fiscal Years 20\_\_ - 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  Edward Lane III	Title  Chairman
Signature 	Date 1/15/2009

# Civil Rights Certification

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

## Civil Rights Certification

Annual Certification and Board Resolution : 2009-JHA-09

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Jacksonville Housing Authority  
PHA Name

FL001  
PHA Number/HA Code

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
Edward Lane III	Chairman
Signature 	Date 1/15/2009

# Certification of Payments to Influence Federal Transactions

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

Jacksonville Housing Authority

Applicant Name

Program/Activity Receiving Federal Grant Funding

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.

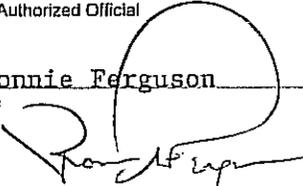
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 <b>Ronnie Ferguson</b>	Title <b>President &amp; CEO</b>
Signature 	Date (mm/dd/yyyy) <b>7/17/09</b>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jacksonville Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

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

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

See attached List

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)

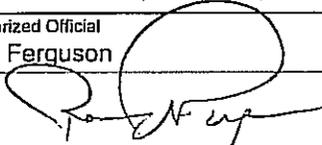
Name of Authorized Official

Ronnie A. Ferguson

Title

President & CEO

Signature



Date

7/17/09

X

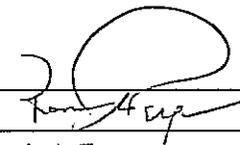
## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: <sup>4c</sup>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  N/A  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> 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:  Print Name: <u>Ronnie A. Ferguson</u> Title: <u>President &amp; CEO</u> Telephone No.: <u>904-630-3869</u> Date: <u>2/17/08</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



## JACKSONVILLE HOUSING AUTHORITY

President & CEO's Office

July 16, 2009

Jeffrey G. Haynie, Esq.  
Jacksonville Area Legal Aid, Inc.  
26 W Adams Street  
Jacksonville FL 32202

Re: Response to Resident Advisory Board Comments on  
2009 Annual Plan

Dear Mr. Haynie:

This letter is in response to your letter of June 30, 2009, to Edward Lane, Chairperson of the Jacksonville Housing Authority. Regarding the use of juvenile misdemeanor reports in the admission process for Public Housing and Section 8, we have carefully considered the points that you raised, and agree that our policies should be modified to the extent that it requires disclosure of such information. As you point out, information regarding felony arrests of juveniles in Florida is not restricted, and we continue to require such information. We agree, however, that misdemeanor information is not subject to disclosure, and we intent to modify our policies and practices accordingly.

Future correspondence regarding this matter should be directed to Edward Tannen, Esq. with the Office of General Counsel for the City of Jacksonville, which provides legal advice and representation to the Jacksonville Housing Authority.

Sincerely,

  
*for*

Ronnie A. Ferguson

cc: Edward Lane, III, Chairperson  
Board of Directors  
Jacksonville Housing Authority



# Jacksonville Area Legal Aid, Inc.

X.C. Jeym

□ 222 San Marco Avenue  
St. Augustine, FL 32084  
(904) 827-9921  
FAX: (904) 827-9978

□ 126 W. Adams Street  
Jacksonville, FL 32202-3849  
(904) 356-8371  
FAX: (904) 356-8285

□ P. O. Box 1999  
Green Cove Springs, FL 32043-1999  
(904) 284-8410  
FAX: (904) 284-8485

June 30, 2009

RECEIVED  
Jacksonville Housing Authority

JUL 19 2009  
PROPERTY  
MANAGEMENT

Edward Lane, III, Chairperson  
Jacksonville Housing Authority Board of Directors  
1300 Broad Street  
Jacksonville, FL 32202

Re: Comments on the Jacksonville Housing Authority's 2009 Annual Plan,  
Use of juvenile records in applications process

Dear Mr. Lane:

I write on behalf of the Resident Advisory Board (RAB) of Jacksonville to supply comments on the Jacksonville Housing Authority's (JHA's) proposed 2009 Annual Plan and, specifically, certain proposed changes to JHA's Section 8 Administrative Plan. Our concerns have to do with JHA's use of arrest reports and/or other criminal history information relating to juveniles (persons under the age of 18) in the application and admission process for JHA's housing programs. The concerns expressed herein were raised at this year's Annual Plan meetings at JHA, but were not resolved by JHA's staff or management. Our hope and request is that the JHA Board will consider taking appropriate action to resolve these concerns.

It is generally a lawful and legitimate function of JHA's admissions process to screen applicants for certain criminal history information that might reveal potential threats to the health, safety and welfare of other families living in or around the housing that is subsidized by JHA. However, there are clear limits placed upon JHA's access to and use of such information when it relates to juveniles. These limits are found in applicable Federal and State law, and they are grounded in the purposes of the juvenile justice system. Our goal is not to prevent JHA from appropriately screening its applicants for the protection of its housing communities, but to ensure that JHA does not disregard its limitations under the law and thereby frustrate the purposes of the juvenile justice system and unlawfully reject the low-income families that JHA is designed and funded to serve.

The United States Housing Act of 1937, as amended, authorizes JHA to obtain from the Jacksonville Sheriff's Office (JSO) information regarding the "criminal conviction records of *adult* applicants for, or tenants of, public housing". See 42 U.S.C. § 1437d(q)(1)(A) (emphasis added). Pursuant to that authorization, JHA routinely requests, and JSO routinely provides, criminal history information relating to JHA's adult applicants and participants. However, that same law contains a clear limitation on JHA's access to criminal records: JHA may obtain *juvenile* records *only* if and to the extent allowed by State law. See 42 U.S.C. § 1437d(q)(1)(C). Criminal and civil penalties may be imposed for violations of that limitation. See 42 U.S.C. § 1437d(q)(6)-(7).

Under Florida law, as in most states, arrest reports and other records relating to juvenile offenses (and *alleged* offenses) are confidential and may only be disclosed to certain entities, such



A Wealth of Justice for Those Who Have Neither



as the courts, law enforcement agents and licensed professionals participating in the treatment of the juvenile. See Fla. Stat. § 985.04(1). There are a limited number of exceptions to the general rule of confidentiality of juvenile records, such as when the juvenile is arrested for a violation of law which would be a felony if committed by an adult. See Fla. Stat. § 985.04(2). JHA is *not* one of the entities authorized by Florida law to access juvenile records, and persons or entities without such authorization may only obtain a juvenile record if the record falls under one of the limited exceptions to the rule of confidentiality or if the person or entity has obtained a court order specifically authorizing release of the record.

The special treatment of juvenile records is an essential part of the juvenile justice system, which is fundamentally different in nature and purpose from the adult criminal justice system. A primary function of the adult criminal justice system is to punish offenders for their crimes. Adult offenders are branded “criminals”, and the records of their crimes are public records that follow them throughout their lives, causing them to be rejected by prospective employers, landlords and others. By sharp contrast, the primary aim of the juvenile justice system is not to punish, but to treat and rehabilitate juvenile offenders so that they will not become “criminals”, but responsible adults who function well in society. A critical aspect of this system is the confidentiality of juvenile records, which spares minors from the lasting stigma that would result from a public record of their offense (or alleged offense) and allows their mistake to be a lesson learned, not a lifelong stain that hinders their efforts to obtain employment, housing, etc.

As the primary provider of federally-funded, low-income housing in Jacksonville, JHA should be seeking to abide by the letter and the spirit of the law, both of which give clear directions: JHA may not obtain a juvenile record or use a juvenile record against a family who is applying for or participating in JHA-subsidized housing unless one of the exceptions to Florida’s rule of confidentiality applies to the record or unless JHA has obtained a court order specifically authorizing release of the record from JSO.

Unfortunately, JHA is proposing two changes to its Section 8 Administrative Plan which are contrary to the directions of applicable law and policy summarized above. The first proposed change to the Administrative Plan, contained in the first attachment to this letter, amends the “Pre-Application” subsection to provide:

“All family members fourteen (14) years or older are required to submit information provided by the Jacksonville Sheriff’s Office relating to any criminal history. Parents may be asked to disclose any criminal history information on minors if it is determined that the minor has engaged in a violent or drug related crime.”

There are at least two major problems with this proposal. First, this sweeping language totally disregards the law’s clear limitation on JHA’s access to juvenile records by requiring applicants to submit “any” (i.e., even confidential) records relating to children as young as 14. Second, it appears to be an attempt to use the applying family member to obtain juvenile records for JHA that JHA could not obtain on its own.

JSO may provide a juvenile record, even a confidential one, to either the juvenile who is the subject of the record or the juvenile’s guardian. The proposal quoted above, and especially the second sentence, appears to have been written with this knowledge, and appears to be an attempt to use the applicant, whether adult or child, to obtain juvenile records that JHA clearly could not

obtain on its own and is not authorized to have. Using a 14-year-old or his/her guardian as the courier of juvenile records does not get around the law's limitations on JHA's access to those records. Since JHA is authorized to obtain non-confidential records directly from JSO, there does not appear to be any good reason for requiring the applying family members to be the ones to obtain copies of criminal records.

The second sentence of the above-referenced proposal is not cured by its reference to "violent or drug related crime", which are two categories of criminal activity that may generally result in the termination of housing assistance provided by JHA. The records of many drug-related offenses, and possibly even some violent offenses, by juveniles are confidential. This is because the exceptions to the rule of confidentiality under Florida law do not turn on the type of activity (i.e., violent or non-violent), but on the classification of the offense (i.e., misdemeanor or felony). For example, the possession of 20 grams or less of cannabis is a misdemeanor, and records relating a juvenile who is accused of this offense are confidential, even though it is a drug-related offense. Therefore, a broad demand for disclosure of documents related to *any* drug-related juvenile offense (or alleged offense) would often be an unlawful demand for confidential records.

The second proposed change to the Administrative Plan, which is the second attachment to this letter, amends the "Changes in Family Composition" subsection to provide:

"Any additions to the household of persons fourteen (14) years or older will require a criminal background check."

Given the disregard for the confidentiality of juvenile records exhibited by the first proposal quoted above, this one is also troublesome. If "a criminal background check" would be conducted according to the specifics of that first proposal, then this proposal suffers the same defects and needs to be changed to comply with the law as discussed above.

According to JHA, these two proposed changes to the Section 8 Administrative Plan are patterned after, and consistent with, a provision in the Public Housing Admissions and Occupancy Policy which appears to have been added in November 2008. The pertinent provision in the Admissions and Occupancy Policy, which is contained in the third attachment to this letter, should not be used as a model. It provides:

"JHA will conduct local and/or national police checks on every household member 14 years of age or older."

If JHA is going to continue conducting criminal background checks on minors, that provision should at least be revised to clarify that for household members between the ages of 14 and 18, records will be requested and obtained only if and to the extent allowed by Florida law.

My understanding is that both the Public Housing and Section 8 divisions of JHA implement criminal background screening by providing applicants with a pre-printed form and requiring them to take the form to JSO and return it to JHA after JSO has filled it out. The fourth attachment to this letter is the form which JHA tells me is used by its Public Housing office for this purpose. I have not obtained such a form from the Section 8 office at JHA, but I understand it uses one that is the same as or very similar to the attached Public Housing form.

The attached form, like the various provisions quoted above, disregards the law regarding confidentiality of juvenile records. It very broadly asks JSO to indicate whether or not the listed

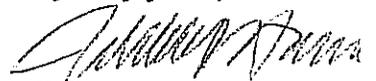
person has "a record(s)" and, if so, asks JSO to attach such "record(s)" to the form and indicate the "number of dockets". It makes no exceptions for records that are confidential under Florida law and, therefore, not lawfully accessible to JHA; nor does it state any purpose for which JHA intends to use the information and documents requested. Requiring a minor, or a guardian on behalf of the minor, to take the attached form to JSO in order to obtain the minor's criminal history is likely to result in the continued unlawful disclosure of confidential juvenile records. As a result, that form, at least in its current condition, is not appropriate for use with applicant family members who are under the age of 18.

We do not suggest that balancing the need for criminal background screening of JHA's applicants with the need to preserve the confidentiality of those applicants' juvenile records is a simple thing from a policy perspective, but we do suggest that the law is clear and that the law's limitations on JHA's access to juvenile records can be easily observed in JHA's policies and practices. We also suggest that the need for much greater care on JHA's part is illustrated by claims that are already pending against JHA and JSO for each agency's reckless misuse of confidential juvenile records. This office, along with a local, private firm, is representing a former Section 8 participant whose housing assistance was terminated by JHA after JHA unlawfully obtained a confidential juvenile arrest report relating to her minor son. The son was accused of possessing a small amount of marijuana, but he never tested positive for any illegal substance. He was never convicted of or, much less, tried for the misdemeanor offense; instead, his charges were dropped. Without regard for the law or the circumstances of the case, JHA terminated the whole family's housing assistance after reviewing the confidential arrest report.

It is true that JSO bears some responsibility in the claims that are already pending, as well as in the day-to-day task of maintaining and disbursing juvenile records in accordance with applicable law, but this does not at all alleviate JHA's responsibility for abiding by its own clear restrictions under the law. In other words, it will not do for JHA to continue making recklessly broad demands for juvenile records, and then simply blaming JSO for the release of the confidential ones whenever JHA obtains them. Both the letter and the spirit of the law make clear that JHA is not to seek to obtain confidential juvenile records. We are concerned that a continuation of JHA's current policies and practices would likely lead only to more claims by aggrieved families, more potential liability on JHA's part, and disserving of the very families that JHA exists to serve.

We urge the JHA Board to carefully consider these matters, and we hope to work with you on a resolution that will benefit the low-income residents of Jacksonville. Thank you for your consideration.

Very truly yours,



Jeffrey G. Haynie  
Jacksonville Area Legal Aid, Inc.  
Attorneys for the Resident Advisory Board  
126 W. Adams Street  
Jacksonville, FL 32202  
(904) 356-8371, ext. 303  
(904) 356-8780 (fax)

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Copies to:

Ronnie Ferguson  
President and CEO  
Jacksonville Housing Authority  
1300 Broad Street

Larry Gonzalez  
Director, Housing Assistance Division  
Jacksonville Housing Authority  
1300 Broad Street

Fred McKinnies  
Vice President  
Jacksonville Housing Authority  
1300 Broad Street

Edward Tannen  
Office of General Counsel  
117 W. Duval Street, Suite 480  
Jacksonville, FL 32202

SECTION 8  
2009 ADMINISTRATIVE PLAN

Section III. PRE-APPLICATION AND ADMISSION PROCESS

A. Pre-Application

All family members fourteen ~~(14)~~ eighteen (18) years or older are required to submit information provided by the Jacksonville Sheriff's Office relating to any criminal history. Parents may be asked to disclose any criminal information on minors if it is determined that the minor has engaged in a violent or drug related crime.

Comment [LG3]: Change from 14 to 18 years

Comment [LG4]: Added to existing Admin Plan

An informal review may be requested for the following decisions denying:

Acceptance of application for waiting list

Issuance of certificate or voucher

Participation in any program

A review must be completed within 30 to 45 days from the date of the request.

Comment [LG5]: Added to existing Admin plan

SECTION 8  
2009 ADMINISTRATIVE PLAN

B. Changes in Family Composition

All changes in family composition must be reported within ten (10) business days of its occurrence. If this changes the bedroom size the change may be made effective immediately, giving proper thirty (30) day notice. On a case by case basis, a supervisor may approve the bedroom size change to occur at the annual recertification unless the change makes a very overcrowded condition.

If change in family composition that reduced the bedroom size is not reported in a timely manner, the family may be required to sign a repayment agreement for funds expended in excess of that allowed for a proper bedroom size.

Any additions to the household of ~~adults~~ persons fourteen (14) years or older will require a criminal background check.

Comment [110]: Added

## SECTION II - ELIGIBILITY FOR ADMISSION:

- A. **Eligibility Requirements:** Applicants falling into the categories listed below will be determined ineligible for admission. This is in accordance with (CFR 960/204-205)
1. Applicants or any adult family member who has committed fraud in connection with any federal assistance program. The incident of fraud is limited to within five (5) years of the date of application. The specific violation must be documented in writing by the affected agency. The family nonetheless must pay all monies owed to the agency in question prior to final eligibility determination.
  2. Applicants who owe outstanding monies to JHA or another housing authority. Debts older than 5 years should not be used to disqualify an applicant unless they are still lawfully collectible due to interim payments or the existence of a valid judgment lien which is still in effect.
  3. All applicants under the age of 18 who have not been emancipated by the courts or married.
  4. Applicants whose annual income at the time of admission exceeds the maximum income limits for admission as established by the U.S. Department of Housing and Urban Development.
  5. Applicants who have not provided either verification of social security numbers of all household members over age 6.
  6. Applicants or other family members who misrepresent any information related to eligibility, award of preference for admission, income allowances, family composition or any other information requested on the Pre-Application or the application will be determined ineligible for another twelve (12) months after the misrepresentation occurs or the misrepresentation is discovered by the JHA.
  7. Applicants or other family members who use abusive or violent behavior toward any personnel of the Jacksonville Housing Authority will be grounds for your application to be closed. These persons will be determined ineligible for another twelve (12) months after the most recent incident.
  8. An applicant who has been a victim of domestic violence, dating violence, or stalking will not be denied admission solely because of that applicant's status as a victim of such violence. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year. Example of required documentation should be in the form of police report, incident report, restraining order, referral from domestic violence shelter, etc.

- B. **Screening Policy for Admissions:** Each applicant will be evaluated to assess the conduct of the applicant or other family members listed on the application, in present or previous housing. JHA will conduct local and/or national police checks on every household member 14 years of age or older. Additional screening on credit, eviction search and checks of previous debt to JHA will also be conducted. An NCIC check will be conducted on any applicant that has resided outside Duval County in the last five years, prior to application.

Applicants who fall into one of the following categories may (on an individual basis) be declared ineligible for occupancy. Applicants denied for any of the following reasons may re-apply for housing one (1) year from that date of their denial. Before such determination is made, consideration shall be given to:

1. Favorable changes on the behavior pattern of the applicant, which shall include the Work history, stability of their living conditions, completion or involvement in certified education or rehabilitation programs.
2. Extenuating circumstances that indicate the applicant would or could be a responsible resident.
  - a. **Criminal activity:** A history of Criminal Activity involving crime of physical violence to persons or property or criminal acts which would adversely



JACKSONVILLE HOUSING AUTHORITY

Public Housing Applications

CRIMINAL HISTORY BACKGROUND CHECK

Date: 12/8/08

Name: [Redacted] [Redacted] [Redacted]  
Last First Middle Initial

SSN: [Redacted]

Date of Birth: [Redacted] Sex:  Male  Female Race:  White  Black  Other \_\_\_\_\_

Are you subject to a lifetime registration requirement under a State Sex Offender registration program?  YES  NO

Does this client have a record(s)?  YES  NO

If YES, please attach record(s) to this referral. Number of Dockets: 0

Local Sheriff's Office Authorized Signature: [Signature]  
Last five (5) years only.

DEC 08 2008

**Important Note: Your picture identification is required to obtain a criminal history background check. Please hand delivers this form to your Local Police Department.**

**NO RECORD**

JACKSONVILLE SHERIFF'S OFFICE  
CENTRAL RECORDS DUVAL COUNTY  
91 EAST BAY STREET  
JACKSONVILLE, FLORIDA 32201



SECTION 8  
2009 ADMINISTRATIVE PLAN

A. Shelter Plus Care Termination for Drug Related or Criminal Activity

**Comment [LG1]:** Added to existing Admin Plan

If it has been determined that drug related or criminal activity is cause for termination of assistance, and the family has requested a hearing, the Hearing Officer may consider the following to determine whether or not to reinstate the assistance:

The family member who is responsible for the drug related or criminal offense can be removed from the household with assurances to the agency they will not be allowed to return. The remaining household members may continue to receive assistance. The agency may require documentation that the removed member is housed elsewhere (copy of lease, change of address notification, rehab residency, jail, etc.)

If it is the head of household to be removed to allow continued assistance, the head may elect to give up rights to the assistance to leave it with the household as long as there is another adult family member in the household who was on the lease at the time of termination.

If a guest or visitor to the household or premises is the offender, and the Hearing Officer determines the participant innocent of responsibility, notification will be made to the owner/manager and the participant file. ~~A second circumstance involving guests or visitors will be cause for family termination with no further exception or consideration.~~

**Comment [I2]:** Deleted

If a family member is removed from the household and that causes a bedroom size reduction, the family will be required to move to a unit of the proper bedroom size within the applicable program they are under, giving proper notice to the owner. (During the initial term of the lease, the bedroom size reduction shall be made on the anniversary date of the lease.)

SECTION 8  
2009 ADMINISTRATIVE PLAN

Section III. PRE-APPLICATION AND ADMISSION PROCESS

**A. Pre-Application**

All family members fourteen (14) years or older are required to submit information provided by the Jacksonville Sheriff's Office relating to any criminal history.

**Comment [13]:** LG REMOVED

Each applicant will be evaluated to assess the conduct of the applicant or other family members listed on the application, in present or previous housing. JHA will conduct local and/or national police checks on *household members to the extent allowed by Florida State law*. Additional screening on credit, eviction search and checks of previous debt to JHA may also be conducted.

**Comment [14]:** LG REPLACE COMMENT 13

An informal review may be requested for the following decisions denying:

- Acceptance of application for waiting list
- Issuance of certificate or voucher
- Participation in any program

A review must be completed within 30 to 45 days from the date of the request.

**Comment [LG5]:** Added to existing Admin plan

SECTION 8  
2009 ADMINISTRATIVE PLAN

**B. LOCAL PREFERENCES (All Preferences are weighed equally)**

**Comment [LG6]:** Added to Admin plan

SECTION 8  
2009 ADMINISTRATIVE PLAN

Section V. SUBSIDY STANDARDS

A. **Bedroom Size Determination**

5. The housing authority ~~will~~ **may** assign a larger unit than required by subsidy standards if the family provides documentation that for health reasons, ~~a larger unit is justified~~, as determined by a medical service provider. **The medical service provider can be a physician, nurse, physical therapist or any other medical professional who can certify for the resident's medical need.**

**Comment [LG7]:** Delete "will" added "may"

**Comment [LG8]:** Delete

**Comment [I9]:** Added

SECTION 8  
2009 ADMINISTRATIVE PLAN

**B. Annual Housing Quality Inspection**

General Policy

The housing authority will conduct an inspection using the Housing Quality Standards and Jacksonville Housing Safety Codes, at least annually. Comparables shall be obtained for all inspections. The JHA may cancel contracts if there is insufficient funding to support the obligations.

The owner will be given time to correct the failed items. There are two (2) guidelines to use:

- a. If the item endangers the family's health or safety, such as electrical shortages, lack of hot water or heat (when needed), the violation must be taken care of within twenty-four (24) to (48) hours.
- b. For less serious failures, the owner will be given thirty (30) days to correct the item(s). Longer time allowance may be made on a case by case basis while the HAP payment is in abatement.
- c. If a unit fails HQS inspection twice, the unit automatically goes into abatement status. The abatement will start the first day of the month following the second failed inspection. If the unit passes a third HQS inspection prior to the beginning of the abatement period, the abatement will not apply to the unit.

Added to Admin Plan

SECTION 8  
2009 ADMINISTRATIVE PLAN

**A. Procedures When the Change is Not Reported in a Timely Manner**

All changes in family income or composition, must be reported in writing to the JHA within ten (10) business days. Failure to report the changes within the ten (10) day period will result in the termination of the assistance. If the failure to report the change causes the housing authority to over pay housing subsidy on behalf of the Client in excess of one hundred dollars (\$100.00), the family's section 8 assistance shall be terminated and the family will be given the opportunity for a hearing. If the amount that has been over paid in subsidy is one hundred dollars (\$100.00) or less the family will be issued a letter of termination, which shall include the following language: debt of \$\_\_\_ must be paid before the effective date of this action. If you fail to pay this debt, this termination shall proceed as stated."

If the participant, while in the Section 8 program, fails to report changes for a second time, within a three (3) year period, which causes a debt of less than \$100.00, on the second termination the participant will not be reinstated, even if the debt is paid. Participant has the option to request a hearing.

If the family does not report the change by the end of the month in which the change occurred (given the ten (10) business days required to report), the family will be determined to have caused an unreasonable delay in the interim reexamination processing.

- Decreased Resident Rent: The change will be effective on the first month following verification of the reported change.

If the participant does not come in during the month the change occurred and comes in at the beginning of the following month, the decrease cannot be retroactive to the first of the month since the decrease was not timely reported.

Form of payment accepted by the JHA will be in the form of a money order or cashier's check.

SECTION 8  
2009 ADMINISTRATIVE PLAN

**B. Changes in Family Composition**

All changes in family composition must be reported within ten (10) business days of its occurrence. If this changes the bedroom size the change may be made effective immediately, giving proper thirty (30) day notice. On a case by case basis, a supervisor may approve the bedroom size change to occur at the annual recertification unless the change makes a very overcrowded condition.

If change in family composition that reduced the bedroom size is not reported in a timely manner, the family may be required to sign a repayment agreement for funds expended in excess of that allowed for a proper bedroom size.

Any additions to the household of adults fourteen (14) years or older will require a criminal background check.

Comment [10]: LLG REMOVED

Each Addition to the household will be evaluated to assess the conduct of the applicant or other family members listed on the application, in present or previous housing. JHA will conduct local and/or national police checks on *household members to the extent allowed by Florida State law*. Additional screening on credit, eviction search and checks of previous debt to JHA may also be conducted.

Comment [11]: Lg Replaced Comment 10

SECTION 8  
2009 ADMINISTRATIVE PLAN

Section XVIII HOUSING QUALITY STANDARDS COMPLAINTS

**A. General Policy**

The housing authority will conduct an inspection using Housing Quality Standards and the Jacksonville Housing Safety Codes at least annually.

If the resident complains that the unit does not meet HQS, we will:

- a) Request a statement in writing from the resident to the landlord; copy to the agency
- b) Contact the landlord giving them an opportunity to correct the deficiency --  
-serious health or safety violations must be corrected within twenty-four (24) to (48) hours; other violations may be given up to thirty (30) days to correct;
- c) Follow up with resident; if deficiency is not corrected, audit inspection will be requested
- d) Regardless of the type of inspection, a full inspection may be completed anytime an inspector enters the unit

**Comment [LG12]:** Added to existing Admin Plan

During the inspection, items that the resident has cited will be noticed; if other fail items are noted during the inspection those items must also be brought into compliance.

Owner complaints caused by resident damages should be resolved by them through the recourse set forth in the lease, including eviction. The housing staff may be asked to counsel with the resident to reinforce owner actions.

SECTION 8  
2009 ADMINISTRATIVE PLAN

Section VIII BRIEFING OF FAMILIES AND ISSUANCE OF HOUSING VOUCHER

**D. Portability**

1. If a family was not living in the Jacksonville jurisdiction at the time application was made, when they are issued a voucher by this agency, the family must reside in the Jacksonville jurisdiction for the first twelve (12) months of receiving assistance.
2. A family will not be allowed to utilize the portability of assistance more than one time in any twelve (12) month period.
3. When selected for the voucher program and the applicant requests immediate portability, it must be shown that they have resided in the Jacksonville jurisdiction for at least twelve (12) months prior to application.
4. The housing authority prefers to absorb incoming vouchers into its program. The JHA shall administer as needed.
5. If the subsidy standard of the initial housing authority differs from this agency, it is this receiving housing authority, which determines bedroom size. However, if the family definition differs and the initial housing authority has certified the family eligible, they will be admitted to our program.

For example: an unmarried couple of short duration certified as family in the initial housing agency will be admitted although they do not have a two (2) year stable relationship. 6. A family who has had a serious lease violation, or violation of participant obligations, in the initial housing jurisdiction may be denied portability to our jurisdiction.

6. ~~At the discretion of the JHA, the family may not be issued a voucher to move to another jurisdiction, if that jurisdiction has higher payment standards and will not absorb the family.~~

**Comment [I13]:** LG : DELETE FROM PLAN

SECTION 8  
2009 ADMINISTRATIVE PLAN

**3.1 Regular Contributions and Gifts**

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Regular contributions and gifts received from persons outside the household are counted as income. This includes, but not limited to rent and utility payments paid on behalf of the family and other cash or non-cash contributions provided on a regular basis. Regular periodic payments from annuities, insurance policies, retirement funds, death benefits, are considered regular contributions.

The gift contribution of \$200 or more per month will be included if the family provides a minimum of 6 months bank statements showing the exact amount of the contribution claimed.

Comment [14]: added

It does not include casual contributions or sporadic gifts.

JACKSONVILLE HOUSING AUTHORITY

HOUSING MANAGEMENT DIVISION

ADMISSIONS  
AND  
OCCUPANCY POLICY

1300 Broad Street  
Jacksonville, Florida 32202  
(904) 630-3810

Revised: *May 2009*

Effective: *10/01/09*

*Edward Lane*  
Chairman

Ronnie A. Ferguson  
President & CEO

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## **PRELUDE**

This is the Admissions and Occupancy Policy for the Jacksonville Housing Authority. The policy is effective October 1, 2009, and is based on the Federal Code of Regulations, with consideration of commentary made by the Resident Advisory Board and Legal Aid.

The purpose of this policy is to provide general guidelines for applicant eligibility as well as public housing operations. Although the Jacksonville Housing Authority has outlined procedures and policies to respond to critical everyday issues, this policy may not be all inclusive. Issues not specifically covered in this policy will be governed by the Code of Federal Regulations.

A copy of the Admissions and Occupancy Policy is available for review in all Property Management offices and The Jacksonville Housing Authority's Administrative Offices at 1300 North Broad Street, Florida, 32202.

## SECTION I - DEFINITION OF TERMS

1. **Child Care Expenses:** Amounts anticipated to be paid by the family for the care of children under thirteen years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to be gainfully employed or to further his/her education or to actively seek employment (CFR 5.603 and 5.611 (a)). The amount deducted shall reflect reasonable charges for child care, and in the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of income received for such employment, and only to the extent such amounts are not reimbursed.
2. **Dependent:** A family member, other than head or spouse, foster child or live-in attendant, who is:
  - A. under 18 years of age; or,
  - B. if 18 years of age or older:
    - (1) a person with a disability, or
    - (2) full time student.
3. **Drug-related Criminal Activity:** Includes the felonious manufacture, sale or distribution, or the possession with the intent to sell, manufacture or distribute a controlled substance. Such use or possession must have occurred within five (5) years prior to the date that JHA notified the applicant of its intent to deny admission or termination of assistance.
4. **Elderly Family / Elderly Person:** A family head or spouse or sole member who is at least sixty-two (62) years of age.
5. **Near - Elderly Person:** A person who is at least fifty (50) years of age.
6. **Family:** Persons related by blood, marriage, or legal adoption, which will live regularly together in the same dwelling unit. This includes foster children, pregnant females, and persons seeking custody of minor(s), fathers of the children of a single head of household and single persons. The head of household must be at least 18 years of age, married or emancipated to qualify. JHA may waive the age requirement for minors with hardship problems if the minor has been emancipated.

The above definition of "Family" does not exclude persons living alone during the temporary absence of family member who will later live regularly as part of the family.
7. **Full-time Student:** A person carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree.
8. **Head of Household:** That member of the group who is held responsible

and accountable for the family.

9. **Informal Administrative Hearing (Applicant):** An informal Administrative hearing is conducted when requested by an applicant in relation to their ineligibility. Ineligibility is determined when an applicant does not meet the eligibility requirements as established by federal regulations or when an applicant's personal profile, i.e., criminal history, credit check, landlord reference or bankruptcy determines him/her ineligible for occupancy. An independent hearing officer will hear the informal hearing.
10. **Informal Administrative Hearing (Resident):** An informal administrative hearing is conducted when a resident has filed a written or oral complaint (24CFR 966.54). The site manager and supervisor will schedule the hearing and notify the resident in writing within 5 days of receipt of written complaint. The informal hearing provides both the resident and management an opportunity to hear the complaint in order to reach a resolution. The resident is entitled to have any person (or persons) present in their behalf at the time of the informal hearing. The hearing will be held in the management office of the resident's housing community.
11. **Live-in Aide/Caretaker (In accordance with 24 CFR 966.4, 3(ii) A, B, C):**
  - A. Live-in Aide is a person who resides with an elderly person or a person with disabilities and who:
    1. Is determined to be essential to the care and well being of the person (s)
    2. Is not obligated for the support of the person, and
    3. Would not be living in the unit except to provide the necessary supportive services (spouse cannot be considered as a live-in aide; spouses are members of the household).
  - B. "Necessary Supportive Services" is defined as someone who provides services which may include some or all of the following:
    1. Provides adequate meal service
    2. Assists with daily activities
    3. Aides with housekeeping
    4. Provides transportation services
    5. Provides personal emergency response
    6. Is available and accessible – 24 hours a day
  - C. The live-in aide is not added to the lease and
    1. The live-in aide is required to sign the JHA Live-in-Aide Addendum 13 on move-in and at least annually. Live-in Aide status will need to be certified by a doctor or medical provider annually.
    2. Income of a live-in aide, as defined in 24 CFR 5.403, is not included in rental calculations and the live-in aide has no legal right to occupancy to the unit if the person with the disability or elderly person no longer resides in the unit.
    3. JHA will not increase the bedroom size by more than one bedroom as the result of adding a live-in-aide to a family.
    4. The live in aide must pass criminal background screening and provide copies of their picture ID and Social Security Card.

- D. A live-in aide who has been approved for occupancy by the JHA is added to the lease by means of a live-in aide addendum. This addendum specifically states that a live-in aide does not have rights to occupy a JHA unit as the remaining member of a resident family if the primary resident vacates the unit or dies. The primary resident is responsible for all acts of all household members with respect to the requirements of the dwelling lease. Any violations of the lease provisions by the live-in aide may be cause for eviction of the household.
  - E. Any live-in Aide must not have a record of serious criminal activity as Defined in Section II. B.2 of this policy.
12. **Medical Expenses:** Those medical expenses of Elderly Families and families of people with disabilities, only including medical insurance premiums, doctor's office co-payments, dental expenses, transportation for medical treatment prescriptions, and non-prescription eye glasses, that are anticipated during the period for which annual income is computed and that are not covered by insurance or reimbursed, but are in excess of 3% of gross income.
13. **Net Family Assets:** The net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds and other forms of capital investment. The reasonable value or interest therein of all real and/or personal property; such as household furnishings, insurance, occupational tools, automobiles shall be excluded. The following are to be considered assets:
- A. Checking and Savings Accounts
  - B. Real Estate
  - C. Stocks and Bonds
  - D. Other forms of capital investment
  - E. Income from Trusts Business and family assets disposed of for less than fair market value during two (2) years preceding application or re-examination.
14. **Disability Assistance Expense:**  
 A person who has a disability as defined in Section 223 of the Social Security Act, or who has a Developmental Disability as defined in Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42U.S.C.6001(7) or who has an impairment which (a) is expected to be of long continued and indefinite duration, (b) substantially impedes his/her ability to live independently, and, (c) is of such a nature that disability could be improved by more suitable housing conditions. In continued occupancy, a person with disabilities is any person who meets the essential eligibility requirements for participation in, or receipt of benefits from the public housing program including the capability to comply with the terms of the lease; who has a physical or mental impairment that substantially limits one or more life activities; has a record of such impairment; or is regarded as having such an impairment in accordance with 24 CFR 8.3. The definition does not include any individual whose current use of alcohol or drugs prevents the individual from participating in the program or activity, or whose participation, by reason of current alcohol or drug abuse, would constitute a direct threat to property or the safety of others (24 CFR 8.3). Current use by a person declaring disability due to alcohol or drug abuse is defined as

lacking a certificate of successful completion of a rehabilitation program and failure to provide documentation on a Jacksonville Housing Authority form documenting recovery for more than one year. Such term shall not exclude persons who have the acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome as used herein.

Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is the person with disabilities) to be employed.

15. **Accessible Dwelling Unit:** An individual unit located on an accessible route and when designed, constructed, altered or adapted can be approached, entered, and used by individuals with physical disabilities. When an individual dwelling unit in an existing facility is made accessible for use by a specific individual, the unit will be deemed accessible when it meets the standards that address the impairment of that individual.
16. **Reasonable Accommodation:** Any physical, policy, or procedural adjustment made in response to a known physical or mental limitation of an otherwise qualified individual which, when provided, allows the individual to participate in and enjoy the benefits of all of the programs and activities provided to all applicants and residents. Reasonable accommodation is not required if it imposes an undue hardship on the operation of the program. The President must approve a declaration of undue hardship.
17. **PHA:** Public Housing Authority or Jacksonville Housing Authority or Housing Agency as referenced herein is used synonymously.
18. **JHA:** The Jacksonville Housing Authority.
19. **Spouse:** The husband or wife of the head of household.
20. **Resident's Rent:** The amount payable monthly by the family as rent to the Housing Authority is defined as Resident's Rent. Resident's Rent equals Total Tenant Payment (TTP) less the utility allowance. (24 CFR 960.253 (c) 3)
21. **Total Tenant Payment (TTP):** shall be the highest of the following, rounded to the nearest dollar:
  - A. 30 percent of monthly adjusted income; or
  - B. 10 percent of monthly income;
  - C. minimum rent.Total Tenant Payment does not include charges for utility consumption in excess of the Housing Agency schedule of allowances for utility consumption, or other miscellaneous charges. (24 CFR 5.628)
22. **Utilities:** Utilities means water, electricity, gas, heating, refrigeration, and cooking fuels, trash collection and sewage charges. Telephone service is not included as a utility.
23. **Utility Allowance:** In those instances where the cost of utilities (except

telephone) for an assisted unit is not included in the Resident's Rent, but is the responsibility of the family occupying the unit, an amount equal to the monthly cost of a reasonable consumption of such utilities for the unit. High rise residences have JHA paid utilities and multi-family communities have tenant paid utilities. The actual utility allowance varies from one community to another as well as by the bedroom size of the specific unit in that community.

24. **Utility Reimbursement:** The amount, if any, by which the utility allowance for the unit, if applicable, exceeds the Total Tenant Payment for the family occupying the unit.
25. **Violent Criminal Activity:** Means any felonious criminal activity that has as One of its elements the use, attempted use, or threatened use of physical force substantial enough to cause or be reasonably likely to cause, serious bodily injury or substantial property damage.
26. **Adjusted Income:** The annual income less the following: (Deductions)
  - A. \$480.00 for each dependent
  - B. Medical expenses in excess of three percent of annual income for families whose head or spouse are elderly persons or persons with a disability
  - C. Child care expense
  - D. Disability assistance expense
  - E. \$400 for a family whose head of household or spouse has a disability
27. **Annual Income:** (Total Family Income): Annual income is the gross amount of actual income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family, including all net income derived from assets for the 12 month period following the effective date of initial determination or reexamination of income, excluding certain types of income as listed below.
28. **Income for Eligibility:** Income for Eligibility means Annual Income as approved by the U.S. Department of Housing and Urban Development and adopted by the Housing Agency.
29. **Income for Rent:** For the purpose of determining rents and for statistical reporting, income for Rent means Adjusted Income.
30. **Income Limits for Admission:** The Income Limits for admission to low-income communities are those established by the U.S. Department of Housing and Urban Development.
31. **Lower Income Family:** A family whose annual income does not exceed 80 % of the median income for the area, as determined by the U.S. Department of Housing and Urban Development with adjustments for smaller and larger families.
32. **Monthly Income:** One-Twelfth (1/12) of Annual Adjusted Income.

33. **Very Low Income Family:** Very Low-Income Family means a family whose annual income does not exceed 50 percent of the median total family income for the area, with adjustments for smaller and larger families, as determined by the Secretary of the U.S. Department of Housing and Urban Development.
34. **Scheduled Type Payments not Included as Income (24 CFR 5.609 (c):**
- A. Income of a live-in-aide, as defined in 24 CFR 5.403;
  - B. Income from employment of children (including foster children) under the age of 18 years;
  - C. Payments received for the care of foster children or foster adults (usually persons with disabilities unrelated to tenant family, who are unable to live alone);
  - D. Lump sum additions to family assets, such as, but not necessarily limited to inheritance, insurance payments, including payments under health and accident insurance and Workman's Compensation, capital gains and settlement for personal losses.
  - E. Amount received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family members.
  - F. The full amount of student financial assistance paid directly to the student or to the educational institution.
  - G. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.
  - H. Amounts received under training programs funded by HUD;
    - (1) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
    - (2) Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
    - (3) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but not limited to, fire patrol, hall monitoring, lawn serving as a member of PHA's governing board. No resident may receive more than one such stipend during the same period of time;
    - (4) Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training (including training programs not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family members participates in the employment training program.
  - I. Temporary, nonrecurring or sporadic income (including gifts);
  - J. Reparation payments paid by a foreign government pursuant to claims file under the laws of the government by persons who are persecuted during the Nazi era;
  - K. Earnings in excess of \$480 for each full time student 18 years old or older (excluding the head of the household and spouse.)

- L. Adoption assistance payments in excess of \$480 per adopted child;
- M. Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts;
- N. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;
- O. Amounts paid by a state agency to a family with a member who has developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home or;
- P. Amounts specifically excluded by any other Federal status from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusion set forth in 24 CFR 5.609 (c) apply;
- Q. Low-Income Housing Energy Assistance Program (LIHEAP);
- R. Payments made under the Job Training Partnership Act (JTPA) and;
- S. Amounts of scholarship funded under Title IV of the Higher Education Act and materials, supplies, transportation and miscellaneous personal expenses of a student.
- T. The Earned Income Tax Credit (EITC), for refunds received on or after July 1, 1991;
- U. Census Taker Income
- V. Domestic Volunteer Services Act of 1973, 42 U.S.C.A.

This list is not all-inclusive. Please refer to 24 CFR s 5.609 (c)

## **SECTION II - ELIGIBILITY FOR ADMISSION:**

- A. Eligibility Requirements:** Applicants falling into the categories listed below will be determined ineligible for admission. This is in accordance with (CFR 960/204-205)
1. Applicants or any adult family member who has committed fraud in connection with any federal assistance program. The incident of fraud is limited to within five (5) years of the date of application. The specific violation must be documented in writing by the affected agency. The family nonetheless must pay all monies owed to the agency in question prior to final eligibility determination.
  2. Applicants who owe outstanding monies to JHA or another housing authority. Debts older than *five (5)* years should not be used to disqualify an applicant unless they are still lawfully collectible due to interim payments or the existences of a valid judgment lien, which is still in effect. Judgment liens are lawfully collectible for *seven (7)* years.
  3. All applicants under the age of 18 who have not been emancipated by the courts or married.
  4. Applicants whose annual income at the time of admission exceeds the maximum income limits for admission as established by the U.S. Department of Housing and Urban Development.
  5. Applicants who have not provided either verification of social security numbers of all household members.
  6. Applicants or other family members who misrepresent any information related to eligibility, award of preference for admission, income allowances, family composition or any other information requested on the Pre-Application or the application will be determined ineligible for another twelve (12) months after the misrepresentation occurs or the misrepresentation is discovered by the JHA.

7. Applicants or other family members who use abusive or violent behavior toward any personnel of the Jacksonville Housing Authority will be grounds for your application to be closed. These persons will be determined ineligible for another twelve (12) months after the most recent incident.
8. An applicant who has been a victim of domestic violence, dating violence, or stalking will not be denied admission solely because of that applicant's status as a victim of such violence. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year. Example of required documentation should be in the form of police report, incident report, restraining order, referral from domestic violence shelter, etc.

**B. Screening Policy for Admissions:** Each applicant will be evaluated to assess the conduct of the applicant or other family members listed on the application, in present or previous housing. JHA will conduct local and/or national police checks on *household members to the extent allowed by Florida State law*. Additional screening on credit, eviction search and checks of previous debt to JHA will also be conducted. An NCIC check will be conducted on any applicant that has resided outside Duval County in the last five years, prior to application.

Applicants who fall into one of the following categories may (on an individual basis) be declared ineligible for occupancy. Applicants denied for any of the following reasons may re-apply for housing one (1) year from that date of their denial. Before such determination is made, consideration shall be given to:

1. Favorable changes on the behavior pattern of the applicant, which shall include the Work history, stability of their living conditions, completion or involvement in certified education or rehabilitation programs.
2. Extenuating circumstances that indicate the applicant would or could be a responsible resident.

**C. Criminal activity:** A history of Criminal Activity involving crime of physical violence to persons or property or criminal acts which would adversely affect the health, safety, or welfare of other (persons) (24CFR 960.205 (b) 3) For the purpose of this policy, a history of criminal activity shall be defined as:

- (1) Any one or more felony convictions during the five-year period (prior to the date of the evaluation for selection. The date used will be the actual arrest date on the police report;) or;
- (2) Two or more misdemeanor convictions, where the convictions were first or second degree misdemeanors, which involved crimes of physical violence to persons or property, or criminal acts which adversely affected the health, safety or welfare of other persons, during the five-year period prior to date of evaluation of selection. Exception: The JHA will not count traffic offences that are recorded as a "misdemeanor," unless classified as an habitual offender.

If incarcerated during a portion of the five (5) year period prior to the application date, the applicant or other family member must be released two (2) years prior to application.

If the applicant has pled guilty to (1) Felony or (2) Misdemeanor for crime(s) involving drug or sex related offenses even if adjudication is withheld in the last five (5) years, they will be denied.

If the applicant has been denied residency due to criminal activity, it is

assumed that admitting such person would adversely affect the health and safety of the current residents of public housing (Refer to Section VI B). The burden of overcoming this decision shall be upon the applicant.

Any conviction for possession and use of illegal drugs will be proper grounds for denying occupancy. Favorable consideration will be given to such applicants who have successfully completed professional treatment for drug abuse and have documented recovery for at least one year, proof of which must be provided to the Housing Authority upon request.

Applicants

claiming a disability due to alcohol abuse must comply with the one (1) year recovery requirement to document lack of current use.

If a client is awaiting a court date for a criminal offense and a guilty ruling would cause denial, that client's file will be held in a pending state until there has been a definitive ruling on the cases.

4. **Other behavior:** JHA will assess the conduct of all household members, *juvenile and adult, to the extent allowed by Florida State Law* for record within the past five (5) years of serious disturbance of neighbors, destruction of property or other disruptive or dangerous behavior: including patterns of behavior that endangers the life, safety, morals or welfare of other residents by physical violence, gross negligence or irresponsibility, or which seriously disturb the neighbors, family or community life, indicating the applicant's inability to adapt to the community.

This category may also include neglect of children, which endangers their health, safety or welfare, and judicial termination of tenancy in previous housing on the grounds of nuisance, objectionable conduct or frequent disturbance to neighbors.

5. **Excessively unsanitary or hazardous housekeeping:** Including the Creation of a fire hazard through hoarding rags, paper, etc, creation of infestation, foul odors, or serious neglect of the premises. Health Department reports should be obtained when possible.
6. **Financial:** Unsatisfactory performance in meeting financial obligations Within the last *five (5)*, as it relates to rental payments and other financial obligations. JHA may consider:
  - (1) Habitual late payments resulting in a debt owed (five (5) or more during one calendar year)
  - (2) Sued with final judgment more than two times in one calendar year
  - (3) Sued more than four times during entire residency
  - (4) Eviction for non-payment of rent. Hardships are taken into Consideration
  - (5) Criminal history of worthless checks (two or more within the past 24 months)
- e. **Rental history:** JHA may also declare an applicant ineligible as a result of any eviction from any rental housing for cause during the past five (5) years. JHA may consider:
  - (1) Habitual late payments, (five or more during one calendar year)
  - (2) Damages beyond normal wear and tear
  - (3) Disturbance caused by household members and/or guest
  - (4) Poor housekeeping

- C. **Compliance with the terms of the lease:** JHA may only base denials on eligibility and the ability to comply with the terms of the lease. An applicant may, for example,

be unable to care for the apartment alone, but may still qualify as able to comply with the lease if he or she can demonstrate that assistance with caring for the unit has been secured. Such assistance could be in the form of a Live-in Aide, or it could be a friend, family member, or cleaning service. It is not the providence of JHA to make judgments about the best way to provide assistance, but simply to determine whether the assistance will enable the applicant to meet the screening criteria.

If some form of assistance is needed to enable an applicant to comply fully with the lease terms, screening staff should obtain verifications that such assistance is available to the applicant and will be provided to the resident as needed at no cost to the JHA unless required by law.

**D. Applicant screening and Section 504:** In the event of the receipt of unfavorable information with respect to an applicant with a disability, consideration shall be given to the time, nature, and extent of the applicant's conduct and to factors which might indicate a reasonable probability of favorable future conduct.

Any applicants who are known to have a disability and have been determined to be eligible, but fail to meet the occupancy screening criteria will be offered an opportunity to have their cases examined to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the screening criteria. If the evidence of mitigating circumstances presented by the applicant relates to a change in medical condition or course of treatment, JHA shall have the right to evaluate the evidence and verify the mitigating circumstance. This information is only to evaluate mitigating circumstances, not the extent of disability.

JHA shall also have the right to request further information reasonably needed to verify the mitigating circumstance.

If the applicant refuses to provide or give access to such further information, JHA will give no further consideration to the mitigating circumstances and apply the screening criteria.

If no mitigating circumstances exist that satisfy JHA's selection criteria, JHA must consider reasonable accommodations that could eliminate barriers to the housing applicant. Reasonable accommodations may take the form of either physical change made to the unit, building, development, or policy or procedural changes.

To be considered reasonable, accommodations must not cause undue financial or administrative burden or alteration of the fundamental nature of the public housing program. If a service is necessary for compliance with the lease, JHA cannot be required to provide it to an applicant with a disability if it is not provided to other tenants, but JHA must consider admitting that applicant if her or she can document that the service will be provided by others at no cost to JHA.

Any applicant with a disability who cannot meet the applicant screening criteria taking into account possible mitigating circumstances, reasonable accommodations by JHA, or services needed for lease compliance verified to be provided to the applicant by others, will be rejected.

**E. Hearings – Persons with Disabilities:** Persons with disabilities rejected for housing shall have a right to a hearing in accordance with Section VI. B.

**F. Home visits:** The Jacksonville Housing Authority does not intend to utilize home visits when it implements the Admissions and Occupancy Policy. However, JHA reserves the right in the future to perform home visits on all prospective residents as part of the resident selection process.

Although the policy applies only to applicants, the authority will provide notice of the initiation of home visits as well as advertising the change in the local newspaper.

When implementation does occur, the following shall apply:

The purpose of the home visit is to provide JHA with additional information on which to base its determination that an applicant is eligible to live in a community managed by JHA. The home visit will help determine:

- (1) If the applicant family is capable of caring for the unit in a way that will not constitute health or safety hazards or contribute to any kind of infestation.
- (2) If the applicant, or any member of the applicant's family, is currently engaged in behavior or practices that would violate JHA's lease agreement.
- (3) If the applicant, or any member of the applicant's family, has provided information which is not consistent with the information presented on the application form and other documents provided to JHA.
- (4) Applicants shall be notified at least three (3) days in advance of the scheduled home visit.

If the applicant is currently sharing housing with either a family member or friend, he or she should be advised that JHA would inspect not only his or her room(s), but also the common areas, such as living room, kitchen, and bathroom.

If the applicant is currently living in an institution, then a home visit shall be performed in the institution to determine if the applicant is responsible for any aspect of the condition of the property.

Staff shall record the results of every home visit on JHA's Home Visit Report.

**G. Processing Application for Admission:** Prior to admission of each family or individual as a resident, the Application Office shall obtain a written application signed by the Head of Household of the family and spouse or co-head (where noted) which shall set forth all data and information to enable JHA to determine: (1) eligibility (2) preference (3) rent and, (4) size of dwelling unit required.

- (1) **Receipt of Application:** The application constitutes the basic legal record of each family applying for admission. Each applicant family will be required to supply information as requested, and to sign the application attesting to the accuracy of the information provided. The application, once completed is filed as active or inactive depending on such factors as eligibility, withdrawal of application or any other reason which would determine an active or inactive status.

In addition to other pertinent information, each application for admission shall indicate:

- (a) Date and time of receipt - An applicant's date of application is the initial date the applicant applied.
  - (b) Determination by the JHA as to the applicant's eligibility or ineligibility.
  - (c) If eligible, the appropriate unit size as defined by JHA's occupancy guidelines (see: Section V. D).
  - (d) Date of JHA's offer of housing and unit offered, including community and bedroom size.
  - (e) Date and response of JHA's offer of housing; date, housing location and reason for rejection. If the applicant has twice rejected a housing offer without just cause, the file will be closed and the applicant must reapply.
- (2) Procedures: The following procedures shall be utilized in processing all applications:
    - (a) All applicants shall be placed on one of four separate waiting lists as determined by their status at time of application:
      - (1) CW: working family and/or head of household or spouse is elderly or has a disability
      - (2) CV: non-working family
      - (3) NE: head of household or spouse is near-elderly (Age 50-61)

- (4) CS: single (Not elderly or disabled)
- (5) BW: working, elderly or disabled family
- (6) BV: non-working family
- (b) The Waiting list will be printed at the time of each selection:
  - (1) To look for and correct errors
  - (2) To stamp "official" and preserve in folder
- (c) The application will be completed by the applicant and signed and dated by the applicant and spouse or co-head (where noted)
- (d) The applicant will be informed that JHA will proceed to verify all submitted information including, state, local and national police reports on all adult household members, credit history checks and previous landlord/residence references.
- (e) The applicant will be allowed ten (10) working days in which to submit any additional required documentation to complete the application.
- (f) Upon return of all required information, the application will be reviewed for accuracy and completeness of the information.
- (g) When applications are incomplete, every effort is made to contact the applicant by mail or phone requesting the missing information. All phone notification will be followed up by written notification. After thirty (30) days, if no response, the file is closed and the applicant must re-apply.

### **3. Processing of Applications - Eligible/Ineligible Applicants**

- (a) Once a completed application has been received, it will be placed on the waitlist and assigned the appropriate position on the waitlist etc. etc. etc.
- (b) Once the applicant has been selected and passed the preliminary eligibility Screening, files will be forwarded to the community management office to schedule interviews and for further processing.
- (c) If, during the interview etc, it becomes obvious that the applicant is ineligible, the shall be informed promptly of the basis for such determination. The application shall then be classified as "Ineligible." The file shall be documented to show when and how the applicant was informed and the reason for ineligibility. If the applicant disputes these findings, he will be advised that he may request an informal administrative hearing regarding the application and present such facts as he or she wishes. (See: Section VI. B)
- (d) Applicants determined ineligible would be informed promptly etc. etc.
- (e) Completed applications of eligible applicants will be placed in a "ready pool" of applicants (those applicants who will be offered etc. etc. (b & c is now combined)

### **SECTION III - CERTIFICATION AND DOCUMENTATION OF APPLICATION INFORMATION**

**A. Verification of Information for Eligibility:** The Community staff person will judge the credibility of any verification submitted by an applicant. If staff has reasonable doubts about the documentation submitted, it will be reviewed by the Manager who will make a determination. Staff will continue to pursue credible documentation until it is obtained or the applicant is determined ineligible for failing to produce it. Information submitted by each applicant will be properly documented and maintained in his or her file. Documentation employed as a part of the verification process may include:

1. Letters or other statements from employers and other pertinent sources giving authoritative information concerning all items and amounts of income and deductions together with other eligibility and preference determinations.
2. Photostat or carbon copies of documents in the applicant's possession which substantiate his/her statement, or a brief summary of the pertinent contents of such documents signed and dated by the staff member who viewed them.
3. Certified statements from self-employed persons, and from persons whose earnings are irregular such as salesmen, barbers, beauticians, etc.
4. Memorandum of verification data obtained by personal interview, telephone or other means, with source, data received, name and title of the person receiving information clearly indicated, the name and title of the person giving the information.
5. Statements from landlords, family social workers, bank representatives, payroll officers, court records, drug treatment centers, clinics, physicians, or the police department, where warranted by the particular circumstance.
6. Proof of age, disability or physical impairment, if necessary, to determine the applicant's eligibility as a family.

Questions and verifications of disabilities are for determinations of eligibility only. Under no circumstance shall questions or inquiries be made that determine the details of the type or extent of disability.

Inquiries concerning the expenses for medical related equipment, services, or other related items are permitted for the purpose of calculation of rent. These expenses should be verified by a third party.

Inquiries as to whether the equipment or services are insufficient or excessive to meet the need of the applicant are not permitted.

Under no circumstance shall applicants with a disability be required to provide a doctor's letter describing the extent and nature of the disability. Verification should only establish that a disability exists.

#### **B. Citizenship and Immigrants Status**

All adults aged 18 or older are required to sign a Section 214 Declaration of Status form declaring their citizenship or immigrant status as well as the status of any children under the age of 18 who will be residing in the household. Where it applies, non-citizens will also be required to produce their alien registration card so that a copy can be made and placed with their file. Eligible Immigrant status will be verified with an INS/SAVE Verification Number. In the case of a mixed family where some members are eligible

citizens or eligible immigrants, and some are ineligible immigrants, the amount of housing subsidy will be prorated so that only eligible immigrants and citizens receive assistance. Prorating will be done in accordance with federal guidelines in 24 CFR §5.520.

**C. Summary of Verified Data:** Verification data is to be reviewed and evaluated as received for completeness, accuracy and conclusiveness. Where the information received is not adequate in all respects, follow-ups or new efforts to obtain such information are to be made and carried through to conclusion. If during the verification process it becomes evident that for one or more reasons an applicant is ineligible, the application process is to be discontinued. As verification of all necessary items for each application is completed, a summary of the verified information is to be prepared. The summary is to include the following determinations:

1. Eligibility of the applicant group as a family or single person.
2. Eligibility of the family with respect to income limits for admission.
3. Eligibility of the family with respect to other conditions of eligibility as set forth in this document.
4. Size of unit to which the family is to be assigned.
5. Rent which the family the family is to pay.

**D. Re-checking Verified Findings Prior to Admission:** Only verified information that is less than 90 days old may be used for admission to housing. Inquiries as to the accuracy of the information are to be made of any unverified information that is less than 90 days old and recorded in the applicant's file. Verified information that is more than 90 days old must be re-verified except for information that is not subject to change (such as a person's date of birth). Verification for income from social security must be less than 60 days old PIH Notice 2006-41 issued Dec 19, 2006.

**E. Certification:** As a part of the application record of each applicant determined to be eligible for admission, the Manager or designee is to certify that the applicant and his family meet all of the conditions governing eligibility.

If a unit becomes available that is accessible to a person with a disability, JHA will offer the unit first to a current resident needing accessibility features and then to the next applicant with a disability on the waiting list for that unit size and type of accessibility.

**F. Local Preferences:** JHA does use local preference for admissions:

1. Displaced by government action:
  - a. Applicants displaced by government action with written referral from the government agency documenting displacement.
  - b. Applicants displaced by the City of Jacksonville with written referral from the department displacing the applicant.
2. Preferences for victims of Domestic Violence:

Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year. Example of required documentation should be in the form of police report, incident report, restraining order, referral from domestic violence shelter, etc. Status is to be verified by:

  - a. Police report
  - b. Restraining order
  - c. Referral from domestic violence shelter (example: Hubbard House)

Confidentiality of applicant status shall be maintained by the Agency in accordance with the provisions of the Violence Against Women Act of 1994.

3. Working families

- a. Applicant family must have head or spouse or any other adult household member employed at the time of offer of housing.
- b. Employment is defined as a bonafide job working at least 30 hours per week continuously for at least 6 months.
- c. This local preference shall also be available to families that can verify at time of application, participation in a job-training program or graduation from a program that will lead to employment within 6 months of graduation, and can verify participation in a training or graduation from such a program while on the waiting list.
- d. This local preference shall also be available to a family if the head, spouse or sole member is 62 years old or older or is receiving Social Security, Social Security Disability benefits or SSI benefits, VA disability, doctor's statement of disability, or any other payment based on the individual's inability to work.

JHA preferences for working families shall be two working families for one non-working family.

4. Veterans

*Any veteran who has served active duty in any branch of the United States military service. If the veteran is deceased before admittance to the program, the spouse of the veteran shall maintain their place and preference on the wait list.*

## SECTION IV - REMOVING APPLICATIONS FROM THE WAITING LIST

**A. Procedures for Removing Applicant Names from the Waiting List:** Applicants' Names may be removed either at their request or because the agency is unable to contact them. No informal review is required following withdrawal. The Application Office will remove an applicant's name from the waiting list under the following circumstances:

1. The applicant requests his or her name to be removed (withdrawal).
2. The agency has made reasonable efforts to contact the applicant to determine continued interest, but has been unsuccessful (purging of the waiting list). Correspondence to the latest address (on file) will constitute documentation of reasonable effort to contact applicants (withdrawal). The applicant has been notified by JHA that their name will be removed because the applicant is no longer eligible for public housing. (Notice of Rejection)
3. Applicant has failed to respond to reasonable efforts made by JHA such as:
  - a. Schedule interviews necessary to complete the application process.
  - b. Efforts were made to obtain information necessary to process the application, and the applicant has failed to respond. (Withdrawal)
4. Failure of an applicant to keep a scheduled or rescheduled interview will cause the applicant's name to be removed. (Withdrawal)
5. The applicant fails to pay an outstanding balance owed to JHA within the specified time period. (Notice of Rejection)

Mitigating circumstances such as health problems or lack of transportation will be considered in determining if the application should be withdrawn.

**B. Opening and Closing of the Application Waiting List:** JHA at its discretion, may restrict application intake, suspend application intakes and close waiting lists in whole or in part. If there are sufficient applications to fill anticipated vacancies for the coming 12 months, the agency will either:

1. Close the waiting list completely;
2. Close the waiting list during certain times of the year; or
3. Restrict intake by type of community or by size and type of dwelling unit.

Decisions for closing the waiting list will be based on the number of applications available for a particular size and type of unit, the number of applicants who qualify for a preference and the agency's ability to house an applicant in an appropriate unit within a reasonable period of time. Closing the waiting lists, restricting intakes, or opening the waiting lists will be publicly announced.

During the period in which the waiting list is closed, JHA will not maintain a list of individuals who wish to be notified when the waiting list is reopened.

All notices and communications must take into consideration accommodations for persons with disabilities including those with visual and hearing impairments.

## SECTION V - RESIDENT SELECTION POLICY

### A. **Conditions Governing Selection:**

1. JHA will give full consideration to its public responsibility for re-housing persons displaced by urban renewal or other government action, or whose homes are made uninhabitable by a natural disaster as determined by JHA.
2. JHA will not, on account of race, color, familial status, religion, sex or national origin, deny to any eligible applicant the opportunity to lease a dwelling suitable to their need in any community of JHA. Additionally, in accordance with Section 504 of the Rehabilitation Act of 1973 and The Age Discrimination Act of 1975, respectively, JHA will not discriminate on account of disability or age.
3. In the selection of residents, there will be no discrimination against families otherwise eligible for admission because their income is derived in whole or in part from public assistance.
4. In selecting residents from among eligible applicant families of the size and composition appropriate to available dwelling units, JHA will take into consideration the needs of individual families for housing in order to provide a decent home and suitable living environment.
5. Near elderly applicants will be selected for occupancy in the high rises once the Elderly and people with disability lists are exhausted.

### B. **Applicant Orientation Program:** JHA may develop policies that require all applicants Selected for admission be required to attend an orientation program. The purpose of the orientation is to be sure that all applicants are aware of what JHA expects from them as residents in the way of housekeeping and care of the unit and to assess if the applicants are willing to comply with the terms of the lease.

The orientation program will be mandatory for admission into public housing. Failure to Attend this program will be cause for denial of admission. This process may be substituted by a standard leasing interview and orientation by the community managers.

### C. **Orientation Curriculum:** The orientation facilitator will cover essential topics, which prepare the applicants for successful residency. Those topics will include but not limited to:

1. Basic housekeeping and cleaning tips, preventive maintenance and minor home repairs;
2. JHA facilities, services and operation of appliances; community services and activities.
3. Management/Resident responsibilities lease provisions and grievance procedures.
4. Budgeting overview
5. Maintenance work order system and emergency repairs
6. JHA Police Unit and policies with regard to crime and drugs, and
7. Fire and safety

Applicants will take an active role in the orientation program. Also, emergency telephone numbers will be given to the applicants for their records.

**D. Occupancy Guidelines:** To avoid overcrowding and underhousing, dwelling units are to be leased in a manner in which not more than two persons will be required to occupy a bedroom. In the event, however, there should be units which cannot be filled with families of appropriate size, after all possible efforts have been made to stimulate applications, eligible families of the most nearly appropriate size will be assigned them, with the understanding that the families will be transferred to units of the proper size at the earliest date possible. The guidelines for range of bedrooms per person, shall be:

NUMBER OF BEDROOMS	NUMBER OF PERSONS	
	MINIMUM	MAXIMUM
0	1	1
1	1	2
2	2	4
3	3	4
4	5	8
5	7	10

1. Every member of the household, regardless of age, is to be counted as a person.
2. The maximum number of persons may be exceeded by one to permit an infant, less than two years of age, to share the parent's bedroom.
3. Dwelling units shall be initially assigned so that persons of opposite sex, other than husband and wife, will not occupy the same bedroom, except for minors under the age of two. The family may choose to initially mix family members of the opposite sex; however, it would not be eligible for transfer due to underhousing unless its family composition changed.
4. Dwelling units shall be so assigned as not to permit the use of the living room for sleeping purposes.
5. Person of different generations, persons of the opposite sex, and unrelated adults, will not share a bedroom.
6. If a larger unit is required beyond the above noted guidelines, because of a disability of a family member or person associated with the household JHA will accommodate the need with proper documentation.
7. All children anticipated to reside in the dwelling unit, including children expected to be born to pregnant women and children who are temporarily absent from the home due to placement in foster care, military school, or college will be considered in determining bedroom sizes.
8. A live-in care attendant who is not a family member will not be required to share a bedroom with another family member.

When it is found that the size of the unit is no longer suitable for the family in accordance With these guidelines, the family will be required to move as soon as a dwelling of appropriate size becomes available unless policy has temporarily limited relocations. Needed transfers will take precedence over new admissions unless JHA has temporarily determined that transfers are limiting the ability to provide decent, safe, and sanitary housing. The Resident Advisory Board (RAB) will be given notice of all decisions with regard to changes in policy of transfers. (See "Unit Transfers," Section IX.I)

**E. Type of Unit, Type of Community Needed:** Every effort will be made to provide Accessible units for persons with disabilities to house those families who require such units.

1. Elderly families will be given a preference in admissions to communities designated for the elderly.
2. Residents with disabilities who require accessible units will be given preference to

- accessible units over non-disabled residents.
3. Residents with family members with disabilities who require accessible units will be considered for those type units.

When an accessible unit becomes vacant, JHA will offer such units:

- a. First, to a current occupant of another unit of the same or comparable community, who has a disability requiring the accessibility features of the vacant unit and occupying a unit not having such features, or, if no such occupant exists; then
- b. Second, to an eligible qualified applicant on the waiting list who has a Disability requiring the accessibility features of the vacant unit; or
- c. Third, to the first eligible applicant on the waiting list who needs this particular bedroom size.

Please refer to Section IX I for procedures when an applicant with a disability is identified.

## SECTION VI - APPLICATION POOL

### A. General Procedures:

1. An automated central application pool will be maintained in a manner wherein residents will be selected for appropriate size units in accordance with the preferences set forth in the adopted regulations governing admission, and according to the date and time the application was filed.
2. "Blocks" of applicants will be selected by bedroom size, local preference, and date and time of application.
3. The "block" will be moved to a "ready pool" and checked for compliance with required criteria for admission:
  - (a) done by Agency:
    - (1) criminal background check
    - (2) credit bureau check (for eviction)
  - (b) letter sent to applicant requesting:
    - (a) landlord reference
    - (b) current income documentation
    - (c) submission of all required documents (eg: birth certificate)
  - (c) Applicants returning all required information first will be housed first
4. The applicant at the top of the community-wide list will be offered a vacant unit at the location containing the largest number of vacancies and/or units ready for occupancy.

If such offer is refused without cause, the applicant's ranking is changed to reflect date and time of refusal and returned to the bottom of the ready pool list. Upon applicant being given a second choice and refusing without just cause, the file will be closed and the applicant must reapply.
5. If the applicant presents satisfactory evidence that acceptance of any offered unit will result in undue hardship, the refusal shall count as an allowable refusal. Documentation will be maintained in the application file as to the vacancy offered, including location, date and circumstances of the offer and the rejection or acceptance.
6. Under the following circumstance, an applicant would not be considered to have been offered a unit if:
  - (a) The unit is not of the proper size and type and the applicant would be able to reside there only temporarily (e.g., a specially designed unit that is awaiting an applicant needing such a unit.)
  - (b) The unit contains lead-based paint, and accepting the offer could result in subjecting the applicant's children under seven years of age to lead-based paint poisoning.
  - (c) The applicant is unable to move at the time of the offer and presents clear evidence, which substantiates this to JHA satisfaction.

Examples:

    - (1) a doctor verifies that the applicant has just undergone major surgery and needs a period to recuperate;
    - (3) a court verifies that the applicant is serving on a jury which has been sequestered.
7. Documentation will be maintained in the application file as to the vacancy offered, including location, date and circumstances of the offer and the reason for the rejection.

## B. Informal Hearing Procedures:

- 1. Right to an informal hearing:** Applicants will be denied admission for housing based solely on their ineligibility or failure to meet the selection criteria. The applicants will receive written notice of the denial for housing that includes the reason for denial and notification that they can request an informal hearing within ten days of the receipt of the letter of denial.  
Upon receiving the applicant's written request for an informal hearing, the hearing will be scheduled by the JHA within 30 days following the determination of denial. The applicant will be informed of their right to have any person (or persons) present in their behalf at the time of the hearing. Also, the applicant will receive a description of the informal hearing procedures.  
The JHA's Hearing Officer will conduct the meeting with the applicant, the applicant's representative(s) and the staff person who made the decision to deny the applicant admission for housing. The decision rendered by the Hearing Officer will be based solely on the facts presented at the hearing.
- 2. Final Decision Regarding Denial of Admission:** If the decision to deny admission is reversed, the applicant's application will be returned to the appropriate spot on the waiting list. If JHA's decision is upheld, and the appeal is regarding application fraud, the applicant will be removed from the waiting list. The applicant may place a future application for housing one (1) year from the date of their initial denial. Otherwise the applicant may reapply when they are eligible.

## C. Oaks of Durkeeville :

For each applicant family, a member of the household must be either: (a) full-time student As defined in 24 CFR 5.603: a person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree; or (b) employed at least thirty (30) hours per week for at least six (6) months prior to the date of application. Student and/or employment status must be maintained during tenancy. Failure to maintain Student and/or employment status will disqualify the resident from occupancy at the Oaks of Durkeeville.

1. Applicants will be determined ineligible if head of household, spouse or any other adult household member is not in school or is not employed.
2. Standard screening for admissions will apply.
3. Federal Section 504 Regulation will apply.

JHA'S Hearing Officer as stipulated in Section VI B of this Policy will handle the grievance process for applicants at Oaks of Durkeeville.

Requirements for documentation must be updated by the resident within ten (10) calendar days of a known change of status. Appropriate documentation includes:

1. Current pay check stubs and/or employment verification form
2. Current class schedule and/or registration slip

Eligible families under full time student will remain eligible if they skip one semester of school per year.

Eligible families under the working criteria will remain eligible if they lose their employment but cooperate with management, in securing another employment within ninety (90) days.

## SECTION VII - LEASING OF UNITS

- A. **Resident Participation:** JHA will develop procedures to involve residents in the review of potential public housing residents prior to selection and assignment of units. The procedure utilized will be negotiated with the Resident Advisory Board leadership and maintained in a separate procedure manual.
- B. **Unit Assignment:** The manager will review the file in advance of signing the lease in order to become acquainted with the applicant. If there are any conditions that violate the Admission and Occupancy Policy, the manager shall re-submit the application to screening personnel for reconsideration of eligibility. The documents for review will include:
1. Eligibility documents, i.e., birth certificates, income, federal preference verification social security cards, pre-application, application and selection letter.
  2. Resident profiles, including the police check documentation, which will identify behavioral issues that will need to be addressed. Past landlord questionnaire, credit check, IRS release, Authorization to Release information, resident responsibility form.
- C. **Manager Responsibilities:** Upon receiving and reviewing the file, the manager will schedule an appointment with the applicant to conduct the move in inspection and sign the lease. During this scheduled appointment, the manager will:
1. Re-review the essential provisions of the lease and explain basic house rules to the applicant.
  2. Address any issues that are noted in the resident's profile, i.e., minor criminal history, and housekeeping habits.
  3. Introduce the applicant to the staff, including office, maintenance personnel and the Tenant Advisory Council President for the community.
  4. Conduct the move in inspection to document the condition of the unit prior to move in. Upon completion, both parties will sign the move in inspection report.
  5. Execute the lease with applicant and issue unit keys and mailbox keys where appropriate.
- D. **Rent Policies and Calculation**
1. **Minimum rent** is the lowest amount the housing authority can charge a family for rent, before utility allowances are calculated. The minimum rent for all Jacksonville Housing Authority residents has been set at \$50.00. Hardship exemption from minimum rent is available to families who fall into one or more of the following categories:
    - a. The family has lost eligibility for, or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family with a member who is a non-citizen with legal permanent resident status who would be entitled to benefits if not for Title of the Personal Responsibility and Work Opportunity Act of 1996.
    - b. The family would be evicted because it is unable to pay the minimum rent.
    - c. The income of the family has decreased due to a change in circumstances such as loss of employment.
    - d. A death has occurred of a household family member.
    - e. Other circumstances determined by the responsible entity or HUD

When a family requests a hardship exemption of minimum rent, the minimum rent is suspended starting the month following the request. The family may not be evicted for non payment of minimum rent for 90 days, beginning the month following the family's request. The family should provide documentation of the hardship as soon as possible.

Once the family supplies documentation of the hardship, the housing authority must promptly make a determination of:

- a. If there is a qualifying hardship as described above
- b. If it is a temporary or long-term hardship

This determination should take no longer than the initial 90-day period to make. If it is determined that no qualifying hardship can be found or that the qualifying hardship is temporary, the family is not qualified for exemption and the housing authority will reinstate the minimum rent, including retroactive minimum rent back to the time the suspension became effective. The housing authority must offer the family a reasonable repayment agreement for the amount of back rent owed. If it is determined that there is a qualifying hardship, and it is long-term, the family is exempt from paying the minimum rent for the entire duration of the hardship, beginning the month following the family's original request for hardship exemption, with no obligation to repay the exempt rent. Documentation of hardship should be collected every thirty (30) days until the hardship is over and minimum rent is reinstated.

The suspension or exemption of minimum rent is not affected by the utility allowance.

The amount payable monthly by the resident as rent to the JHA is selected annually by the resident from the following options:

2. **Flat Rent:** Rent which is based on the market value of the unit as determined by the JHA. The market rent is the rent charged for comparable units in the private, unassisted rental market at which the JHA could lease the public housing unit after preparation for occupancy. Families choosing flat rents generally will be recertified once every three years, but the JHA reserves the right to conduct such recertification more frequently. Family composition will be verified annually.
3. **Income-Based Rent:** Rent which is based on the family's income as determined by the JHA based on the JHA's rent policies, which may specify a percentage of income, include a schedule of rents, involving depositing a portion of the resident rent to an escrow account, imposing a ceiling on Resident Rents, adopting permissive income deductions, etc. The income-based rent plus any applicable utility allowance will not exceed the total tenant payment (TTP) as determined by the statutory formula. The resident may elect to pay either the flat rent or income-based rent. If flat rent has been selected and there is a loss of family income the resident may elect to revert back to income-based rent.

The JHA will provide, through its orientations, individual counseling and written notice, sufficient information to allow families to make an informed choice of rent payment options. The JHA's policies on switching the type of rent in circumstances of financial hardship: If the JHA determines that the family is unable to pay the flat rent because of financial hardship, the JHA will immediately switch the family's rent from flat to income based rent. Once a family switches from flat rent to income-based rent due to financial hardship, and/or when initially selecting income based rent the family must wait until its next annual option to select the type of rent they choose to pay.

4. **Disallowance of Earned Income (Section 508) -**

- a. What Income is Disregarded?

The EID statute and/or regulations mandate that PHAs and owners of selected federally funded housing disregard from a qualified household's income for purposes of rent calculation any increase in income if:

1. the increased income is due to employment of a family member who has been previously unemployed;
2. the family member's income increases while receiving or within six (6) months of receiving welfare; or

3. a family member's income increases during his or her participation in a self-sufficiency or job training program.
- b. For How Long is the Income Disregarded?
- The mandatory EID provisions of the statute and regulations require public housing authorities (PHAs) and other owners of selected federally funded housing to exclude 100 percent of a family's increased income from earnings for an initial period of 12 months and 50 percent of the increased earned income for an additional 12 month period. A tenant is eligible to receive the EID during a lifetime 48-month period from the time that the EID is first applied for the affected tenant. The time begins to run the date the PHA would have otherwise raised the tenant's rent in response to a reported income increase. For example, if a previously unemployed family member becomes employed and fails to report his income change for 6 months after his PHA's requested date of notification, the household would still have 6 months of the 100 percent EID and a full year of the 50 percent EID remaining for use in the next 42 months (48 month time limit minus the 6 months for the period of non reporting). Under HUD guidelines, there is no penalty for failing to report an increase in income that would be subject to the 100% disallowance, because any income increase within that period would have been disregarded. If a resident is receiving the EID from one PHA and the family moves to a unit administered by another PHA, the family may continue to receive the EID. In that situation, the family should notify the new PHA that the resident qualified for the EID benefit and that the clock has begun to run. However, the tenant should not be under any obligation, if he or she has not been informed of the rules.
- c. Who Qualifies for the EID?
1. A family qualifies for the EID, if the family income increases as a result of the employment of a family member who was previously unemployed for one or more years. There is no other limit on the time that the tenant must have been unemployed prior to gaining work. The definition of previously unemployed includes a person who has earned in the past 12 months no more than the equivalent of 500 hours of work at the greater of the federal or state or local minimum wage.
  2. A household is entitled to the EID if the family member (who is currently receiving or within six months of receiving welfare benefits) experiences an increase in earned income. The increase in earnings may be due to a new job or an increase in earnings from a current job. The EID is available for tenants whose incomes increase while they are still receiving welfare assistance and for six months after receiving the welfare assistance. To qualify as receiving benefits under Temporary Assistance to Needy Families (TANF), a tenant may have received monthly income maintenance or benefits and services such as one time payments, wage subsidies and transportation assistance provided that the total amount over a six month period is at least \$500.
  3. The fact that a tenant's welfare income is reduced or terminated due to a work-related sanction does not disqualify the individual from the benefits of the EID if the sanctioned member, subsequently finds work. However, if the tenant's welfare benefits are reduced for fraud or noncompliance with economic self-sufficiency requirements, the "sanctioned" welfare income will continue to be included in the family income for rent-setting purposes. In other words, the tenant will not experience a reduction in rent due to the reduction in welfare benefits precipitated by a sanction for fraud or noncompliance with economic

self sufficiency requirements. However, the same family will not be penalized with additional rent increases for responding to the sanction by obtaining work. So, for example, a family's \$500/month TANF benefits are terminated due to failure to cooperate with the work requirements. While still under the sanction, the mother begins employment making \$700/month. Although \$500/month income is imputed, she is entitled to a disregard of the difference between her earnings and her prior TANF income. Therefore, the additional \$200 (\$700-500) is disregarded 100% for the first 12 months and 50% for a second 12 months.

4. A household may also qualify for the EID if the household income increases due to increased earnings of a household member during that member's participation in an "economic self-sufficiency program" or other job training program. The definition of an economic self-sufficiency program includes any program designed to assist tenants in gaining their financial independence. This encompasses a large number and a wide variety of programs, including, but not limited to job training, English proficiency classes, and substance abuse and mental health treatment programs. While such training includes enrollment in general vocational courses at a community college or training or activities at a sheltered workshop, it may also include enrollment in non-vocational programs, "as long as such program is designed in some way to encourage, assist, train or facilitate the economic independence of HUD assisted families or to provide work for such families." Advocates are encouraged to get PHAs to interpret the applicability of this provision broadly. It is also important to remember that the increases in earnings to be disregarded may occur after the completion of the primary part of the training program if the individual continues to receive some amount of training, mentoring, counseling or other assistance.

d. EID tracking – will be effective the first day of the following month the employment or increase started.

Example: If a person qualifies for EID on 12/15/07, the disallowance will be effective 01/01/08.

**5. Income changes resulting from welfare program requirements welfare benefit Reductions 24 CFR 5.618 Section 512 of the 1998 Act amending Section 12 of the 1937 Act.**

If the resident is still within the welfare hearing process, and no final decision has been rendered, the resident's rent should be reduced pending receipt of a final determination (much like a temporary rent is processed). If the resident ultimately is unsuccessful in their appeal through the welfare department (and similarly unsuccessful in a grievance hearing before the JHA), the resident's rent will be retroactively increased back to the previous rent and the resident will need to make immediate arrangements with the JHA to repay any overpaid assistance.

A reduction in rent will occur if the reduction in income results from:

- 1) the expiration of a lifetime limit on benefits or
- 2) the family has complied with welfare program requirements but is still unable to find a job.
- 3) The family member has not complied with other welfare agency Requirements (such as showing up to appointments etc.)

**6. Calculation of Seasonal/School Board Employment**

The resident will be given the choice of two methods of income calculation when their employment is regular but seasonal.

- a. They can choose to have their income annualized (e.g. monthly income x 12 months) and only pay rent on this income during the months they are employed. This results in a higher monthly rent for the resident than they pay with method 2, but the over-all amount they pay for the year is less and they do not pay rent on this income during the months that they are out of work.

Or;

- b. They can choose to have their actual gross income used (e.g. monthly income x the number of months they work in a year), and continue to pay rent when they are not working. This result in a lower month rent than method 1, but the resident pays out more total for the year and still has to pay rent on this income during the months they are not working.

7. **Alimony and Child Support**

Regular alimony and child support payments received are counted as income.

If the child support or alimony is not received on a regular basis, the housing authority must count the amount of child support in the divorce decree or separation agreement unless the housing authority verifies that the child support or alimony income is not provided.

To calculate any other amount other than the amount in the award for child support, the housing authority must obtain documentation from the child support depository. The participant must produce documentation that the family has filed with the agency responsible for enforcing the payments.

When a printout is received from the child support office for the prior twelve (12) months, the housing authority will use the amount received over the last twelve (12) months, if no projection of anticipated income can be made. If the resident provides a child support printout verifying that the child support payments have stopped within less than 3 (three) months, gradual interim reexaminations will be completed. The annual child support income shall be dropped from the rent calculation only after a three (3) full months has elapsed without payment, provided the resident brings in supporting documentation.

If the support is not Court ordered, an affidavit from the person paying the support, is required indicating how much is being paid, to whom, naming each child and the amount paid monthly or weekly. If the participant claims the child support has stopped, then an affidavit is required. Child support income shall be reduced immediately upon receipt of an affidavit stating that the direct/non-court ordered child support has discontinued.

8. **Assets from income**

Income from assets, such as interest, dividends, any kind of net income from real or personal property is to be verified and included with the annual income.

Most common assets:

- a) Savings accounts: requires the most current monthly statement/verification of balance and interest (if applicable)
- b) Checking accounts: requires a 6 month average of checking account balance and six (6) month average of interest, if applicable. 3<sup>rd</sup> party verification is preferred, but bank statements are accepted.
- c) Whole Life Insurance: need proof of cash value of asset.
- d) Term Life Insurance: this is not an asset, because there is no cash value.
- e)

\*This list is not all-inclusive. Please refer to 24 CFR § 5.609

E. **Security Deposit:** New households must pay a security deposit at move-in. The security deposit for all households except in Brentwood is \$100.00. Brentwood households pay a \$200 security deposit. (This will not apply to relocated residents initially returning to Brentwood who will pay the original \$100.00 deposit. JHA may develop procedures for families to pay security deposits in increments. If paid in increments, the payments will be enforced through the lease. Failure to pay the incremental payments will result in violation of the lease.

F. **Oaks of Durkeeville:** This community requires residents to meet self-sufficiency requirements (see: Section VI.c.). An addendum for residents at this community will be part of their lease.

## **SECTION VIII - UNIT INSPECTIONS**

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- A. **Unit Inspections:** Prior to the move-in of a new resident into a unit, a move-in inspection will be conducted. All occupied units will have at least one annual Housing Quality Standard (HQS) inspection. Procedures may be developed for additional inspections. The move-out inspections will be conducted when residents vacate their units.
- B. **Annual Inspection:** The annual Uniform Physical Condition Standard (UPCS) inspection shall be conducted to ensure that the units are in compliance with the federal housing quality standards. Any conditions requiring repair will be written up for repair. Damages caused by resident neglect or abuse will be assessed to the resident using JHA's repair charge schedule.
- C. **The Move-In Inspection:** Prior to the execution of the lease, the manager and new resident shall conduct a move-in inspection of the unit to be occupied by the resident. The main purpose of this inspection is to assure that all needed work in the unit has been done and all equipment is in place and working. The move-in inspection report will be used to note the condition of each item on the inspection form, which includes:
1. Interior walls, floors, doors, light fixtures, ice trays, towel bars, smoke detector, fire extinguisher, etc.
  2. Exterior shrubs, grass, mailbox, dumpsters, play equipment, etc.
- After the inspection, the manager and resident shall:
1. Discuss the condition of the physical unit.
  2. Review rules and resident obligations that are applicable to the upkeep of the unit, i.e., hanging pictures, painting walls, and housekeeping standards.
  3. Sign and date the inspection form.
  4. Sign any work orders that may be needed.
- D. **Move-Out Inspections:** A move-out inspection shall be conducted when a resident vacates the unit. If the resident has given proper notice, the manager should schedule the inspection so the resident can accompany the manager during the inspection. Upon conducting the inspection, the manager and resident should also review the move-in inspection report, and any subsequent inspection reports, to compare them with the current condition of the unit. The manager will determine what constitutes normal wear and tear for the time the resident resided in the unit and what damage was caused by neglect or abuse.
- Resident will be properly notified of any changes made to their security deposit and Other cost owed under the terms of the lease. If a resident vacates the premises without the inspection and it is determined that damage was caused to the physical structure of the unit, then the resident will be held responsible for any and all damages (civil and criminal).
- Notification will be sent to the State Attorney's Office with disposition pending.
- E. **Site (Housekeeping) Inspections:** The community manager will perform no more than four Site (housekeeping) inspections annually on each occupied unit, unless circumstances warrant additional inspections. These site inspections will keep the manager abreast of unit conditions and assist the manager in the intervention of poor housekeeping or other enforcement problems. The manager should do the first site inspection within 30-90 days of initial move in to determine if the resident is maintaining the unit properly. Mandatory housekeeping classes or social service involvement will be required of the resident if the manager deems them necessary. Prior to performing inspections, maintenance improvements, repairs to units, or social service visits, a JHA employee will notify the resident at least two days in advance. If an emergency is believed to exist, management shall have the right to enter the unit without prior notice.

When conducting inspections, if it is found that the resident has caused damage to the unit, the resident shall be notified of the damage, the cost of repairs, and the method of payment.

## **SECTION IX – OCCUPANCY POLICY**

- A. **Resident Responsibilities:** Residents of the public housing communities must abide by the rules and regulations as set forth in the Dwelling Lease agreement. Those residents who meet the following criteria will be eligible for continued occupancy.
1. Who qualify as a family or single person as defined in Section 1.
  2. Who are in full compliance with the Resident obligations and responsibilities as listed in the dwelling lease agreement and in the Lease Addendum for Drug-Free Housing.
  3. The family composition conforms to the occupancy guidelines as established in Section V. D.
  4. Each resident shall be required to live at JHA Public Housing for at least two (2) years before a transfer is made to any other JHA Housing Program

Each resident shall be required, at least once a year, to have his or her income re-examined by the community manager.

B. **Community Service:**

1. The 1998 Act requires all non-exempt adult public housing residents to contribute eight (8) hours per month in community service or to participate in a self-sufficiency program.  
The community work is to be verifiable, non-paid, volunteer service to the community.  
A list of suggested activities may be obtained from the community staff or the Resident Services. The JHA requires that the non-exempt family members complete and submit a monthly report of their community service to the rental office no later than the 5<sup>th</sup> working day of each month.
2. Exempted from the community work requirements are all adults:
  - a. who are age 62 or older;
  - b. who are blind or disabled or primary caretaker of such individual if requested by the adult resident with a disability as a reasonable accommodation for their disability;
  - c. who are employed or who are engaged in work activities as defined by the WAGES program or who are exempt from being engaged in work activity as defined by the WAGES program one parent of a newborn infant (under 90 days of age) SSI recipient or applicant going through the process of approval for SSI or SS disability benefits;  
Adult responsible for the care of a parent or child with a disability who needs 24 hour care CFR 24 Sub. Paragraph 960.601;
3. Is engaged in "work activity" for a weekly minimum of (20) *twenty* hours or full time student or job training status, such as:
  - (a) employment,
  - (b) on the job training,
  - (c) vocational educational training (not to exceed twelve months with respect to any individual); education directly related to employment, in the case of a recipient who has not received a high school diploma or a certificate of high school equivalence or in a course of study leading to a certificate of general equivalence.
4. If a resident is currently (and before this requirement was imposed by Congress on public housing residents) participating in a community service program, they are exempt from monthly reporting, but not from fulfilling the community service requirement and documenting that they have fulfilled the requirement. It is recommended that the community service be verified now and again at annual re-exam time to verify that the resident is continuing to perform the community service required.

**B. Community Service (contd.)**

5. The community work requirement will be incorporated into the lease. As part of the annual re-certification process, thirty days prior to the renewal of the lease, the JHA must determine if the resident has complied with the community work requirement. Renewal of the lease may be denied if a resident has not complied with the community work requirement. Due process under the standard grievance procedure is provided.
6. Administration of the Community Work program:
  - a. The Agency will identify the residents required to participate in the Community Work program
  - b. The Agency is responsible for giving the approved form to the resident at the time it is determined that a resident must complete the community service hours.
  - c. It will be the resident's responsibility to submit to Agency staff in writing a report of their community service performed using the required form.
  - d. It will be the Agency's responsibility to review the resident file for residents entering the annual re-certification process to determine that the resident has complied with the community work requirement. If the resident has not complied with the requirement, the Agency must offer the tenant an opportunity to make up the hours over the following 12 months. If the tenant accepts the offer, it must be placed in a written agreement and the family will not be evicted. If the family member does not agree to make up the hours, or fails to do so by the end of the make up year, the Agency may then refuse to renew the resident's lease.
  - e. If the Agency concluded that an individual has not complied with the community service requirement, either at the end of the initial year or the make up year, the Agency must notify the resident and offer the resident a right to file a grievance under the JHA grievance procedure.

**C. Income and Household Composition Changes:** An interim will be done when there is an increase or decrease in income or household composition (addition or removal of household member). Rent calculations will be made in compliance with 24 CFR 960.253 (5/01) edition. Changes in income and household composition are to be reported in writing within ten (10) business days by the resident to the community manager when:

1. There are circumstances that have created a hardship situation for the resident that impact their ability to pay their rent.
2. There is an increase or decrease in the resident's household income (example: change in job status, increase or decrease in child support, child care expense, medical expense, etc).

**D. Processing Resident Income and Household Composition Changes:** Upon the Resident notifying the manager of income or household composition changes, the manager must initiate action in a timely manner to adjust the resident's rent accordingly.

To process decreases or increases in income the manager must:

1. Require the resident to submit the proper documentation to substantiate the change.
2. Verify the information by contacting the appropriate resource (i.e., employer, DCF, Social Security Office). Use of HUD's Tenant Assessment Sub-System (TASS) and Centralized EIV System are acceptable methods for verifying family income. Upfront Verification is the highest level of verification methods. Use of additional Third Party Verification to supplement EIV is listed below in priority order.
3. Use of Third Party Verification to Supplement Upfront Income Verification: Upfront income verification replaces, to a large extent, the more time consuming and less accurate third party verification process of contacting individual employers identified by

the family or reviewing outdated income verification documents. However, third party verification may continue to be necessary to complement upfront income verification, for example, when the tenant disputes the data. It should not be considered as an automatic substitute for other third party verification, and may supplement other verification documentation, such as original, current tenant provided documents.

4. Written Third Party Verification: Independent verification of income and/or expenses by contacting the individual income/expense source(s) supplied by the family. The verification documents must be supplied directly to the independent source by the PHA and be returned directly to the PHA from the independent source.
5. Oral Third Party Verification: Independent verification of income and/or expenses by contacting the individual income/expense source(s) supplied by the family, via telephone or in-person visit. PHA staff should document in the tenant file, the date and time of the telephone call, the name of the person contacted and telephone number, along with the confirmed verified information.

This verification method is commonly used in the event that the independent source does not respond to the PHA's faxed, mailed, or e-mailed request for information in a reasonable time frame, i.e., ten (10) business days.
6. Document Review: The PHA reviews original documents provided by the tenant in support of their declaration of income during the income reexamination. This verification method can only be used as the sole source of income verification when third party verification cannot be obtained. When the PHA resorts to reviewing tenant-provided documents, the PHA must document in the tenant file why third party verification was not available.
7. Acceptable Participant-Provided Documents: Housing program participants have an obligation to the PHA to provide any letter or other notice, including any letter or notice from HUD that provides information concerning the amount or verification of family income, per section 3(f) of the U.S. Housing Act of 1937, as amended. In support of the tenant's declaration of income, the PHA may review original (authentic) documents provided by the participant. All documents should be dated within the last 60 days of the interview. The PHA should make a photocopy of the original document(s) and maintain the copy in the participant case file. The PHA should also document in the tenant file, the receipt, copy, and review of the original (authentic) document. Below is a summary of some acceptable participant-provided documents:
  - (a) Consecutive and original pay stubs
  - (b) Social Security Administration award letter
  - (c) Bank statements
  - (d) Pension benefit statements
  - (e) Temporary Assistance to Needy Families (TANF) award letter
  - (f) Other official and authentic documents from a Federal, State, or local agency.
8. Tenant Certification: The tenant submits an affidavit or notarized statement of reported income and/or expenses. This verification method should be used as a last resort when all other verification methods are not possible. When the PHA relies on tenant certification, the PHA must document in the tenant file why third party verification was not available.
9. Document and properly file the supporting verification in the resident's file.
10. Process the income adjustment within 10 business days of receipt of the documented information.
  - (a) An increase in the resident's rent is to be made effective the first day of the second month following the day in which the change occurred, providing that all required documentation has been submitted by the resident. Increases in a resident's rent do not need to be processed if the gross monthly increase in income is less than \$20.00 per month. Increases in a resident's rent may occur at any time during the recertification year. A resident's rent will be recalculated as set forth in Section VII D and IXC.

- (b) In the case of rent increases due to misrepresentation, failure to report a change in Household composition, or failure to report an increase in income the manager shall apply the increase in rent retroactively to the first day of the month following the day in which the misrepresentation or failure to report occurred.
- (c) A decrease in the resident's rent is to be made effective the first day of the month following the day in which the change is reported, providing that all required documentation has been submitted by the resident.

The JHA will forward to the resident a "Notice of Rent Adjustment and Amendment to Lease" advising the resident of any rent change (increase or decrease) resulting from the re-examination. A copy of the notice shall also be placed in the resident's file. If it is determined that the resident has made an overpayment toward his rent, adjustments will be made to compensate the resident as follows:

- (d) If the overpayment by the resident is equal to or less than two (2) months rent, a credit will be made to the resident's account.
- (e) If the overpayment by the resident is equal to more than two (2) months rent, a check will be issued to the resident from JHA's Accounting Office.
- (f) If there are outstanding debts due to the agency by the resident, money due to the resident will be applied to the debts first.

When a resident notifies the manager of a change in their household composition, the manager shall make necessary adjustment in the rent by adding or subtracting the appropriate deductions (i.e., dependents, elderly, childcare, medical.) No changes will be completed without the appropriate documentation submitted by the resident (i.e. birth certificate, marriage license, etc.)

In processing changes due to the birth or legal adoption of a child, the manager must:

- (g) Require the resident to submit the birth certificate (birth registration cards and hospital certificates are not acceptable) or legal adoption papers.
- (h) Recalculate the resident allowable deductions to include the appropriate dependent allowance.
- (i) Adjust and process the new rent amount accordingly.

Changes due to marriage or the addition of a household member (not by birth) not previously included on the lease should be verified and processed as follows:

- (j) New household members 18 years and older will be screened according to the Applicant Screening Policies. If the new household member does not pass the Screening criteria, that person will not be allowed to move in and will not be added to the lease.
- (k) Residents adding new household members under the age of 18 must submit legal custody papers, if it is not a blood relative ( power of attorney is not acceptable) or documentation of relationship if it is a blood relative.

Changes due to the deletion of a household member will be appropriately documented. The name of the person removed will be deleted from the dwelling lease agreement. Documentation to verify the family decrease will include: divorce decree, death certificate, notarized statement from the resident.

- E. **Annual Re-examination:** The income and household composition of all resident families Shall be re-examined at least once every 12 months from date of move-in. This information will be verified to determine changes needed in the resident rent or dwelling unit size. It will be the Agency's responsibility to review the resident file for residents in the Hope VI communities entering the annual re-certification process to determine that the resident has complied with the community work requirement.

PHAs are required to use "up-front" income verification (EIV) techniques during the required reexaminations of family income. Up-front income verification is defined as the verification of income through and independent source making use of income information databases, such as those maintained by the State Wage Information

Collection Agencies (SWICAS), the Social Security Administration (SSA), and private Vendors before and during a family reexamination. The use of EIV techniques will expedite the income verification process, reduce errors during the reexaminations of family income, and promote integrity in the reporting of income. However, EIV is not to be used as a sole source of employment verification, but as a checking aid. All employment discovered on the EIV must be followed up by the PHA via employment confirmation (preferably 3<sup>rd</sup> party verification). At every annual reexamination, the ICN will be required to be printed and placed in the resident's file. The ICN will be a receipt showing proof that the EIV has been pulled and verified. Under no circumstances will the EIV be put in files. (Please refer to the JHA EIV Policy.) Changes as a result of income changes will be processed according to Section IX C, and will remain in effect until the next annual re-examination or until subsequent circumstances occur that warrant an interim rent and income review. The flat rent option must be explained to the resident and the opportunity of the choice of the flat rent given to the resident and documented in the file.

The EIV project is sponsored by HUD's Office of Public and Indian Housing (PIH). The EIV system provides a single source of income-related data to PHAs for use in verifying the income of tenants in the various rental assistance programs.

When there is an increase or decrease in the family composition that changes the bedroom size of the unit needed by the resident, the resident will be notified in writing. The notification will state that the resident will be required to move to another unit of the appropriate bedroom size. The resident will be given a reasonable time in which to move.

- F. **Temporary Rent:** In the event that it is not possible to obtain all verifications necessary to complete a re-examination, including rent adjustment by the established re-examination date, temporary rent will be established based on the written certified information supplied by the resident's family. The resident will be notified by a "Temporary Rent Notice", that payment of rent, based on this unverified report of anticipated income, is to be made pending establishing of appropriate rent. The notice will make clear to the resident that when the appropriate rent is established it will be effective from the established "re-examination date" and the resident will be charged for any balance due, or credited with any overpayment, resulting from payment of the temporary rent.

Appropriate lease changes will be made for each rent adjustment.

- G. **Action Required Following Re-examination:** Immediately following each resident's re-examination, the resident is to be informed in writing concerning:
1. Any change to be made in the rent or size of dwelling occupied.
  2. Any instances of misrepresentation or noncompliance with the terms of the lease revealed through re-examination and any corrective or punitive action, which is to be taken.
- If the re-examination discloses that the resident, at the time of admission or any previous reexamination, made misrepresentations which resulted in his being classified as eligible, when in fact he/she was ineligible, the resident will be required to vacate even though he/she may currently be eligible.

Also, if at the time of re-examination it is found that the resident's misrepresentations have resulted in paying a lower rent than he/she should have paid, he/she will be required to pay the difference between the rent he/she has paid and what rent he /she should have paid. In justifiable cases, JHA may take such other actions as it deems advisable which include:

1. Reporting the resident to the State Attorney's Office for back rent debts of approximately \$500.00;
2. Termination of the resident's housing;
3. Eviction;
4. Entering into a repayment agreement with the resident.

One or more of these actions can be pursued at the same time depending on the situation. Before any action is taken, the resident will be given an opportunity to review the facts that have been gathered by JHA and allowed an opportunity to respond. The resident will also

be given reasonable time to present documents on his/her own behalf. If the issue can be resolved to JHA's satisfaction, no further action will be taken.

If for any reason, JHA turns your debt over to a Collection Agency, the additional cost of the Collection Agency will be passed on to the resident. After 120 days, JHA sends unpaid debts or debts without current payment agreements to a collection agency. The resident will incur an additional cost of 40% of the entire or remaining debt.

#### H. Interim Re-examination:

1. The Housing Agency is required by law to adjust the rent at anytime the following circumstances occur: CFR 960.257(b). Resident can show a change in his/her circumstances, such as zero income, or a decline in income, which would justify a reduction in rent, under the prevailing methods of rent calculations or such other circumstances as would create a hardship situation.  
Changes in household composition, any decrease in household income, employment of member(s) of household (in accordance with Section VII. D and IX. C) increase in gross monthly income of \$20.00 or more, or any other circumstances for management to determine whether the rent should be changed. The flat rent option must be explained to the resident and the opportunity of the choice of the flat rent given to the resident and documented in the file no more than once each year.
2. The manager should initiate action to adjust the resident's rent when the resident family reports a verified unanticipated decrease in income. If the manager can not confirm and verify the decrease before the end of the month the reduced rent may be put into effect on a temporary basis subject to verification. The resident will have ten (10) business days to provide proper documentation.  
Failure to do so will result in the temporary rent to be cancelled. (See "Temporary Rents".)
3. Towards implementing the interim re-determination policy, JHA must:
  - a. Take prompt action to increase or decrease resident's rent in accordance with documented increase or decrease in resident's income.
  - b. Forward to the resident a "Notice of Rent Adjustment and Amendment to Lease" advising the resident of any rent change (increase or decrease) resulting from the re-determination.
  - c. Obtain and properly file data supporting verification and confirmation of resident's income (increase or decrease).
  - d. Monitor the resident family income situation and make appropriate rent adjustments. Residents reporting (1) zero or no income, or (2) Income only from family/friends (family assistance) will be re-certified every ninety days.
  - e. Increase in rent will be processed when there is a gross \$20.00 or more per month increase in income. Increase in rent will be effective the first day of the second month following the day in which the change occurred. Decreases in rent will be made effective the first day of the following month in which the change is reported.
4. To initiate an interim rent re-examination due to income change (increase or decrease), or Other circumstances which would create a hardship situation, the resident is required:
  - a. Within ten (10) business days of its occurrence, to report the income change or other hardship circumstances to the manager with supporting documentation.
  - b. To report to management within ten (10) business days of its occurrence, increases or decreases in or termination of public assistance.
  - c. To report within ten (10) business days of its occurrence the return or restoration of income following an unanticipated reduction of income or hardship circumstances.
  - d. To provide to management, within reason, requested documentation to support the verification and certification by management of income reductions or increases.

5. An interim rent re-examination will be waived for those residents who receive an increase in the monthly gross income of \$20 or less.

**I. ADDITIONS TO THE LEASE**

*Requests for the addition of a new member to the household must be approved by JHA, before the actual move-in of the proposed new member. Following receipt of a family's request for approval, JHA will conduct a pre-admission screening, including the Criminal History Report of the proposed new member to include juveniles if they have been charged with a felony. Only new members approved by JHA will be added to the household. Factors determining household additions:*

1. *Household additions subject to screening:*
  - a. *resident plans to marry;*
  - b. *a unit is occupied by a remaining family member(s) under the age 18 (not an emancipated minor) and an adult who was not a member of the original household requests permission to take over as the head of household.*
2. *JHA will not approve adding an adult relative with child(ren) to the lease since this would affect the bedroom needs for the household according to JHA occupancy standards. JHA will encourage this relative to apply as a new applicant for placement on the waiting list.*
3. *Residents who fail to notify JHA of additions to the household, or who permit persons to join the household without undergoing screening, are in violation of the lease.*
4. *Family members age 18 and over who move from the dwelling unit to establish new households shall be removed from the lease. The tenant must notify JHA of the move-out within ten (10) days of this occurrence. These individuals may not be readmitted to the unit if an additional bedroom will be needed. JHA will encourage this relative to apply as a new applicant for placement on the waiting list. Medical hardship or other extenuating circumstances will be considered by JHA in making exceptions under this paragraph.*
5. *Roomers or lodgers are not permitted to move into the unit. Former residents with a trespass warning would be considered an unauthorized guest.*

**J. Transfer to Other Programs:**

Applicants who choose to sign a lease with a public housing community operated by JHA will not be permitted to transfer to any other Federally Assisted Housing program run by JHA until one (1) year has passed from the date of their initial move-in. These programs include but are not limited to the Housing Choice Voucher (Section 8), Project Based Assistance (PBA), and Moderate Rehabilitation (Mod-Rehab).

Due to tax credit requirements, residents of Lindsey Terrace and Brentwood Lake will not be able to switch programs unless they have resided in that community for twelve (12) months, regardless of how long they have been a public housing participant.

**K. Accessible units will be assigned in the following order:**

First, to current JHA Residents who have a disability who would benefit from the unit's accessible features but whose current unit does not have such features. If there is more than one current resident requiring the accessibility features of the available unit, if the family with the earliest written request for a transfer will be selected for the unit.

Second, to eligible and qualified households on any waiting list who have a disability which would benefit from the unit's accessibility features. An accessible unit will be offered first to households who qualify for a preference and who need the specific features of the available unit. Thereafter, an accessible unit will be offered to households who need the specific accessibility features, in order of application date. This selection will be made ahead of applicants on the waiting list who do not require the specific accessibility features of the available unit regardless of preferences and application date. Third, to other eligible and qualified households on the waiting list who

do not require the specific accessible features of the available unit. In this case, the household must agree in writing to transfer to a non-accessible unit at the request of the Housing Authority.

**L. 504 Assessment Guidelines:**

As defined by Section 504, a “reasonable accommodation” is a relaxation or change in policy, procedure, or practice in order to accommodate a resident with a disability. A “reasonable modification” is work done to allow the resident to continue residing safely and comfortably in their apartment. Reasonable accommodations or modifications are acceptable as long as they do not cause undue administrative burden or cause fundamental changes in program structure. (The JHA must document one or the other if an accommodation or modification is declined.)

1. If a resident asks to be considered for a modification to their unit or a transfer request due to a medical reason, they will be given the Report for Transfer/504 Modification for their medical service provider to fill out. The “medical service provider” can be a physician, nurse, physical therapist or any other medical professional who can certify for the resident’s medical need. When they return to their service worker with the completed report, the worker will fill out the 504 Assessment letter and the Accommodation Request letter.
2. The 504 Assessment, the Accommodation Request letter, the Report for Transfer/504 Modification, and a copy of psychosocial assessment will be sent to the community manager, director of property management, application supervisor, and technical services coordinator. The service worker will also keep a copy of the request. This procedure ensures no delays in processing the resident’s request.
3. Request of a non-medical nature are handled between the manager and resident. In the case of non-medical transfer, only the Request for Transfer form is provided to the resident.

**M. Termination of Lease:**

The resident may terminate the lease at any time for the purpose of moving out of JHA assisted housing provided the effective date of the termination is on the last day of the month. Written notification must be given to the Housing Manager not less than thirty (30) days and not more than sixty days prior to termination.

The lease may be terminated by JHA only for serious or repeated violations of material terms of the lease, such as: failure to make payments due under the lease or to fulfill resident obligations set forth in the lease, failure to comply with community service regulations, or for other good cause.

Termination of the lease shall be as follows:

1. Management shall give fourteen (14) days written notice of termination if said termination is caused by the resident’s failure to pay rent.
2. Management shall give seven (7) days written notice of termination if said termination is based upon:
  - a. Any criminal activity which threatens the health, safety, or peaceful enjoyment of the premises by other residents or employees of the public housing agency; or any violent or drug-related criminal activity on or off the public housing premises; or knowingly harbor fugitives from the law.
3. Management shall give ten (10) days written notice of termination in all other cases. This notice of termination shall be preceded by a seven- (7) day notice to cure where required by the Florida Law.

In deciding whether to terminate the tenancy of a resident, JHA shall have the discretion to consider all of the circumstances of the case, including:

- a. the occurrence of repeated circumstances;
- b. the extent of participation by family members;

c. the effects the eviction would have on family members not involved in the illegal activity;

d. the seriousness of the offense.

In exceptional cases, JHA may permit continued occupancy by remaining family members and may impose a condition that family members or persons on the lease who engaged in the illegal activity will not reside in, or return as a guest to the unit. As used herein "exceptional cases" are those in which the family member or person on the lease who engaged in such illegal activity has been removed from the Jacksonville area and cannot return to the leased premises on a regular basis.

In cases where JHA has information that drug or criminal activity may be occurring at a Unit without the knowledge of the head of the household, JHA shall notify the head of the household, warning them of the observed activity, putting them on notice that further illegal activity could result in a future termination of tenancy, and offering the resident an opportunity to discuss ways of avoiding future illegal activities at the unit. This policy does not foreclose the possibility of issuing a seven (7) day notice in accordance with Section IX. J2. This section does not apply in cases in which JHA has proof that such activity has occurred.

4. An incident or incidents of actual or threatened victim of domestic violence, dating violence or stalking will not be considered as a serious or repeated violation of the lease by the victim and will not be good cause for terminating the tenancy or occupancy rights of the victim of that violence.
5. JHA may terminate the tenancy of a lawful occupant or tenant who engages in criminal acts of violence to family members or others without evicting victimized lawful occupants. See also Section XV.

N. Residents affected by mandatory relocation or displacement as identified in the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs (49 CFR Part 24), must comply with a ninety (90) day written notice to vacate the premises or be subject to eviction per the Uniform Relocation Assistance & Real Property Acquisition Act.

## **SECTION X - GRIEVANCE PROCEDURES**

**A. Right to a Hearing:** All disputes concerning the obligations of the resident or JHA shall (except as provided in 24 CFR 966.51(a)(2)) be resolved in accordance with JHA Grievance procedures.

**B. Definitions:**

Complainant is defined as any resident whose rights, duties, welfare or status are or may be adversely affected by JHA action or failure to act, and who files a grievance or complaint with JHA with respect to such action or failure to act.

Grievance or complaint is defined as any dispute with respect to JHA action or failure to act in accordance with lease requirements, or any JHA action or failure to act involving interpretation or application of the JHA's regulations, policies or procedures which affects the rights, duties, welfare or status of the complainant.

**C. Exclusions of Certain Evictions from the Grievance Procedure:** When JHA seeks to terminate the lease of a resident, JHA may exclude from the administrative grievance procedure any termination of tenancy that involves:

1. Any criminal activity which threatens the health, safety, or peaceful enjoyment of the premises by other residents or employees of the public housing agency; or any violent or drug related criminal activity on or off the public housing premises; or knowingly harbor fugitives from the law.  
Or;
2. Drug related criminal activity.

In such cases JHA may file an eviction action after terminating the tenancy by giving the resident a seven (7) day notice of termination specifying the non-compliance and advising the tenant that a judicial action for eviction will be commenced by JHA at the expiration of the seven (7) day period.

**D. Procedures Prior to a Hearing**

1. An informal settlement of a grievance or complaint must be presented in written or oral form to the manager in the community office by the resident or their representative within (10) working days of the JHA action or failure to act which is the basis for the grievance. It may be simply requested. A summary of the complaint shall be retained by the complainant and by the community manager.
2. An answer in writing to each complaint, dated and signed by the community manager or other appropriate official designated by him/her, shall be delivered or mailed to the complainant within five (5) working days. A copy of the response shall be retained with the complainant's file in the community office. The answer shall specify:
  - a. The proposed disposition of the complaint and specific reasons thereof;
  - b. The right of the complainant to a hearing;
  - c. The procedure by which such hearing may be obtained.
3. If the complainant is dissatisfied with the proposed disposition of his/her complaint as stated in the written answer, he/she may submit a written request for a hearing to the community management's office. This written request shall be made within ten (10) days of the answer of his/her complaint.

This request must be date-stamped and filed along with the original complaint and answer to complete the grievance. The community manager will send the Sr. Director of Property Management this packet along with documentation of the steps taken to resolve the issue and rationale for the proposed action. The Sr. Director of Property Management will review the packet and manager comments and forward only the packet and relevant documentation to the Crime Prevention Coordinator. The Crime Prevention Coordinator will inform the Grievance Committee of the request for a hearing without revealing the name of the complainant. The Crime Prevention

Coordinator shall arrange a date, time, and place reasonably convenient to the complainant for the hearing and shall inform the complainant thereof in writing. While action on the hearing is pending, JHA may take no action on the original complaint whatsoever.

**E. The Hearing Committee:** The hearing committee shall consist of at least ten (10) members of the Resident Advisory Board. Three members are required for a quorum. The hearing committee shall hear complaints and grievances that may be presented by the residents of JHA. In no case will any member of the committee be a resident or resident representative of the same community as the complainant. A panel member must be a resident of public housing for a year or more and be in good standing. A resident of good standing shall be a resident who has received not more than two notices of lease violations within a 12 month period (including delinquent rents of any nature or failure to report accurate income and family composition). To be in good standing, a committee member may not be in the process of resolving a current lease violation. This committee shall establish written procedures for such hearings which shall be published and made available to all residents of JHA for review in the property manager's office.

**F. The Hearing:**

1. The complainant shall be entitled to a fair hearing before the hearing committee and may be represented by counsel or another person chosen as representative.
2. Complainant may examine before the hearing and at their expense obtain copies of all documents, records, and regulations of JHA that are relevant to the hearing. All documents that will be used by management at the hearing shall be offered to the complainant. Any document not made available, after request by the complainant, may not be relied on by JHA or the community management at the hearing. The complainant may request and obtain a transcript of the hearing at his or her expense.
3. If the dispute is over the amount of rent or other charges which JHA claims is due, the complainant shall deposit the amount in dispute in an escrow account pending settlement of the dispute by the hearing committee. If the complainant fails to do so, the hearing committee shall determine that the complainant has waived his/her right to the hearing, unless there are extenuating circumstances. This shall not, however, constitute a waiver of the complainant's right to thereafter contest the JHA's disposition of his/her grievance in an appropriate judicial proceeding. If a complainant fails to appear at his/her hearing, the hearing committee may make a decision to postpone the hearing or render a decision based on the information presented in the packet. This shall not constitute a waiver of complainant's right to thereafter contest JHA's disposition of his/her grievance in appropriate judicial proceedings.
4. At the hearing the complainant must present evidence to prove his/her case and then the burden of proof is on JHA to justify the action or inaction proposed by it in its answer to the complaint. The complainant may present evidence and arguments in support of his/her complaint and dispute JHA or the Community Management. Hearings conducted by the hearing committee shall be informal, and any oral or documentary evidence to the facts and issues raised by the complainant or JHA, may be received by the Committee without regard to whether that evidence would be admissible under rules of evidence employed in judicial proceedings.

**G. Decision of the Hearing Committee (as provided in 24CFR966.57)**

1. The hearing officer or hearing committee shall prepare a written decision, together with

the reasons therefore, within a reasonable time after the hearing. A copy of the decision shall be sent to the complainant and the PHA. The PHA shall retain a copy of the decision in the tenant's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the PHA and made available for inspection by a prospective complainant, his representative, or the hearing committee or hearing officer.

2. The decision of the hearing officer or hearing committee shall be binding on the PHA which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the PHA Board of Commissioners determines within a reasonable time, and promptly notifies the complainant of its determination, that:
  - a. The grievance does not concern PHA action or failure to act in accordance with or involving the complainant's lease on PHA regulations, which adversely affect the complainant's right, duties, welfare or status.
  - b. The decision of the hearing officer or hearing committee is contrary to applicable Federal, State or local law, HUD regulations or requirements of the annual contributions contract between HUD and the PHA.  
A decision by the Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the complainant may have to a trial *de novo* or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

The Jacksonville Housing Authority Board of Commissioners is not a part of the formal Grievance procedure. Grievances brought before the board of commissioners will be for the purpose of promoting changes in the procedure itself.

3. If JHA decides to appeal the decision of the Hearing Committee, for one of the above listed reasons, they will give the resident a seven (7) day notice of the time and location of the appeal.
4. The written decision of the hearing committee shall be maintained on file by JHA and made available for inspection to a complainant or his/her representative.

**H. Evictions:** With respect to evictions, the above provisions shall apply, but shall not diminish or affect the rights and duties of the parties under applicable Florida laws regarding termination of residencies. If a notice of termination is the subject of grievance hearing, such notice shall become effective seven (7) days after the termination of the grievance procedure.

If the subject of the grievance is conducted for which a resident may be terminated but no termination notice has been given, JHA shall issue a notice of termination pursuant to state law after the grievance.

## **SECTION XI: POSTING MATERIALS/NOTICES AND REGULATIONS**

A. **Requirements for Posting of Materials/Notices and Regulations:** Scheduling of Special charges for services, repairs and utilities and rules and regulations which are required to be incorporated in the lease by reference shall be publicly posted in a conspicuous manner in the housing community office, and shall be furnished to applicants and residents on request. Such scheduling, rules and regulations may be modified from time to time by the Housing Management Division provided that the division shall give at least 30 days written notice (*60 days with regard to utility allowances*) to each affected resident setting forth the proposed modification, the reasons therefore, and providing the resident an opportunity to present written comments which shall be taken into consideration by the Housing Management Division prior to the proposed modification becoming effective. A copy of such notice shall be:

1. Delivered directly or mailed to each resident; or
2. Posted in at least three (3) conspicuous places within each structure or building in which the affected dwelling units are located, as well as in a conspicuous place at the community office, if any, or if none, a similar central business location within the community. The following statement shall be printed in 18 point type and placed on all public notice bulletin boards in offices and housing communities at or below 48" from floor level:

"If you have a disability and do not have a copy of any policy, notice, or lease document or need help in understanding any policy, notice, or lease document, the manager will provide assistance."

3. The president of the Resident's Advisory Board (RAB) and the president of each Residents Association shall receive such notice by direct delivery, or through the United States Postal System.

All notices and communications with applicants and residents must take into consideration accommodations for persons with disabilities including those with physical, visual, and hearing impairments.

## **SECTION XII - POLICIES AND PROCEDURES FOR HANDLING INCORRECT REPORTING OF INFORMATION BY RESIDENTS**

Upon receipt of a complaint of unreported or under reported income or unauthorized household member, JHA shall initiate an investigation.

JHA shall conduct a comprehensive investigation, by reviewing the file documents, employment history, public records, and interviewing pertinent witnesses. JHA shall also conduct an interview with the resident to discuss signature verification, acknowledgement of program requirements and willful omissions. JHA shall judge each violation on a case by case basis.

When the underpayment of rent amounts to less than \$500.00 JHA will require a repayment agreement. For more than \$500.00, JHA may submit the matter to the State Attorney's Office and require a repayment agreement for continue occupancy.

When the underpayment of rent amounts to over \$1,000.00, JHA may cancel the lease.

Failure to fulfill the obligations under any repayment agreement is grounds for lease cancellation.

### **SECTION XIII - PET POLICY (Lease Addendum #3-Revised 06/30/04)**

1. A pet application must be obtained from the rental office and approved by the rental office before the pet is obtained.
- \*2. A pet security deposit of \$200.00 (refundable, less pet damages) is required for pet ownership in all residence other than the Oaks of Durkeeville. There will be a \$300.00 pet security deposit for carpeted units and a \$200.00 pet security deposit for non-carpeted units at the Oaks of Durkeeville to thoroughly clean floors and/or replace carpeted areas when a dog or cat owner moves out. All pet rules must be complied with prior to pet move-in. There is a limit of one dog or cat per household and the pet security deposit only applies to dogs and cats.
3. All dog or cat owners must submit to the property manager an up-to-date immunization Record from a qualified veterinarian and must display a current license tag and pet ID tag for said pet(s).  
Immunization records and pet license tags are to be re-certified at the time of the pet owners application and re-certification. Pet owners must submit a photograph of the pet to the property manager within seven (7) days of the pet's arrival on the premises. If no such photograph is submitted, the pet owner agrees to allow management to take a photograph. If the pet owner fails to submit a photograph or make the pet available for a photograph by management, the pet owner will be sent a notice to comply within seven (7) days. Failure to comply with the notice will be grounds for termination of the pet owner's lease.
4. Pet owners with a dog or cat must make appropriate arrangements when work needs to be performed in the unit by JHA staff such as unit inspections and maintenance work. The pet owner must either be home or arrange for the pet to be contained or removed from the unit. Pet owners will be responsible for all damages to JHA property by their pet.
5. Flea control must be maintained at all times. Dogs and cats will be allowed with the following provisions:
  - a. Dogs and cats must not exceed 20 pounds at maturity; exception seeing eye dogs.
  - b. Animals must be kept in the resident's unit.
  - c. Animals must be on a leash and under the owner's control at all times
  - d. Pets should not at anytime be left unattended, and on a leash or similar device connected to clothesline, pole or any object outdoors.
6. The pet owners agree to be responsible for all damages to JHA property caused by their pets. Residents must sign a statement assigning responsibility to no less than two persons to care for pet(s) if owner dies, is incapacitated or is otherwise unable to care for the pet.
- \*7. Pets may include only a small domesticated dog or cat not more than 20 pounds at maturity, gerbils, hamsters, and small turtles. Birds shall not exceed 5 pounds. Turtles and fish must be kept in an aquarium. Birds, gerbils and hamsters must be kept in a cage.
8. All other pets are prohibited from Public Housing. Prohibited pets include but are not limited to: snakes, pigs, spiders, lizards, iguanas, pit bulls, dogs and cats exceeding 20 pounds at maturity, and farm, wild, or exotic animals.

**SECTION XIII - PET POLICY (Lease Addendum #3-Revised 06/30/04)**

9. For sanitary reasons there will be a designated area on the premises for pet exercise. Pet owners must properly clean up and dispose of all removable pet waste. Failure to do so will result in the resident being charge a \$25.00 fee for each clean up performed by the Housing Management maintenance staff.
10. Pet(s) must be neutered/spayed and in good health. Pets must be free of diseases such as mange. If it is discovered that a pet is suffering from a disease, the owner will have a seven-day notice to have the condition cured, and must bring written evidence from a veterinarian that the condition is being treated. Failure to submit such evidence will be grounds for termination of the resident's lease unless the resident removes the pet from the premises. Pets cannot be taken to common areas of the community such as the playground, laundry room or office. Pets are not allowed in the lobby except when passing through the lobby is necessary to access units or to exit the building. Pets must be restrained on a leash or similar device at all times while outside the unit. Otherwise, pets must be kept in the unit.
11. A pet owner is in violation of the city ordinance on animal control when his/her animal causes objectionable noises, odors, destroys or damages the property of others.
12. Pet owners must comply with all JHA/Housing Management Division, State of Florida, and federal regulations on animal regulatory laws and ordinances regarding licensing or registration requirements.
13. Residents in violation of any of this policy may result in the termination of lease and grounds for eviction.

**\*Does not apply to animals that are authorized to assist persons with disabilities.**

**Revised 06/30/04  
Addendum 3**

#### **SECTION XIV - TRESPASS POLICY (Lease Addendum #4; Revised 7/03)**

It is the policy of the Jacksonville Housing Authority ("JHA") that properties owned and operated by JHA are to be open and accessible only to residents of the complex and their invited guests. Persons not in compliance with this Trespass Policy are subject to being given a trespass warning by the Jacksonville Sheriffs Office, and are ultimately subject to arrest for failure to abide by the warning.

This policy is applied differently to each of the specific classes of individuals: 1) uninvited guests and, 2) invited guests.

**Uninvited Guests:** Non-Residents who are present on JHA property must be invited guests of residents or the management. Non-residents can be asked which resident they are a guest of when present on JHA property. If they cannot inform the JSO or management who they are the guest of, they may be given a trespass warning. If they give the name of a resident who they are a guest of, the management or JSO shall attempt to reach the resident to verify the information. If they immediately receive information that the non-resident is not an invited guest, the non-resident may be given a trespass warning. (If they receive information that they are an invited guest, no trespass warning will be given unless the guest is in violation of the section labeled "Invited Guest".) If the resident is not immediately available, the management and/or JSO may assume the non-resident is not an invited guest, unless the guest can produce evidence that they have legitimate access to the unit, such as key, evidence that they are babysitting, evidence that they are a visiting relative/friend who is residing in the unit for less than 14 days, etc. If the guest cannot produce the required information, they may be given a trespass warning.

If a resident believes an invited guest of theirs has been erroneously given a trespass warning, they may meet with the manager and request removal of the trespass warning under the Modification and Appeal Procedure, below. In such a case, the resident may be required to sign a statement acknowledging that the person was an invited guest.

**Invited Guests:** JHA residents are entitled by law to the accommodation of their invited guests.

Under current law, residents are also responsible for the actions of their invited guests, and may be evicted for certain behaviors of invited guests as set forth in the JHA lease.

The right of JHA residents to have invited guests is, however, limited by the following which will allow certain invited guests to be issued trespass warnings.

Invited guests of residents may be issued trespass warnings – and ultimately arrested if they violate the warning in the following instances:

If the guest has one or more felony convictions on JHA property during the previous five year period; or

If the guest has one or more convictions for drugs-related criminal activity on JHA property during the previous five year period; or

If the guest has two or more misdemeanor convictions on JHA property, where the convictions were first or second degree misdemeanors which involved crimes of physical violence to persons or property, or criminal acts which adversely affected the health, safety or welfare of other persons during the previous five year period.

A trespass warning issued under this policy for invited guests will be valid for a three-year period. If a person violates the trespass warning provision within the three year period, they are subject not only to arrest, but the trespass warning will be extended an additional three year period from the date of violation.

#### **SECTION XIV - TRESPASS POLICY (Lease Addendum #4; Revised 7/03) (Contd.)**

To the extent that JHA management is able to determine that the individual given a trespass warning is a family member of a JHA resident, or an invited guest of a specific JHA resident, management will attempt to notify the resident of the trespass warning given to the individual.

**Modification and Appeal Procedure:** If a resident has good cause for the need to modify or remove the trespass warning, the resident may request such modification from the site manager and if refused, the Housing Management Administrator. If granted in whole or part, JHA staff must immediately inform the JSO officers of the change so that it will be corrected in the JSO files. Examples of "good cause" might be: the need of the guest to provide temporary care to a sick or elderly resident; placing the resident in jeopardy of violating an existing court order; person given a trespass warning is acknowledge in writing to have been an invited guest, etc.

Revised 7/2003

## **SECTION XV - DOMESTIC VIOLENCE POLICY**

The Jacksonville Housing Authority is committed to ensuring that residents are safe in public housing communities. It is the intent of JHA to assist families who are victims of domestic violence to maintain their safety while residing in public housing.

Any resident who believes that he or she is a victim of victim of domestic violence, dating violence or stalking is seriously encouraged to report any incidents of such violence or stalking to his or her respective management office, and submit a confidential form describing such violence. In accordance with the Violence Against Women Act, JHA will not mail such forms in order to protect the privacy of the victim.

Pursuant to the violence Against Women Act, recently made applicable to JHS housing, JHA agrees that the following policy's will guide its actions.

The JHA will not deny admission to a person, or terminate benefits to a participant, based solely upon a person's status as a victim of domestic violence, dating violence or stalking.

Victim's of victim of domestic violence, dating violence or stalking are entitled to an exemption from the "one strike" criminal eviction rule in that an incident of actual or threatened victim of domestic violence, dating violence or stalking does not qualify as a "serious or repeated lease violation", or a "good cause" for terminating the housing rights of the victim and non-offending family members.

Additionally, JHA may bifurcate the lease and terminate the rights of the perpetrator, while allowing the victim and non-offending family members to remain in the unit. JHA will also continue to consider victim of domestic violence, dating violence or stalking as a basis of for seeking a transfer to another public housing community.

JHA will comply with VAWA by providing notice to tenants advising them that: Criminal activity directly relating to victim of domestic violence, dating violence or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of the tenancy or occupancy rights, it the tenant or an immediate member of the tenant's family is the victim or threatened victim of that victim of domestic violence, dating violence or stalking ; an incident or incidents of actual or threatened victim of domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of this lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence; and that a new confidentiality rules govern the disclosure of information under the law.

If a resident raises the status of being a victim of victim of domestic violence, dating violence or stalking, or JHA has cause to believe that an incident in question may be a cause of domestic violence, JHA may request in writing that the individual certify via the Certification of Domestic Violence, Dating Violence, or Stalking Form that the incident or incidents are bona fide incidents which meet the requirements for VAWA protections. JHA staff may confer VAWA benefits without requiring the filling out of the Certification of Domestic Violence, Dating Violence, or Stalking Form.

JHA will also honor court orders that address the rights of, access to, or control the property.

## **CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING**

Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

**Purpose of Form:** The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victim of domestic violence, dating violence or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

**Use of Form:** A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the PHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or information that may be provided in lieu of the certification by the 14<sup>th</sup> business day or any extension of the date provided by the PHA, manager and owner, none of the protections afforded to victim of domestic violence, dating violence or stalking (collectively “domestic violence”) under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

1. A Federal, State, tribal, territorial, or local police or court record; or
2. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing victim of domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse, the victim of domestic violence, dating violence or stalking has signed or attested to the documentation.

Form follows on next page

**CERTIFICATION OF DOMESTIC VIOLENCE,  
DATING VIOLENCE OR STALKING FORM**

**To be completed by the victim of domestic violence:**

Date Written Request Received by family member: \_\_\_\_\_

Name of the victim of domestic violence: \_\_\_\_\_

Name(s) of other family members listed on the Lease: \_\_\_\_\_

\_\_\_\_\_

Name of the abuser: \_\_\_\_\_

Address where abuser lives: \_\_\_\_\_

Relationship to victim: \_\_\_\_\_

Date and time the incident of domestic violence occurred: \_\_\_\_\_

Location of incident: \_\_\_\_\_

Description of incident:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information relating to program eligibility is a basis for termination of assistance or eviction

Signature \_\_\_\_\_

Executed on (Date) \_\_\_\_\_

All information provided to a PHA, owner or manager relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence shall be retained in confidence by an owner and shall neither be entered into any shared database nor provided to any related entity, except to the extent that such disclosure is (i) requested or consented to by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or (iii) otherwise required by applicable law.

## **SECTION XVI - TRUANCY AND CURFEW POLICY (Lease Addendum #6)**

It is the policy of the Jacksonville Housing Authority (JHA) that minor children who are members of a household in public housing should be in school during school hours and should abide by the applicable curfew laws. It has been the experience of JHA that children who do not abide by attendance policies and curfew laws are often involved in delinquency and crime, throughout the city and in the JHA communities. The JHA is concerned about the welfare of all of its residents and recognizes education as the most important step in alleviating poverty and dependence on subsidized services. We further recognize that truancy and curfew violators are often involved in delinquency, loitering and criminal activity. These actions are detrimental to our residents peaceful enjoyment of their accommodations, and is not conducive to maintaining the complex in a decent, safe, and sanitary condition. Repeated violations will be met with counseling, police action and/or termination of lease. Therefore, this Truancy and Curfew Policy is hereby adopted and made a part of every public housing lease.

### **A. Truancy**

The following shall be considered events of truancy:

1. A minor child who is a member of the resident's household is picked up by police officers between the hours of 9:00 a.m., and 2:00 p.m., on the grounds of the housing complex, and the police officers determine that such minor child has no valid reason for absence from school.
2. A resident is referred to the Attendance Intervention Team or the State Attorney as a result of failure to attend school as required under School District Attendance Policy.

If the housing manager is advised that either of the two above events have occurred, the resident will be issued a truancy notice, and warned that if, during the next twelve months, the minor child who is the subject of the warning is picked up by police officers between the hours of 9:00 a.m. and 2:00 p.m. on the grounds of the housing complex and the police officer determine that such minor child has no valid reason for absence from school, the resident's lease will be cancelled without another warning notice being given.

### **B. Curfew**

If a minor child who is a member of the resident's household is picked up by the police in violation of the local curfew ordinance on the premises of the housing complex, the resident shall be issued a curfew notice and warned that a subsequent violation of the curfew ordinance during the following twelve (12) months will be considered grounds for termination of the resident's lease. Should a subsequent curfew violation occur on the premises during the following twelve (12) months, the resident's lease will be cancelled without another warning being given.

**Jacksonville, Florida Curfew under 18 years old  
11 p.m. – 6 a.m., Sunday thru Thursday  
12 a.m., midnight – 6 a.m., Friday thru Saturday**

## SECTION XVII - MOLD AND MILDEW ADDENDUM (Lease Addendum #10)

This Mold and Mildew Addendum (the "Addendum") dated \_\_\_\_\_, 20\_\_\_\_ is attached to and made part of the lease dated \_\_\_\_\_, 20\_\_\_\_ (the "Lease") by and between \_\_\_\_\_

\_\_\_\_\_  
("Owner" or "Lessor"), as owner of the \_\_\_\_\_ Apartments (the "Apartments" ), and \_\_\_\_\_ (whether one or more in number, the "Resident") for Unit number \_\_\_\_\_ (the "Unit") in the Apartments.

**MOLD:** Mold is found virtually everywhere in our environment-both indoors and outdoors and both new and old structures. Molds are naturally occurring microscopic organisms, which reproduce by spores and have existed practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nonetheless appropriate precautions need to be taken.

THE RESIDENT IS ABLE TO HELP ALLIEVATE MOLD BY PERFORMING THE FOLLOWING STEPS:

Provide appropriate climate control and take other measures to retard and prevent mold and mildew from accumulating in the Unit. Resident agrees to use all air-conditioning in a reasonable manner and use heating systems in moderation, and to keep the Unit properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the Unit.

Keep Unit clean – particularly the kitchen, the bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.

Remove visible moisture accumulation on windows, walls, dealings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines-especially if the leak is large enough for water to infiltrate into nearby walls.

When showering, be sure to keep the shower curtain inside the tub or full close the shower doors. Also, the experts recommend that after taking a shower or bath: (1) wipe moisture off of shower walls, shower doors, the bath tub and the bathroom floor; (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up towels and bath mats so they will completely dry out. Turn on any exhaust fans in the bathroom and kitchen before showering or cooking with open pots. Keep blinds 1 to 2 inches above the windowsill to allow air circulation behind blinds; use ceiling fans if present, and replace air filters according to management rules.

If small areas of mold have already occurred on no-porous surfaces (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic), and the mold is not due to an ongoing leak or moisture problem, the federal Environmental Protection Agency (EPA) recommends that the area is first cleaned with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on type household biocide, such as Lysol Disinfectant, Pine-Sol Disinfectant, Tilex Mildew Remover or Clorox Clean. (Note: Only a few of the common household cleaners will actually kill mold.) Tilex and Clorox contain bleach, which can discolor or stain. Be sure to follow the instruction on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible mold products from porous items such as fibers in sofas, chairs, drapes and carpets-provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

**RESIDENT SHALL IMMEDIATELY REPORT TO MANAGEMENT BY USING THE JHA WORK ORDER PROCESS:**

Any air conditioning or heating system problems discovered.

Rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level.

Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or a/c drip pans or clogged up a/c condensation lines.

Leaks from plumbing lines or fixtures and leaks into walls from bad or missing grouting/caulking around showers, tubs, and sinks.

Washing machine hose leaks, plant-watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open pot cooking.

Leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and

Insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

Any evidence of a water leak or excessive moisture in the Unit as well as in any storage room, garage or other common area.

Evidence of mold or mildew-like growth in the Unit that cannot be removed simply by applying a common household cleaner and wiping the area.

Musty odors, shower/bath/sink/toilet overflows

Any inoperable doors or windows

Discoloration of walls, baseboards, doors, window frames, or ceilings

Moldy clothing

Moisture dripping from or around any vents, air conditioning condenser lines

**SECTION XVII - MOLD AND MILDEW ADDENDUM – continued**

Management will respond in accordance with the state law and the Lease to repair or remedy if necessary.

**RELOCATION:** Please understand that if mold is detected in your Unit, the Lessor may, at its discretion and its cost, temporarily relocate you to a comparable, furnished apartment or a hotel while the Lessor evaluates, and if the Lessor deems necessary, corrects the problem. Your signature below indicates your agreement that the Lessor may temporarily relocate you to a comparable furnished apartment or a hotel under such circumstances.

**TERMINATION OF TENANCY:** Resident understands that a persistent mold and mildew condition in the unit may lead to termination of the lease.

**INSPECTIONS:** Resident agrees that Owner and Owner’s agent may conduct inspections of the Unit at any time with a written 48 hour notice.

**VIOLATION OF ADDENDUM:** Resident further agrees that Resident shall be responsible for damage to the Unit, Resident’s property and the Apartments as well as personal injury to Resident and occupants resulting from Resident’s failure to comply with the terms of this Addendum. Noncompliance includes, but is not limited to, Resident(s)’ failure to report any mold, mildew or moisture problem through the Jacksonville Housing Authority’s work order process. Resident shall indemnify and hold Owner and Owner’s agent harmless from and against all damages and injuries to person and property as a result of Resident’s failure to comply with the terms of this Addendum.

**LEASE:** This Addendum is in addition to and made a part of the Lease and in the event there is a conflict between the Lease and this Addendum, the provision of this Addendum shall govern. Except as specifically stated herein, all other terms and conditions of the Lease shall remain unchanged. Any term that is capitalized but not defined in this Addendum shall have the same meaning for purposes of this Addendum as it has for purposes of the Lease.

## CHANGES TO ADMISSIONS & OCCUPANCY POLICY

Formatted: Bottom: 0.63"

Page 4 Updating the effective date to October 1, 2009

Page 11 Section II – Eligibility for Admission:

A. Eligibility Requirements:

2. Applicants who owe outstanding monies to JHA or another housing authority. Debts older than five (5) years should not be used to disqualify **payments or the existences of a valid judgment lien, which is still in effect. Judgment liens are lawfully collectible for seven (7) years.**
5. Applicants who have not provided either verification of social security numbers of all household members. ~~ever age 6-~~

Page 12 **B. Screening Policy for Admissions:** Each applicant will be evaluated to assess the conduct of the applicant or other family members listed on the application, in present or previous housing. JHA will conduct local and/or national police checks on \*old every household member 14 years of age or older **\*\* (new) household members to the extent allowed by Florida State law.** Additional screening on credit, eviction search and checks of previous debt to JHA will also be conducted. An NCIC check will be conducted on any applicant that has resided outside Duval County in the last five years, prior to application.

Page 13 B. Screening Policy for Admissions:

**6. Financial:** Unsatisfactory performance in meeting financial obligations

Within the last ~~- five (5) five (5)~~, as it relates to rental payments and other financial obligations. JHA may consider:

- (1) Habitual late payments ~~resulting in a debt owed (five (5) or more during one calendar year) (five or more during one calendar year)~~

Page 13 C. 4. **Other behavior:** JHA will assess the conduct of all household members \*old(14 years of age and older) **\*\*new (juvenile and adult, to the extend allowed by Florida State Law)** for record within the past five (5) years of serious disturbance of neighbors, destruction of property or other disruptive or dangerous behavior: including patterns of behavior that endangers the life, safety, morals or welfare of other residents by physical violence, gross negligence or irresponsibility, or which seriously disturb the neighbors, family or community life, indicating the applicant's inability to adapt to the community.

This category may also include neglect of children, which endangers their health, safety or welfare, and judicial termination of tenancy in previous housing on the grounds of nuisance, objectionable conduct or frequent disturbance to neighbors.

\* Page 19 - NEW

4. *Veterans*

*Any veteran who has served active duty in any branch of the United States military*

*service. If the veteran is deceased before admittance to the program, the spouse of the veteran shall maintain their place and preference on the wait list.*

Page 34. Community Service

3. Is engaged in "work activity" for a weekly minimum of ~~thirty (30)~~ twenty (20) hours or full time student or job training status, such as:

Page 35 C. **Income and Household Composition Changes:** An interim will be done when there is an increase or decrease in income or household composition (addition or removal of household member). Rent calculations will be made in compliance with 24 CFR 960.253 (5/01) edition. Changes in income and household composition are to be reported in writing within ten (10) business days by the resident to the community manager when

1. there is a decrease or increase in resident's household composition. ~~(delete)~~
2. There are circumstances that have created a hardship situation for the resident that impact their ability to pay their rent.
3. There is an increase or decrease in the resident's household income (example: change in job status, increase or decrease in child support, child care expense, medical expense, etc.

Page 40 SECTION IX – OCCUPANCY POLICY

I. **ADDITIONS TO THE LEASE**

Requests for the addition of a new member to the household must be approved by JHA, before the actual move-in of the proposed new member. Following receipt of a family's request for approval, JHA will conduct a pre-admission screening, including the Criminal History Report of the proposed new member to include juveniles if they have been charged with a felony. Only new members approved by JHA will be added to the household. Factors determining household additions:

1. Household additions subject to screening:
  - a. Resident plans to marry;
  - b. A unit is occupied by a remaining family member(s) under the age 18 (not an emancipated minor) and an adult who was not a member of the original household requests permission to take over as the head of household.
2. JHA will not approve adding an adult relative with child(ren) to the lease since this would affect the bedroom needs for the household according to JHA occupancy standards. JHA will encourage this relative to apply as a new applicant for placement on the waiting list.
3. Residents who fail to notify JHA of additions to the household, or who permit persons to join the household without undergoing screening, are in violation of the lease.
4. Family members age 18 and over who move from the dwelling unit to establish new households shall be removed from the lease. The tenant must notify JHA of the move-out within ten (10) days of this occurrence.  
These individuals may not be readmitted to the unit if an additional bedroom will be needed. JHA will encourage this relative to apply as a new applicant for placement on the waiting list. Medical

hardship or other extenuating circumstances will be considered by JHA in making exceptions under this paragraph.

5. Roomers or lodgers are not permitted to move into the unit. Former residents with a trespass warning would be considered an unauthorized guest.



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## CHANGES TO DWELLING LEASE

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Page 1 Section 2. Term

Addition to paragraph – ~~this paragraph is not being added~~

~~Residents are required to live in their Public Housing community for at least two (2) years before a transfer will be granted to any other JHA Housing Program.~~

Page 2 Section 6. Utilities

Residents of some public housing communities are responsible to arrange for and maintain utility service in their unit. If you are responsible for any utilities, you must make contact with the appropriate utility company for utility service and maintain such service(s) during the term of your occupancy. Failure to maintain utility service shall be considered a violation of this lease. Such contract(s) is solely between you and the utility company. If you are responsible to arrange for and maintain utilities for your unit, you are required to sign Addendum #14 of this lease.

Page 6 **Section 13. Resident and Member of the Household Obligations**

You agree:

X. If you would like to have a satellite dish installed for use in your unit, you must make a written request to you community manager. Installation and location of satellite dish must be approved by community manager prior to installation. NO SATELLITE DISHES will be permitted to be attached to JHA buildings.

Page 7 Section 15. Restrictions on Alterations

G. Place any aerials, antennas, or other electrical connections on the unit or building without an approved written request in advance of installation. NO satellite dish(s) will be attached to the building or unit in any way.

H. Fire burning heaters are strictly forbidden;

I. Place water beds in upstairs bedrooms.

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# ARRA Budget

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: Jacksonville Housing Authority

Grant Type and Number  
 Capital Fund Program Grant No: FL29S001501-09

Replacement Housing Factor Grant No:

FFY of Grant: 2009

Date of CFFP:

FFY of Grant Approval: 2009

Line	Type of Grant: <input type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: Summary by Development Account	Total Estimated Cost		Revised Annual Statement (revision no: 1 ) as of 4/30/09 Final Performance and Evaluation Report		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended		
1	Total non-CFFRG Funds		0	0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		5,000	0	0	0	0	0
3	1408 Management Improvements Soft Costs		488,566	0	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		488,566	0	0	0	0	0
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs		5,000	75,000	0	0	0	0
8	1440 Site Acquisition		2,000,000	2,000,000	0	0	0	0
9	1450 Site Improvement		199,497	199,497	0	0	0	0
10	1460 Dwelling Structures		2,531,600	2,321,600	17,660	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable		5,000	5,000	0	0	0	0
12	1470 Nondwelling Structures		96,000	246,000	9,530	0	0	0
13	1475 Nondwelling Equipment		50,000	50,000	0	0	0	0
14	1485 Demolition							
16	1492 Moving to Work Demonstration							
17	1495.1 Relocation Costs		5,000	0	0	0	0	0
18	1499 Development Activities <sup>4</sup>							
18a	1501 Collateralization or Debt Service paid by the PHA							
18ba	1500 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)		\$5,385,663	\$5,385,663	\$27,390	\$0	\$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		5,000	0	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures							

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup>PHAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup>RHF funds shall be included here.

Page 1 of 4

form HUD-50075.1 (4/2008)

6/2/2009

Final

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program  
 Part I: Summary

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

PHA Name: Jacksonville Housing Authority

Grant Type and Number  
 Capital Fund Program Grant No: FL29S001501-09

Date of CFFP: \_\_\_\_\_

Replacement Housing Factor Grant No: \_\_\_\_\_

FFY of Grant: 2009

FFY of Grant Approval: 2009

Type of Grant:  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending:  
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director					
	<i>[Signature]</i>				
	Date				
	6/2/09				
	Signature of Public Housing Director				
	Date				

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant				
PHIA Name:		Capital Fund Program Grant No: FL29S001501-09		CFFP (Yes/No):				
Jacksonville Housing Authority		Replacement Housing Factor Grant No:		2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Anders FL1-15	Vinyl Siding	1460		235,000	135,000			
Baldwin FL1-08	Roofs	1460		100,000	100,000			
	Kitchen Cabinets	1460	16 Units	30,000	30,000			
Blodgett FL1-32	Asphalt/Reseal	1450		50,000	50,000			
	Pressure Wash & Paint Doors	1460		50,000	50,000			
	Vinyl Siding	1460		330,000	220,000			
Centennial Tower FL1-16	Paint Interior	1460		100,000	100,000			
	Site Lighting	1450		15,000	15,000			
	Elevators Controllers & Repairs	1460		22,000	22,000	6,100		
	New Generators	1475		50,000	50,000			
Centennial TH East FL1-18 (17)	Roofs	1460		180,000	180,000			
	Vinyl Siding	1460		64,000	64,000			
	Expand Lobby & Bathroom	1470		75,000	75,000			
Centennial TH West FL1-18 (18)	Roofs	1460		270,000	270,000			
	Vinyl Siding	1460		96,000	96,000			
Colonial Villas FL1-46	Community & Maintenance Area	1470		150,000	150,000			
Hogan Creek FL1-19	Elevator Repairs	1460		4,000	4,000	2,800		
	Site Lighting	1450		18,000	18,000			

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup>To be completed for the Performance and Evaluation Report.

Development Number Name/HA-Wide	General Description of Major Work Categories	Grant Type and Number		Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
		Capital Fund Program Grant No: FL29S001501-09	Replacement Housing Factor Grant No:		Dev. Account No.	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Jax Beach FL1-07	Roofs			1460	205,000	205,000				
	Asphalt/Reseal			1450	25,000	25,000				
	Pressure Wash & Paint			1460	50,000	50,000				
	HVAC			1460	105,000	105,000				
Jax Beach FL1-07 (SS 161)	Roofs			1460	102,600	102,600				
	Vinyl Siding			1460	80,000	80,000				
Scattered Sites FL1-27,28,29,31	HVAC			1460	75,000	75,000				
	Tree Removal			1450	51,497	51,497				
Southwind FL1-13	Roofing			1460	200,000	200,000				
	Asphalt/Reseal			1450	40,000	40,000				
Twin Towers FL1-10	Paint Interior			1460	200,000	200,000				
	Elevators - Controllers & Repairs			1460	33,000	33,000		8,960		
Admin Management Imp	Elevator - Renovate Cab			1470	16,000	16,000		9,630		
	Security			1408	5,000	-				
PHA Wide	A&E			1430	5,000	75,000				
	Property Purchase			1440	2,000,000	2,000,000				
	Dwelling Equipment			1465	5,000	5,000				
	Non Dwelling Structures			1470	5,000	5,000				
	Relocation			1495	5,000	-				
Admin	Central Office Fees			1410	488,566	488,566				
Total					5,385,663	5,385,663		27,390		

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: FL29S001501-09		CFFP (Yes/No):	
Jacksonville Housing Authority		Replacement Housing Factor Grant No:		2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter End Date)	All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>	
		Original Obligation End Date	Actual Obliga- tion End Date	Original Expenditure End Date	Actual Expenditure End Date
Anders FL1-15	Vinyl Siding	03/17/10		03/17/12	
Baldwin FL1-08	Roofs Kitchen Cabinets	03/17/10		03/17/12	
Blodgett FL1-32	Asphalt/Reseal Pressure Wash & Paint Doors Vinyl Siding	03/17/10		03/17/12	
Centennial Tower FL1-16	Paint Interior Site Lighting Elevators Controllers & Repairs New Generators	03/17/10		03/17/12	
Centennial TH East FL1-18 (17)	Roofs Vinyl Siding Expand Lobby & Bathroom	03/17/10		03/17/12	
Centennial TH West FL1-18 (18)	Roofs Vinyl Siding	03/17/10		03/17/12	
Colonial Villas FL1-46	Community & Maintenance Area	03/17/10		03/17/12	
Hogan Creek FL1-19	Elevator Repairs Site Lighting	03/17/10		03/17/12	
Jax Beach FL1-07	Roofs Asphalt/Reseal Pressure Wash & Paint HVAC	03/17/10		03/17/12	

Part II: Supporting Pages

Development Number Name/HA-Wide Activities	Jacksonville Housing Authority	Grant Type and Number		All Funds Expended (Quarter End Date)	All Fund Obligated (Quarter End Date)	All Funds Expended (Quarter End Date)	Reasons for Revised Target Dates <sup>1</sup>
		Capital Fund Program Grant No: FL29S001501-09	Replacement Housing Factor Grant No:				
Jax Beach FL1-07 (Scat Sites 161)	Roofs		03/17/10	03/17/12			
	Vinyl Siding		03/17/10	03/17/12			
Scattered Sites FL1-27,28,29,31	HVAC		03/17/10	03/17/12			
	Tree Removal		03/17/10	03/17/12			
Southwind FL1-13	Roofing		03/17/10	03/17/12			
	Asphalt/Reseal		03/17/10	03/17/12			
Twin Towers FL1-10	Paint Interior		03/17/10	03/17/12			
	Elevators - Controllers & Repairs		03/17/10	03/17/12			
Admin	Elevator - Renovate Cab		03/17/10	03/17/12			
Management Imp	Security						
PHA Wide	A&E		03/17/10	03/17/12			
	Property Purchase		03/17/10	03/17/12			
	Dwelling Equipment		03/17/10	03/17/12			
	Non Dwelling Structures		03/17/10	03/17/12			
	Relocation						
Admin	Central Office Fees		03/17/10	03/17/12			

**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2007
			<b>FFY of Grant Approval:</b> 2007

**Type of Grant:**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 2 ) as of 3/31/09  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	689,099	690,484	690,484	690,484
4	1410 Administration (may not exceed 10% of line 21)	344,549	344,549	344,549	344,549
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,445	99,069	30,067	24,017
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	576,000	500,943	416,168	268,685
10	1460 Dwelling Structures	1,580,500	1,346,398	435,426	412,866
11	1465.1 Dwelling Equipment--Nonexpendable	51,000	135,083	135,083	135,083
12	1470 Nondwelling Structures	125,900	169,336	128,596	126,348
13	1475 Nondwelling Equipment	58,000	150,774	107,731	72,847
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	8,856	8,856	8,856
18	1499 Development Activities <sup>4</sup>				
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)	\$3,445,493	\$3,445,493	\$2,296,961	\$2,083,735
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	75,000	57,793	41,741	41,741
23	Amount of line 20 Related to Security--Soft Costs	671,971	637,175	637,175	637,175
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.

203,423.22



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2007
			<b>FFY of Grant Approval:</b> 2007

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
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**Annual Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Anders FL1-15	Cabinets	1460		10,000	2,005	2,005	2,005	
Anders FL1-15	A&E Services	1430			3,030	3,030	3,030	
Anders FL1-15	Unit Renov/Modernization	1460			30,352	25,531	25,531	
Anders FL1-15	Dwelling Equipment	1465		8,000	3,245	3,245	3,245	
Anders FL1-15	Non-dwelling structure	1470			911	911	911	
Anders FL1-15	Non-dwelling equipment	1475		1,000	6,694	6,694	6,694	
Anders FL1-15	Security Services	1408		-	2,987	2,987	2,987	
Anders FL1-15	Relocation	1495			553	553	553	
Anders Scattered Sites FL1-15 (	A&E Services	1430			4,800	4,800	-	
Anders Scattered Sites FL1-15 (	Landscaping	1450			5,775	5,775	5,775	
Anders Scattered Sites FL1-15 (	Lighting	1450			3,885	-	-	
Anders Scattered Sites FL1-15 (	Paving	1450			-	-	-	
Anders Scattered Sites FL1-15 (	HVAC	1460			57,983	-	-	
Anders Scattered Sites FL1-15 (	Unit Renov/Modernization	1460			2,937	2,937	2,937	
Anders Scattered Sites FL1-15 (	Dwelling Equipment	1465			670	670	670	
Forest Meadows E FL1-15 (21)	A&E Services	1430			5,230	4,280	3,030	
Forest Meadows E FL1-15 (21)	Siding Replacement	1460		75,000	161,371	-	-	
Forest Meadows E FL1-15 (21)	Reseal Parking lot	1450		100,000	-	-	-	
Forest Meadows E FL1-15 (21)	Sidewalks/Curbs/Dumpsters	1450			21,600	21,600	21,600	
Forest Meadows E FL1-15 (21)	504 Compliance	1450			15,035	10,660	10,660	
Forest Meadows E FL1-15 (21)	Retaining Wall	1450		25,000	-	-	-	
Forest Meadows E FL1-15 (21)	Landscaping	1450			773	773	773	
Forest Meadows E FL1-15 (21)	Unit Renov/Modernization	1460			55,211	55,211	55,211	
Forest Meadows E FL1-15 (21)	Cabinets	1460		3,000	14,370	14,370	14,370	
Forest Meadows E FL1-15 (21)	Roofs	1460			3,350	3,350	3,350	
Forest Meadows E FL1-15 (21)	Dwelling Equipment	1465		3,000	2,245	2,245	2,245	
Forest Meadows E FL1-15 (21)	Non-dwelling structure	1470			1,300	1,300	1,300	
Forest Meadows E FL1-15 (21)	Non-Dwelling Equipment	1475			-	-	-	
Forest Meadows E FL1-15 (21)	Security Services	1408		-	3,211	3,211	3,211	
Forest Meadows E FL1-15 (21)	Fay Storm Damage/Rep/Reloc	1495		-	8,303	8,303	8,303	
Forest Meadows W FL1-15 (20)	A&E Services	1430			3,030	3,030	3,030	
Forest Meadows W FL1-15 (20)	ADA Sidewalks	1450			4,875	4,875	4,875	
Forest Meadows W FL1-15 (20)	Cabinets	1460		3,000	7,313	7,313	7,313	
Forest Meadows W FL1-15 (20)	Unit Renov/Modernization	1460			600	600	600	
Forest Meadows W FL1-15 (20)	Siding Replacement	1460			47,961	-	-	
Forest Meadows W FL1-15 (20)	Roofs	1460			6,700	6,700	6,700	
Forest Meadows W FL1-15 (20)	Dwelling Equipment	1465		3,000	980	980	980	
Forest Meadows W FL1-15 (20)	Security Services	1408		-	340	340	340	
Forest Meadows W FL1-15 (20)	Social Services	1408		-	184	184	184	
Forest Meadows W FL1-15 (20)	Landscaping/Tree Maint/Site Lighting	1450			-	-	-	
Baldwin FL1-08	Security Services	1408		-	243	243	243	
Baldwin FL1-08	Social Services	1408		-	-	-	-	
Baldwin FL1-08	Burn Unit	1460		25,000	-	-	-	

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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Baldwin FL1-08	Roofs - 15 units	1460		45,000	-	-		
Baldwin FL1-08	Gutters	1460			1,620	-	-	
Baldwin FL1-08	Tree Trimming, Maint	1450		-	2,500	2,500	2,500	
Baldwin FL1-08	HVAC - 18 Units	1460		117,000	8,063	1,370	1,370	
Baldwin FL1-08	Unit Renov/Modernization	1460			-	-		
Baldwin FL1-08	Cabinets	1460		1,000	-	-		
Baldwin FL1-08	Dwelling Equipment	1465		1,000	1,230	1,230	1,230	
Blodgett FL1-32	A&E Services	1430			3,030	3,030	3,030	
Blodgett FL1-32	Landscaping	1450			3,000	3,000	3,000	
Blodgett FL1-32	Paving	1450			9,200	4,300	-	
Blodgett FL1-32	Unit Renov/Modernization	1460			10,309	10,309	10,309	
Blodgett FL1-32	HVAC	1460			4,233	971	971	
Blodgett FL1-32	Paint Siding	1460		75,000	-	-		
Blodgett FL1-32	Cabinets	1460		5,000	-	-		
Blodgett FL1-32	Roofing	1460		-	19,425	19,425	19,425	
Blodgett FL1-32	Dwelling Equipment	1465		2,000	4,025	4,025	4,025	
Blodgett FL1-32	Non Dwelling Structures	1470		-	9,250	9,250	9,250	
Blodgett FL1-32	Non-dwelling equipment	1475		2,000	12,203	4,833	-	
Blodgett FL1-32	Security Services	1408		-	14,976	14,976	14,976	
Blodgett FL1-32	Social Services	1408		-	85	85	85	
Centennial Tower FL1-16	Sidewalks/Paving	1450			19,877	19,877	19,877	
Centennial Tower FL1-16	Site Lighting	1450			4,993	-	-	
Centennial Tower FL1-16	Elevators	1460		90,000	1,263	1,263	1,263	
Centennial Tower FL1-16	Ceramic Tile	1460		45,000	-	-		
Centennial Tower FL1-16	Cabinets	1460		5,000	265	265	265	
Centennial Tower FL1-16	Roofing	1460			3,989	3,989	3,989	
Centennial Tower FL1-16	Unit Modernization	1460			13,484	6,045	6,045	
Centennial Tower FL1-16	Unit Modernization-504	1460			209	209	209	
Centennial Tower FL1-16	Renovate Non Dwelling Area	1470			63,597	51,300	51,300	
Centennial Tower FL1-16	Dwelling Equipment	1465		2,000	24,013	24,013	24,013	
Centennial Tower FL1-16	Non-dwelling equipment	1475		2,000	11,980	11,980	8,591	
Centennial Tower FL1-16	Security Services	1408		-	93,056	93,056	93,056	
Centennial Tower FL1-16	Social Services	1408		-	1,589	1,589	1,589	
Centennial Tower FL1-16	Central Office Fees	1410		-	-	-		
Centennial TH East FL1-18 (17)	Security Services	1408		-	1,357	1,357	1,357	
Centennial TH East FL1-18 (17)	Social Services	1408		-	-	-	-	
Centennial TH East FL1-18 (17)	Cabintets	1460		-	7,200	-	-	
Centennial TH East FL1-18 (17)	Unit Renovation/Modernization	1460		-	8,234	8,234	8,234	
Centennial TH East FL1-18 (17)	Curbs/Paving	1450		-	15,380	15,380	15,380	
Centennial TH East FL1-18 (17)	Dwelling Equipment	1465		-	560	560	560	
Centennial TH West FL1-18 (18)	Unit Renovation/Modernization	1460		-	4,300	800	800	
Centennial TH West FL1-18 (18)	Security Services	1408		-	2,011	2,011	2,011	
Centennial TH West FL1-18 (18)	Social Services	1408		-	-	-	-	
Centennial TH West FL1-18 (18)	Paving	1450			1,000	1,000	1,000	

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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Centennial TH West FL1-18 (18)	Retaining Wall/Landscaping	1450			-	-		
Centennial TH West FL1-18 (18)	Tree Removal	1450		10,000	1,020	1,020	1,020	
Centennial TH West FL1-18 (18)	Playground	1450		65,000	-	-		
Centennial TH West FL1-18 (18)	Site Lighting	1450			4,385	4,385	4,385	
Centennial TH West FL1-18 (18)	Parking Lots	1450		198,229	16,296	16,296	16,296	
Centennial TH West FL1-18 (18)	Rehab Auditorium	1470		200,000	-	-		
Centennial TH West FL1-18 (18)	Maintenance Shop	1470			1,850	1,850	1,850	
Centennial TH West FL1-18 (18)	Cabinets	1460		5,000	1,825	1,825	-	
Centennial TH West FL1-18 (18)	Roof Repair/Replace	1460			-	-		
Centennial TH West FL1-18 (18)	Dwelling Equipment	1465		2,000	1,564	1,564	1,564	
Centennial TH West FL1-18 (18)	Non-dwelling equipment	1475		2,000	10,000	9,495	-	
Colonial FL 1-46	Maintenance Shop	1470		172,785	-	-		
Colonial FL 1-46	Dwelling Equipment	1465		2,000	1,965	1,965	1,965	
Colonial FL 1-46	Non-dwelling equipment	1475		4,000	-	-		
Colonial FL 1-46	Cabinets	1460		5,000	-	-		
Colonial FL 1-46	Dwelling Equipment	1465		2,000	-	-		
Colonial FL 1-46	Cabinets	1460		5,000	-	-		
Colonial FL 1-46	Security Services	1408		-	4,928	4,928	4,928	
Fairway Oaks FL1-12	Sidewalks	1450		20,000	1,999	1,999	1,999	
Fairway Oaks FL1-12	Dumpsters	1450			4,975	4,975	-	
Fairway Oaks FL1-12	Parking Lots	1450		90,000	4,300	4,300	4,300	
Fairway Oaks FL1-12	Lighting	1450			8,895	4,495	-	
Fairway Oaks FL1-12	Landscaping/Tree Maint	1450			8,050	8,050	8,050	
Fairway Oaks FL1-12	Cabinets	1460		5,000	-	-		
Fairway Oaks FL1-12	HVAC	1460			2,827	2,827	2,827	
Fairway Oaks FL1-12	Roofing	1460			72,718	39,723	39,723	
Fairway Oaks FL1-12	Unit Renovation/Modernization	1460			10,693	7,275	7,275	
Fairway Oaks FL1-12	Dwelling Equipment	1465		2,000	4,375	4,375	4,375	
Fairway Oaks FL1-12	Non-dwelling equipment	1475		2,000	18,105	13,381	2,995	
Fairway Oaks FL1-12	ADA Compliance	1460		3,000	-	-		
Fairway Oaks FL1-12	ADA Compliance	1450		-	-	-		
Fairway Oaks FL1-12	Non Dwelling Structures	1470		-	1,453	1,453	1,453	
Fairway Oaks FL1-12	Security Services	1408		-	417	417	417	
Fairway Oaks-Scat Site FL1-12	Fencing	1450			2,775	2,775	2,775	
Fairway Oaks-Scat Site FL1-12	Sidewalks	1450			4,350	4,350	4,350	
Fairway Oaks-Scat Site FL1-12	Landscaping	1450			3,300	3,300	3,300	
Fairway Oaks-Scat Site FL1-12	Unit Renovation/Modernization	1460			475	475	475	
Fairway Oaks-Scat Site FL1-12	Cabintes	1460			3,800	-	-	
Hogan Creek FL1-19	ADA Signage	1450		3,000	-	-		
Hogan Creek FL1-19	ADA Sidewalks	1450			6,725	3,525	3,525	
Hogan Creek FL1-19	Landscaping/site Improvement	1450			4,149	2,949	2,949	
Hogan Creek FL1-19	Clean/ Repair Windows	1460		30,000	6,650	6,650	6,650	
Hogan Creek FL1-19	Non Dwelling Structures	1470		30,000	2,805	2,805	2,805	
Hogan Creek FL1-19	504 - Non Dwelling Structures	1470			140	140	140	

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  
 \$ASQFL0012009200909251148-08

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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Hogan Creek FL1-19	Dwelling Equipment	1465		2,000	19,358	19,358	19,358	
Hogan Creek FL1-19	Parking Lots/Paving	1450		30,000	3,800	-	-	
Hogan Creek FL1-19	Non-dwelling equipment	1475		2,000	15,435	7,443	4,027	
Hogan Creek FL1-19	Unit Renovation/Modernization	1460			84,321	14,065	14,065	
Hogan Creek FL1-19	Elevators	1460			1,956	1,956	1,956	
Hogan Creek FL1-19	Plumbing Renovations	1460			8,589	5,381	5,381	
Hogan Creek FL1-19	Cabinets	1460		12,000	6,015	1,545	1,545	
Hogan Creek FL1-19	ADA Compliance	1460		10,000	-	-	-	
Hogan Creek FL1-19	Security Services	1408		-	85,934	85,934	85,934	
Hogan Creek FL1-19	Social Services	1408		-	1,864	1,864	1,864	
Jax Beach FL1-07	A&E Services	1430			3,030	3,030	3,030	
Jax Beach FL1-07	ADA Compliance - Site	1450		-	4,885	4,885	4,885	
Jax Beach FL1-07	Landscaping/Tree Trimming	1450		-	9,569	-	-	
Jax Beach FL1-07	Concrete Repairs	1460		-	-	-	-	
Jax Beach FL1-07	Siding Replacement	1460		-	130,000	-	-	
Jax Beach FL1-07	Roofing	1460		-	5,025	5,025	5,025	
Jax Beach FL1-07	Unit Renovation/Modernization	1460			27,248	6,832	6,832	
Jax Beach FL1-07	Dwelling Equipment	1465		2,000	3,601	3,601	3,601	
Jax Beach FL1-07	Non-dwelling equipment	1475		2,000	1,117	1,117	1,117	
Jax Beach FL1-07	Cabinets	1460		5,000	19,065	12,603	11,575	
Jax Beach FL1-07	ADA Compliance	1460		15,000	2,500	517	517	
Jax Beach FL1-07	Security Services	1408		-	1,551	1,551	1,551	
Jax Beach FL1-07	Social Services	1408		-	184	184	184	
Jax Beach FL1-07	Nondwelling Structures	1470		-	14,245	14,245	14,245	
Jax Beach FL1-07 (Scat Sites 16)	Dwelling Equipment	1465		-	1,120	1,120	1,120	
Jax Beach FL1-07 (Scat Sites 16)	Install A/C	1465		-	-	-	-	
Oaks FL1-36	A&E Services	1430		-	2,500	2,500	2,500	
Oaks FL1-36	Dwelling Equipment	1465		2,000	4,648	4,648	4,648	
Oaks FL1-36	Non-dwelling structure	1470			5,995	2,748	500	
Oaks FL1-36	Non-dwelling equipment	1475		2,000	6,074	-	-	
Oaks FL1-36	Cabinets	1460		5,000	2,340	2,340	2,340	
Oaks FL1-36	Security Services	1408		-	126,623	126,623	126,623	
Oaks FL1-36	Social Services	1408		-	184	184	184	
Oaks FL1-36	Tree Maintenance/Sitework	1450		-	1,400	1,400	1,400	
Oaks FL1-36	Paving/Fencing	1450		-	12,235	8,759	2,295	
Oaks FL1-36	Unit Renovation/Modernization	1460		-	4,859	2,613	2,613	
Oaks FL1-36	Roofs	1460		-	11,750	11,750	11,750	
Riviera South FL 1-47	Mngmnt Services	1408		-	2,140	2,140	2,140	
Riviera South FL 1-47	Security Services	1408		-	1,568	1,568	1,568	
Riviera South FL 1-47	Dwelling Equipment	1465		-	2,005	2,005	2,005	
Scattered Sites FL1-28,29,31,31	HVAC	1460		-	4,600	4,600	4,600	
Scattered Sites FL1-28,29,31,31	Landscaping/Tree Maint	1450		-	8,950	8,950	8,950	
Scattered Sites FL1-28,29,31,31	Fencing	1450		-	7,079	7,079	7,079	
Scattered Sites FL1-28,29,31,31	ADA Compliance/Sidewalk	1450		-	4,975	-	-	

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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Scattered Sites FL1-28,29,31,31	Paving	1450		-	-	-	-	
Scattered Sites FL1-28,29,31,31	Cabinets	1460		-	12,770	12,770	12,770	
Scattered Sites FL1-28,29,31,31	Gutters	1460		-	-	-	-	
Scattered Sites FL1-28,29,31,31	Unit Renovation/Modernization	1460		-	3,447	3,447	3,447	
Scattered Sites FL1-28,29,31,31	Roof Repair/Replace	1460		-	1,200	-	-	
Scattered Sites FL1-28,29,31,31	Painting/Pressure Wash	1460		-	9,845	9,845	9,845	
Scattered Sites FL1-28,29,31,31	Air Conditioning	1460		450,000	291,306	1,386	1,386	
Scattered Sites FL1-28,29,31,31	Office Space/Nondwelling Renov	1470		25,000	2,161	2,161	2,161	
Scattered Sites FL1-28,29,31,31	Security Services	1408		-	6,372	6,372	6,372	
Scattered Sites FL1-28,29,31,31	Dwelling Equipment	1465		-	5,670	5,670	5,670	
Southwind FL1-13	A & E Lift Station	1430		-	12,319	6,367	6,367	
Southwind FL1-13	Lift Station	1450		-	99,768	99,768	-	
Southwind FL1-13	Landscaping	1450		-	1,800	1,800	1,798	
Southwind FL1-13	504 Site Improvements	1450		-	9,072	7,642	7,642	
Southwind FL1-13	Dwelling Equipment	1465		2,000	4,645	4,645	4,645	
Southwind FL1-13	Nondwelling Structures	1470		-	-	-	-	
Southwind FL1-13	Non-dwelling equipment	1475		2,000	18,168	12,618	12,618	
Southwind FL1-13	Unit Renovation/Modernization	1460		-	9,250	9,250	9,250	
Southwind FL1-13	Roofing	1460		-	8,725	5,475	5,475	
Southwind FL1-13	Cabinets	1460		5,000	-	-	-	
Southwind FL1-13	Security Services	1408		-	5,072	5,072	5,072	
Southwind FL1-13	Social Services	1408		-	269	269	269	
Twin Towers FL1-10	Concrete Pads (dumpster/Playground)	1450		25,000	22,031	20,193	15,196	
Twin Towers FL1-10	Drainage Problems	1450		10,000	3,600	3,600	3,600	
Twin Towers FL1-10	Fencing	1450		-	4,830	-	-	
Twin Towers FL1-10	Site Lighting	1450		-	52,884	42,780	32,410	
Twin Towers FL1-10	Landscaping/Tree Maint	1450		-	14,350	14,350	7,750	
Twin Towers FL1-10	Paving/Sidewalks	1450		-	31,522	23,835	23,835	
Twin Towers FL1-10	ADA Sidewalks	1450		-	3,990	3,990	3,990	
Twin Towers FL1-10	Balcony Repair	1460		-	29,666	29,666	29,666	
Twin Towers FL1-10	Blinds	1460		40,000	-	-	-	
Twin Towers FL1-10	Cabinets	1460		5,000	3,670	3,670	3,670	
Twin Towers FL1-10	Elevator Repairs/Renovation	1460		-	13,057	13,057	8,457	
Twin Towers FL1-10	Lighting	1460		-	6,290	5,980	-	
Twin Towers FL1-10	Roofing	1460		-	10,375	10,375	5,497	
Twin Towers FL1-10	Unit Renovation/Modernization	1460		-	33,070	21,505	17,255	
Twin Towers FL1-10	Non Dwelling Structures	1470		-	63,179	38,483	38,483	
Twin Towers FL1-10	Dwelling Equipment	1465		2,000	40,845	40,845	40,845	
Twin Towers FL1-10	Non-dwelling equipment	1475		2,000	47,704	36,875	33,510	
Twin Towers FL1-10	ADA Compliance	1460		10,000	89	-	-	
Twin Towers FL1-10	Cabinets	1460		-	3,045	3,045	3,045	
Twin Towers FL1-10	Security Services	1408		-	173,113	173,113	173,113	
Twin Towers FL1-10	Social Services	1408		-	2,194	2,194	2,194	
Twin Towers FL1-10	Central Office Fees	1410		-	-	-	-	

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Brentwood FL1-48	Security Services	1408			108,910	108,910	108,910	
Brentwood FL1-48	Speed Bumps	1450		6,000	-	-		
Brentwood FL1-48	ADA Compliance	1460			449	449	449	
Brentwood FL1-48	Unit Renovation/Modernization	1460			24,375	3,450	3,450	
Brentwood FL1-48	Roofing	1460			1,108	-	-	
Brentwood FL1-48	Non-dwelling equipment	1475			2,121	2,121	2,121	
Brentwood FL1-48	Dwelling Equipment	1465			-	-		
Victory Point FL1-14	Sidewalks	1450		80,000	11,476	6,350	1,998	
Victory Point FL1-14	Site Improvement	1450			6,147	1,160	-	
Victory Point FL1-14	504 Site Improvements	1450			4,850	4,850	4,850	
Victory Point FL1-14	Paving	1450			245	245	245	
Victory Point FL1-14	Tree Maintenance/Sitework	1450			2,376	2,376	2,376	
Victory Point FL1-14	Security Services	1408		-	4,663	4,663	4,663	
Victory Point FL1-14	Unit Renovation/Modernization	1460		1,944	4,657	3,157	3,157	
Victory Point FL1-14	Cabinets	1460			-	-	-	
Victory Point FL1-14	Non-dwelling equipment	1475			1,175	1,175	1,175	
Victory Point FL1-14	Dwelling Equipment	1465			8,320	8,320	8,320	
Admin	Non-dwelling Structure	1470			2,450	1,950	1,950	
Management Imp	Consulting	1408		50,000	-	-		
Management Imp	Training	1408		50,000	44,458	44,458	44,458	
Management Imp	Software	1408		39,986	-	-		
Management Imp	Security Services	1408		550,000	-	-		
PHA Wide	Unit Renovation/Modernization	1460				-		
Dwelling equipment	Other Site Equipment	1465			-	-		
Non-dwelling equipment	Other Site Equipment	1475			-	-		
Non-dwelling equipment	Computer Hardware	1475		150,000	-	-		
PHA Wide	A&E Services	1430			62,100	-	-	
Admin	Central Office Fees	1410		344,549	344,549	344,549	344,549	
<b>Total</b>					<b>3,445,493</b>	<b>3,445,493</b>	<b>2,296,961</b>	<b>2,083,735</b>

**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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Anders FL1-15	Cabinets	09/30/09		09/30/11		
Anders FL1-15	A&E Services	09/30/09		09/30/11		
Anders FL1-15	Unit Renov/Modernization	09/30/09		09/30/11		
Anders FL1-15	Dwelling Equipment	09/30/09		09/30/11		
Anders FL1-15	Non-dwelling structure	09/30/09		09/30/11		
Anders FL1-15	Non-dwelling equipment	09/30/09		09/30/11		
Anders FL1-15	Security Services	09/30/09		09/30/11		
Anders FL1-15	Relocation	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	A&E Services	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	Landscaping	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	Lighting	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	Paving	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	HVAC	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	Unit Renov/Modernization	09/30/09		09/30/11		
Anders Scattered Sites FL1-15 (162)	Dwelling Equipment	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	A&E Services	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Siding Replacement	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Reseal Parking lot	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Sidewalks/Curbs/Dumpsters	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	504 Complaine	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Retaining Wall	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Landscaping	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Unit Renov/Modernization	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Cabinets	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Roofs	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Dwelling Equipment	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Non-dwelling structure	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Non-Dwelling Equipment	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Security Services	09/30/09		09/30/11		
Forest Meadows E FL1-15 (21)	Fay Storm Damage/Rep/Reloc	09/30/09		09/30/11		
Forest Meadows W FL1-15 (20)	A&E Services	09/30/09		09/30/11		
Forest Meadows W FL1-15 (20)	ADA Sidewalks	09/30/09		09/30/11		
Forest Meadows W FL1-15 (20)	Cabinets	09/30/09		09/30/11		
Forest Meadows W FL1-15 (20)	Unit Renov/Modernization	09/30/09		09/30/11		
Forest Meadows W FL1-15 (20)	Siding Replacement	09/30/09		09/30/11		

**Annual Statement/Performance and Evaluation Report**  
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**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development

**Part II: Supporting Pages**

PHA Name:  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FF
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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)	
Forest Meadows W FL1-15 (20)	Roofs	09/30/09		09/30/11	
Forest Meadows W FL1-15 (20)	Dwelling Equipment	09/30/09		09/30/11	
Forest Meadows W FL1-15 (20)	Security Services	09/30/09		09/30/11	
Forest Meadows W FL1-15 (20)	Social Services	09/30/09		09/30/11	
Forest Meadows W FL1-15 (20)	Landscaping/Tree Maint/Site Lighting	09/30/09		09/30/11	
Baldwin FL1-08	Security Services	09/30/09		09/30/11	
Baldwin FL1-08	Social Services	09/30/09		09/30/11	
Baldwin FL1-08	Burn Unit	09/30/09		09/30/11	
Baldwin FL1-08	Roofs - 15 units	09/30/09		09/30/11	
Baldwin FL1-08	Gutters	09/30/09		09/30/11	
Baldwin FL1-08	Tree Trimming, Maint	09/30/09		09/30/11	
Baldwin FL1-08	HVAC - 18 Units	09/30/09		09/30/11	
Baldwin FL1-08	Unit Renov/Modernization	09/30/09		09/30/11	
Baldwin FL1-08	Cabinets	09/30/09		09/30/11	
Baldwin FL1-08	Dwelling Equipment	09/30/09		09/30/11	
Blodgett FL1-32	A&E Services	09/30/09		09/30/11	
Blodgett FL1-32	Landscaping	09/30/09		09/30/11	
Blodgett FL1-32	Paving	09/30/09		09/30/11	
Blodgett FL1-32	Unit Renov/Modernization	09/30/09		09/30/11	
Blodgett FL1-32	HVAC	09/30/09		09/30/11	
Blodgett FL1-32	Paint Siding	09/30/09		09/30/11	
Blodgett FL1-32	Cabinets	09/30/09		09/30/11	
Blodgett FL1-32	Roofing	09/30/09		09/30/11	
Blodgett FL1-32	Dwelling Equipment	09/30/09		09/30/11	
Blodgett FL1-32	Non Dwelling Structures	09/30/09		09/30/11	
Blodgett FL1-32	Non-dwelling equipment	09/30/09		09/30/11	
Blodgett FL1-32	Security Services	09/30/09		09/30/11	
Blodgett FL1-32	Social Services	09/30/09		09/30/11	
Centennial Tower FL1-16	Sidewalks/Paving	09/30/09		09/30/11	
Centennial Tower FL1-16	Site Lighting	09/30/09		09/30/11	
Centennial Tower FL1-16	Elevators	09/30/09		09/30/11	
Centennial Tower FL1-16	Ceramic Tile	09/30/09		09/30/11	
Centennial Tower FL1-16	Cabinets	09/30/09		09/30/11	
Centennial Tower FL1-16	Roofing	09/30/09		09/30/11	
Centennial Tower FL1-16	Unit Modernization	09/30/09		09/30/11	
Centennial Tower FL1-16	Unit Modernization-504	09/30/09		09/30/11	
Centennial Tower FL1-16	Renovate Non Dwelling Area	09/30/09		09/30/11	
Centennial Tower FL1-16	Dwelling Equipment	09/30/09		09/30/11	

**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

**Part II: Supporting Pages**

PHA Name:  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Replacement Housing Factor Grant No:	FF	CFFP (Yes/No):
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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)	All Funds Expended (Quarter End Date)
Centennial Tower FL1-16	Non-dwelling equipment	09/30/09	09/30/11
Centennial Tower FL1-16	Security Services	09/30/09	09/30/11
Centennial Tower FL1-16	Social Services	09/30/09	09/30/11
Centennial Tower FL1-16	Central Office Fees	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Security Services	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Social Services	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Cabintets	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Unit Renovation/Modernization	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Curbs/Paving	09/30/09	09/30/11
Centennial TH East FL1-18 (17)	Dwelling Equipment	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Unit Renovation/Modernization	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Security Services	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Social Services	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Paving	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Retaining Wall/Landscaping	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Tree Removal	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Playground	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Site Lighting	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Parking Lots	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Rehab Auditorium	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Maintenance Shop	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Cabinets	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Roof Repair/Replace	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Dwelling Equipment	09/30/09	09/30/11
Centennial TH West FL1-18 (18)	Non-dwelling equipment	09/30/09	09/30/11
Colonial FL 1-46	Maintenance Shop	09/30/09	09/30/11
Colonial FL 1-46	Dwelling Equipment	09/30/09	09/30/11
Colonial FL 1-46	Non-dwelling equipment	09/30/09	09/30/11
Colonial FL 1-46	Cabinets	09/30/09	09/30/11
Colonial FL 1-46	Dwelling Equipment	09/30/09	09/30/11
Colonial FL 1-46	Cabinets	09/30/09	09/30/11
Colonial FL 1-46	Security Services	09/30/09	09/30/11
Fairway Oaks FL1-12	Sidewalks	09/30/09	09/30/11
Fairway Oaks FL1-12	Dumpsters	09/30/09	09/30/11
Fairway Oaks FL1-12	Parking Lots	09/30/09	09/30/11
Fairway Oaks FL1-12	Lighting	09/30/09	09/30/11
Fairway Oaks FL1-12	Landscaping/Tree Maint	09/30/09	09/30/11
Fairway Oaks FL1-12	Cabinets	09/30/09	09/30/11

**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

**Part II: Supporting Pages**

PHA Name:	<b>Grant Type and Number</b>	<b>FF</b>
	Capital Fund Program Grant No: FL29P001501-07	CFFP (Yes/No):
Jacksonville Housing Authority	Replacement Housing Factor Grant No:	

Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)	
Fairway Oaks FL1-12	HVAC	09/30/09		09/30/11	
Fairway Oaks FL1-12	Roofing	09/30/09		09/30/11	
Fairway Oaks FL1-12	Unit Renovation/Modernization	09/30/09		09/30/11	
Fairway Oaks FL1-12	Dwelling Equipment	09/30/09		09/30/11	
Fairway Oaks FL1-12	Non-dwelling equipment	09/30/09		09/30/11	
Fairway Oaks FL1-12	ADA Compliance	09/30/09		09/30/11	
Fairway Oaks FL1-12	ADA Compliance	09/30/09		09/30/11	
Fairway Oaks FL1-12	Non Dwelling Structures	09/30/09		09/30/11	
Fairway Oaks FL1-12	Security Services	09/30/09		09/30/11	
Fairway Oaks-Scat Site FL1-12 (164)	Fencing	09/30/09		09/30/11	
Fairway Oaks-Scat Site FL1-12 (164)	Sidewalks	09/30/09		09/30/11	
Fairway Oaks-Scat Site FL1-12 (164)	Landscaping	09/30/09		09/30/11	
Fairway Oaks-Scat Site FL1-12 (164)	Unit Renovation/Modernization	09/30/09		09/30/11	
Fairway Oaks-Scat Site FL1-12 (164)	Cabintes	09/30/09		09/30/11	
Hogan Creek FL1-19	ADA Signage	09/30/09		09/30/11	
Hogan Creek FL1-19	ADA Sidewalks	09/30/09		09/30/11	
Hogan Creek FL1-19	Landscaping/site Improvement	09/30/09		09/30/11	
Hogan Creek FL1-19	Clean/ Repair Windows	09/30/09		09/30/11	
Hogan Creek FL1-19	Non Dwelling Structures	09/30/09		09/30/11	
Hogan Creek FL1-19	504 - Non Dwelling Structures	09/30/09		09/30/11	
Hogan Creek FL1-19	Dwelling Equipment	09/30/09		09/30/11	
Hogan Creek FL1-19	Parking Lots/Paving	09/30/09		09/30/11	
Hogan Creek FL1-19	Non-dwelling equipment	09/30/09		09/30/11	
Hogan Creek FL1-19	Unit Renovation/Modernization	09/30/09		09/30/11	
Hogan Creek FL1-19	Elevators	09/30/09		09/30/11	
Hogan Creek FL1-19	Plumbing Renovations	09/30/09		09/30/11	
Hogan Creek FL1-19	Cabinets	09/30/09		09/30/11	
Hogan Creek FL1-19	ADA Compliance	09/30/09		09/30/11	
Hogan Creek FL1-19	Security Services	09/30/09		09/30/11	
Hogan Creek FL1-19	Social Services	09/30/09		09/30/11	
Jax Beach FL1-07	A&E Services	09/30/09		09/30/11	
Jax Beach FL1-07	ADA Compliance - Site	09/30/09		09/30/11	
Jax Beach FL1-07	Landscaping/Tree Trimming	09/30/09		09/30/11	
Jax Beach FL1-07	Concrete Repairs	09/30/09		09/30/11	
Jax Beach FL1-07	Siding Replacement	09/30/09		09/30/11	
Jax Beach FL1-07	Roofing	09/30/09		09/30/11	
Jax Beach FL1-07	Unit Renovation/Modernization	09/30/09		09/30/11	
Jax Beach FL1-07	Dwelling Equipment	09/30/09		09/30/11	

**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

**Part II: Supporting Pages**

PHA Name:  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FF
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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)	
Jax Beach FL1-07	Non-dwelling equipment	09/30/09		09/30/11	
Jax Beach FL1-07	Cabinets	09/30/09		09/30/11	
Jax Beach FL1-07	ADA Compliance	09/30/09		09/30/11	
Jax Beach FL1-07	Security Services	09/30/09		09/30/11	
Jax Beach FL1-07	Social Services	09/30/09		09/30/11	
Jax Beach FL1-07	Nondwelling Structures	09/30/09		09/30/11	
Jax Beach FL1-07 (Scat Sites 161)	Dwelling Equipment	09/30/09		09/30/11	
Jax Beach FL1-07 (Scat Sites 161)	Install A/C	09/30/09		09/30/11	
Oaks FL1-36	A&E Services	09/30/09		09/30/11	
Oaks FL1-36	Dwelling Equipment	09/30/09		09/30/11	
Oaks FL1-36	Non-dwelling structure	09/30/09		09/30/11	
Oaks FL1-36	Non-dwelling equipment	09/30/09		09/30/11	
Oaks FL1-36	Cabinets	09/30/09		09/30/11	
Oaks FL1-36	Security Services	09/30/09		09/30/11	
Oaks FL1-36	Social Services	09/30/09		09/30/11	
Oaks FL1-36	Tree Maintenance/Sitework	09/30/09		09/30/11	
Oaks FL1-36	Paving/Fencing	09/30/09		09/30/11	
Oaks FL1-36	Unit Renovation/Modernization	09/30/09		09/30/11	
Oaks FL1-36	Roofs	09/30/09		09/30/11	
Riviera South FL 1-47	Mngmnt Services	09/30/09		09/30/11	
Riviera South FL 1-47	Security Services	09/30/09		09/30/11	
Riviera South FL 1-47	Dwelling Equipment	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	HVAC	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Landscaping/Tree Maint	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Fencing	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	ADA Compliance/Sidewalk	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Paving	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Cabinets	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Gutters	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Unit Renovation/Modernization	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Roof Repair/Replace	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Painting/Pressure Wash	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Air Conditioning	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Office Space/Nondwelling Renov	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Security Services	09/30/09		09/30/11	
Scattered Sites FL1-28,29,31,31	Dwelling Equipment	09/30/09		09/30/11	
Southwind FL1-13	A & E Lift Station	09/30/09		09/30/11	
Southwind FL1-13	Lift Station	09/30/09		09/30/11	

**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

**Part II: Supporting Pages**

PHA Name:  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-07 Replacement Housing Factor Grant No:	CFFP (Yes/No):	FF
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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)	All Funds Expended (Quarter End Date)
Southwind FL1-13	Landscaping	09/30/09	09/30/11
Southwind FL1-13	504 Site Improvements	09/30/09	09/30/11
Southwind FL1-13	Dwelling Equipment	09/30/09	09/30/11
Southwind FL1-13	Nondwelling Structures	09/30/09	09/30/11
Southwind FL1-13	Non-dwelling equipment	09/30/09	09/30/11
Southwind FL1-13	Unit Renovation/Modernization	09/30/09	09/30/11
Southwind FL1-13	Roofing	09/30/09	09/30/11
Southwind FL1-13	Cabinets	09/30/09	09/30/11
Southwind FL1-13	Security Services	09/30/09	09/30/11
Southwind FL1-13	Social Services	09/30/09	09/30/11
Twin Towers FL1-10	Concrete Pads (dumpster/Playground)	09/30/09	09/30/11
Twin Towers FL1-10	Drainage Problems	09/30/09	09/30/11
Twin Towers FL1-10	Fencing	09/30/09	09/30/11
Twin Towers FL1-10	Site Lighting	09/30/09	09/30/11
Twin Towers FL1-10	Landscaping/Tree Maint	09/30/09	09/30/11
Twin Towers FL1-10	Paving/Sidewalks	09/30/09	09/30/11
Twin Towers FL1-10	ADA Sidewalks	09/30/09	09/30/11
Twin Towers FL1-10	Balcony Repair	09/30/09	09/30/11
Twin Towers FL1-10	Blinds	09/30/09	09/30/11
Twin Towers FL1-10	Cabinets	09/30/09	09/30/11
Twin Towers FL1-10	Elevator Repairs/Renovation	09/30/09	09/30/11
Twin Towers FL1-10	Lighting	09/30/09	09/30/11
Twin Towers FL1-10	Roofing	09/30/09	09/30/11
Twin Towers FL1-10	Unit Renovation/Modernization	09/30/09	09/30/11
Twin Towers FL1-10	Non Dwelling Structures	09/30/09	09/30/11
Twin Towers FL1-10	Dwelling Equipment	09/30/09	09/30/11
Twin Towers FL1-10	Non-dwelling equipment	09/30/09	09/30/11
Twin Towers FL1-10	ADA Compliance	09/30/09	09/30/11
Twin Towers FL1-10	Cabinets	09/30/09	09/30/11
Twin Towers FL1-10	Security Services	09/30/09	09/30/11
Twin Towers FL1-10	Social Services	09/30/09	09/30/11
Twin Towers FL1-10	Central Office Fees	09/30/09	09/30/11
Brentwood FL1-48	Security Services	09/30/09	09/30/11
Brentwood FL1-48	Speed Bumps	09/30/09	09/30/11
Brentwood FL1-48	ADA Compliance	09/30/09	09/30/11
Brentwood FL1-48	Unit Renovation/Modernization	09/30/09	09/30/11
Brentwood FL1-48	Roofing	09/30/09	09/30/11
Brentwood FL1-48	Non-dwelling equipment	09/30/09	09/30/11

**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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-07		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
Brentwood FL1-48	Dwelling Equipment	09/30/09		09/30/11		
Victory Point FL1-14	Sidewalks	09/30/09		09/30/11		
Victory Point FL1-14	Site Improvement	09/30/09		09/30/11		
Victory Point FL1-14	504 Site Improvements	09/30/09		09/30/11		
Victory Point FL1-14	Paving	09/30/09		09/30/11		
Victory Point FL1-14	Tree Maintenance/Sitework	09/30/09		09/30/11		
Victory Point FL1-14	Security Services	09/30/09		09/30/11		
Victory Point FL1-14	Unit Renovation/Modernization	09/30/09		09/30/11		
Victory Point FL1-14	Cabinets	09/30/09		09/30/11		
Victory Point FL1-14	Non-dwelling equipment	09/30/09		09/30/11		
Victory Point FL1-14	Dwelling Equipment	09/30/09		09/30/11		
Admin	Non-dwelling Structure	09/30/09		09/30/11		
Management Imp	Consulting	09/30/09		09/30/11		
Management Imp	Training	09/30/09		09/30/11		
Management Imp	Software	09/30/09		09/30/11		
Management Imp	Security Services	09/30/09		09/30/11		
PHA Wide	Unit Renovation/Modernization	09/30/09		09/30/11		
Dwelling equipment	Other Site Equipment	09/30/09		09/30/11		
Non-dwelling equipment	Other Site Equipment	09/30/09		09/30/11		
Non-dwelling equipment	Computer Hardware	09/30/09		09/30/11		
Admin	Central Office Fees	09/30/09		09/30/11		















**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-08 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2008
			<b>FFY of Grant Approval:</b> 2008

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 1 ) as of 3/31/09  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	776,344	716,397	181,631	172,695
4	1410 Administration (may not exceed 10% of line 21)	383,171	383,171	383,171	383,171
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	27,000	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	832,000	775,000	0	0
10	1460 Dwelling Structures	1,489,000	1,582,704	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	101,000	117,758	7,413	7,413
12	1470 Nondwelling Structures	67,000	67,000	0	0
13	1475 Nondwelling Equipment	146,000	93,305	0	0
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,202	5,000	0	0
18	1499 Development Activities <sup>4</sup>				
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)	\$3,831,717	\$3,767,335	\$572,214	\$563,279
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	60,000	62,000	0	0
23	Amount of line 20 Related to Security--Soft Costs	765,844	618,250	150,386	150,386
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-08 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2008
			<b>FFY of Grant Approval:</b> 2008

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		2008		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Anders FL1-15	Security Services	1408		10,000	4,944	218	218	
	Site Improvement	1450		10,000	5,000	-		
	Unit Renov/Modernization	1460		25,000	20,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Cabinets	1460		8,000	8,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Anders Scattered Sites FL1-15 (1)	ADA Sidewalks	1450		2,000	2,000	-		
	Landscaping/Other Site Improvmnts	1450		7,000	7,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renov/Modernization	1460		10,000	10,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Cabinets	1460		5,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Forest Meadows E FL1-15 (21)	Security Services	1408		5,000	4,892	389	389	
	Sidewalks/Curbs	1450		2,500	2,500	-		
	Site Improvement	1450		10,000	5,000	-		
	ADA Sidewalks	1450		2,000	2,000	-		
	Dumpster Enclosures	1450		20,000	-	-		
	Landscaping	1450		5,000	5,000	-		
	Site Improvement	1450		5,000	5,000	-		
	Unit Renov/Modernization	1460		25,000	10,000	-		
	Siding Replacement	1460		-	100,629	-	-	
	Cabinets	1460		10,000	5,000	-		
	Dwelling Equipment	1465		2,000	2,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-Dwelling Equipment	1475		5,000	5,000	-		
Forest Meadows W FL1-15 (20)	Security Services	1408		5,000	5,000	-	-	
	Dumpster Enclosures	1450		30,000	30,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Tree Removal	1450			20,000	-		
	Culvert	1450			30,000	-		
	Unit Renov/Modernization	1460		25,000	10,000	-	-	
	Siding Replacement	1460			46,944	-	-	
	Roofs	1460		17,000	50,000	-		
	Gutters	1460		6,000	6,000	-		
	ADA Compliance	1460		5,000	5,000	-		
	Cabinets	1460		10,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-Dwelling Equipment	1475		5,000	5,000	-		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		2008		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Baldwin FL1-08	Security Services	1408		5,000	1,000	-	-	
	Social Services	1408		500	500	-		
	Site Improvement	1450		5,000	5,000	-		
	Paving	1450		20,000	20,000	-		
	Tree Trimming	1450		5,000	5,000	-		
	Unit Renov/Modernization	1460		10,000	5,000	-		
	Cabinets	1460		5,000	5,000	-		
	Dwelling Equipment	1465		5,000	2,000	-	-	
	Non-Dwelling Equipment	1475		5,000	2,000	-		
	Non-Dwelling Equipment	1475		1,000	1,000	-		
Blodgett FL1-32	Security Services	1408		20,000	16,780	4,627	4,627	
	Landscaping	1450		3,000	3,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Tree Trimming	1450		5,000	5,000	-		
	Unit Renov/Modernization	1460		25,000	20,000	-		
	Roofs - Phase II	1460		80,000	20,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Paint Siding	1460		75,000	-	-		
	Cabinets	1460		10,000	5,000	-		
	HVAC	1460		5,000	5,000	-		
	Dwelling Equipment	1465		2,000	2,000	-	-	
	Non-dwelling structure	1470		5,000	5,000	-		
	Playground Equipment	1475		60,000	-	-		
	Non-dwelling equipment	1475		3,000	3,000	-		
Centennial Tower FL1-16	Security Services	1408		115,000	93,523	24,713	24,713	
	Social Services	1408		1,000	1,000	-		
	Site Improvement	1450		10,000	10,000	-		
	Elevators	1460		3,000	8,000	-		
	Paving	1450		20,000	10,000	-		
	Roof Repair	1460		5,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	25,000	-		
	Tinted Windows	1460		75,000	95,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Cabinets	1460		10,000	5,000	-		
	Dwelling Equipment	1465		5,000	6,309	1,309	1,309	
	Renovate Non Dwelling Area	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		3,000	13,305	-	-	
Centennial TH East FL1-18 (17)	Security Services	1408		5,000	4,958	465	465	
	Social Services	1408		500	500	-		
	Paving	1450		20,000	20,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	10,000	-		
	Cabinets	1460		5,000	5,000	-		
	ADA Compliance	1460		5,000	5,000	-		

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		2008		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Centennial TH West FL1-18 (18)	Security Services	1408		5,000	4,986	436	436	
	Social Services	1408		500	500	-		
	Tree Removal	1450		8,500	8,500	-		
	Dumpster Enclosures	1450		15,000	15,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	10,000	-		
	Cabinets	1460		5,000	5,000	-		
	ADA Compliance	1460		5,000	5,000	-		
	Dwelling Equipment	1465		2,000	2,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		2,000	2,000	-		
Colonial FL 1-46	Security Services	1408		5,000	4,720	1,073	1,073	
	ADA Sidewalks	1450		2,000	2,000	-		
	Fencing	1450		30,000	30,000	-		
	Site Lighting	1450		31,000	31,000	-		
	Dumpster Enclosures	1450		30,000	30,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	5,000	-		
	Roofs	1460		90,000	125,000	-		
	Painting	1460		80,000	-	-		
	Cabinets	1460		8,000	5,000	-		
	ADA Compliance	1460		5,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		3,000	3,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Fairway Oaks FL1-12	Security Services	1408		2,000	1,986	317	317	
	Sidewalks	1450		15,000	15,000	-	-	
	ADA Sidewalks	1450		2,000	2,000	-		
	Landscaping	1450		3,000	3,000	-		
	Dumpster Enclosures	1450		30,000	30,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	10,000	-		
	Cabinets	1460		10,000	5,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Hogan Creek FL1-19	Security Services	1408		115,000	75,537	26,732	26,732	
	Social Services	1408		1,000	2,000	720	720	
	Landscaping	1450		2,000	2,000	-		
	Site Improvement	1450		10,000	5,000	-		

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  
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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		2008		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Entry Door Replacement	1460			146,400	-		
	Unit Renovation/Modernization	1460		25,000	23,300	-		
	Cabinets	1460		10,000	5,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Clean/ Repair Windows	1460		12,000	12,000	-		
	Dwelling Equipment	1465		5,000	5,000	655	655	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Jax Beach FL1-07	Security Services	1408		5,000	4,618	73	73	
	ADA Sidewalks	1450		2,000	2,000	-		
	Signs	1450			8,000	-		
	Site Improvement	1450		10,000	10,000	-		
	Site Lighting	1450		12,000	12,000	-		
	Dumpster Enclosures	1450		30,000	50,000	-		
	Parking Pads	1450		35,000	35,000	-		
	Siding Replacement	1460		100,000	50,000	-		
	Unit Renovation/Modernization	1460		25,000	20,000	-		
	Cabinets	1460		15,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Recirculating Hood Fans in Kitchen	1465		16,000	16,000	-		
	Non-dwelling structure	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Jax Beach FL1-07 (Scat Sites 16)	ADA Sidewalks	1450		2,000	2,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Siding Replacement	1460			102,600	-	-	
	Cabinets	1460		5,000	5,000	-		
	Install A/C	1460		103,000	103,000	-	-	
	Dwelling Equipment	1465		1,000	1,000	-	-	
Lindsey Terrace	Security Services	1408		-	1,000	288	288	
Oaks FL1-36	Security Services	1408		100,000	118,863	32,110	32,110	
	Landscaping	1450		6,000	6,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Paving	1450		2,000	2,000	-		
	Dumpster Enclosures	1450		30,000	35,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Paint Senior Building	1460			32,000	-		
	Cabinets	1460		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	20,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Riviera South FL 1-47	Security Services	1408		10,000	2,000	193	193	
	Management Svcs	1408			28,121	5,747	5,747	
	Site Improvement	1450		10,000	5,000	-		

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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		2008		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Unit Renovation/Modernization	1460		20,000	10,000	-		
	Cabinets	1460		10,000	5,000	-		
	Landscaping	1450		5,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Scattered Sites FL1-27,28,29,31	Security Services	1408		10,000	1,930	548	548	
	Fencing	1450		15,000	15,000	-		
	Site Improvement	1450		10,000	10,000	-		
	Parking Pads	1450		20,000	20,000	-		
	Tree Trimming	1450		30,000	30,000	-		
	Unit Renovation/Modernization	1460		20,000	20,000	-	-	
	ADA Compliance	1460		4,000	4,000	-		
	Cabinets	1460		10,000	5,000	-		
	Roofing	1460		5,000	43,800	-		
	Painting	1460		20,000	20,000	-		
	Non-dwelling structure	1470		5,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling equipment	1475		5,000	5,000	-		
Southwind FL1-13	Security Services	1408		10,000	1,916	428	428	
	Social Services	1408		500	500	-		
	A&E - Roofs	1430		7,000	7,000	-		
	Site Improvement	1450		10,000	5,000	-	-	
	ADA Compliance/Sidewalk	1450		2,000	2,000	-		
	Asphalt/Reseal	1450		100,000	60,000	-		
	Unit Renovation/Modernization	1460		20,000	20,000	-		
	Cabinets	1460		10,000	5,000	-		
	Dwelling Equipment	1465		5,000	5,000	-	-	
	Non-dwelling structure	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	5,000	-		
Twin Towers FL1-10	Security Services	1408		230,000	180,959	37,658	37,658	
	Social Services	1408		1,500	1,280	-	-	
	ADA Sidewalks	1450		2,000	2,000	-		
	Site Improvement	1450		10,000	10,000	-		
	Dumpsters Enclosures	1450			-	-		
	Landscaping	1450		15,000	15,000	-		
	Balcony Handrails	1460		15,000	15,000	-		
	Site Lighting	1460		5,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	25,000	-		
	Repair Front Panels Throughout Complex	1460		40,000	40,000	-		
	Window Replacement Phase I	1460		100,000	100,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Cabinets	1460		10,000	10,000	-		
	Dwelling Equipment	1465		5,000	23,449	5,449	5,449	

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**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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Anders FL1-15	Security Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Anders Scattered Sites FL1-15 (162)	ADA Sidewalks	09/30/10		09/30/12		
	Landscaping/Other Site Improvment	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Forest Meadows E FL1-15 (21)	Security Services	09/30/10		09/30/12		
	Sidewalks/Curbs	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Dumpster Enclosures					
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	Siding Replacement	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-Dwelling Equipment	09/30/10		09/30/12		
Forest Meadows W FL1-15 (20)	Security Services	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Tree Removal	09/30/10		09/30/12		
	Culvert	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	Siding Replacement	09/30/10		09/30/12		
	Roofs	09/30/10		09/30/12		
	Gutters	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-Dwelling Equipment	09/30/10		09/30/12		
Baldwin FL1-08	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Paving	09/30/10		09/30/12		
	Tree Trimming	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-Dwelling Equipment	09/30/10		09/30/12		
	Non-Dwelling Equipment	09/30/10		09/30/12		
Blodgett FL1-32	Security Services	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Tree Trimming	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	Roofs - Phase II	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Paint Siding					
	Cabinets	09/30/10		09/30/12		
	HVAC	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Playground Equipment					
	Non-dwelling equipment	09/30/10		09/30/12		
Centennial Tower FL1-16	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Elevators	09/30/10		09/30/12		
	Paving	09/30/10		09/30/12		
	Roof Repair	09/30/10		09/30/12		

**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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Tinted Windows	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Renovate Non Dwelling Area	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Centennial TH East FL1-18 (17)	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	Paving	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Centennial TH West FL1-18 (18)	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	Tree Removal	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Colonial FL 1-46	Security Services	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Fencing	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Roofs	09/30/10		09/30/12		
	Painting					
	Cabinets	09/30/10		09/30/12		

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	ADA Compliance	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Fairway Oaks FL1-12	Security Services	09/30/10		09/30/12		
	Sidewalks	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Hogan Creek FL1-19	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Entry Door Replacement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Clean/ Repair Windows	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Jax Beach FL1-07	Security Services	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Signs	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Parking Pads	09/30/10		09/30/12		
	Siding Replacement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	Dwelling Equipment	09/30/10		09/30/12		
	Recirculating Hood Fans in Kitchen	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Jax Beach FL1-07 (Scat Sites 161)	ADA Sidewalks	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Siding Replacement	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Install A/C	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
Lindsey Terrace	Security Services	09/30/10		09/30/12		
Oaks FL1-36	Security Services	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Paving	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Paint Senior Building	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Riviera South FL 1-47	Security Services	09/30/10		09/30/12		
	Management Svcs	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Scattered Sites FL1-27,28,29,31	Security Services	09/30/10		09/30/12		
	Fencing	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Parking Pads	09/30/10		09/30/12		
	Tree Trimming	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFFP (Yes/No):		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Roofing	09/30/10		09/30/12		
	Painting	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Southwind FL1-13	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	A&E - Roofs	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	ADA Compliance/Sidewalk	09/30/10		09/30/12		
	Asphalt/Reseal	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Twin Towers FL1-10	Security Services	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Dumpsters Enclosures					
	Landscaping	09/30/10		09/30/12		
	Balcony Handrails	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Repair Front Panels Throughout C	09/30/10		09/30/12		
	Window Replacement Phase I	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Brentwood FL1-48	Security Services	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Elevator	09/30/10		09/30/12		
Victory Point FL1-14	Security Services	09/30/10		09/30/12		

**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

**Part II: Supporting Pages**

PHA Name:  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-08 Replacement Housing Factor Grant No:	CFFP (Yes/No):	<b>FF</b>
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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		
	Sidewalks	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Tree Trimming	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
Admin	Non-dwelling Structure	09/30/10		09/30/12		
Management Imp	Training	09/30/10		09/30/12		
	Social Services	09/30/10		09/30/12		
PHA Wide	A&E					
	Relocation					
Admin	Central Office Fees					
Planned Management Fees						















**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-09 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2009
			<b>FFY of Grant Approval:</b> 2009

**Type of Grant:**

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	776,344	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	383,171	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,000	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	832,000	0	0	0
10	1460 Dwelling Structures	1,489,000	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	101,000	0	0	0
12	1470 Nondwelling Structures	67,000	0	0	0
13	1475 Nondwelling Equipment	146,000	0	0	0
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,202	0	0	0
18	1499 Development Activities <sup>4</sup>				
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)	\$3,831,717	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	60,000	0	0	0
23	Amount of line 20 Related to Security--Soft Costs	765,844	0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P001501-09 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2009
			<b>FFY of Grant Approval:</b> 2009

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		CFFP (Yes/No):		2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Anders FL1-15	Security Services	1408		5,000				
	Site Improvement	1450		15,000				
	Unit Renov/Modernization	1460		30,000				
	ADA Compliance	1460		2,000				
	Cabinets	1460		8,000				
	Dwelling Equipment	1465		5,000				
	Non-dwelling structure	1470		5,000				
	Non-dwelling equipment	1475		5,000				
Anders Scattered Sites FL1-15 (1)	ADA Sidewalks	1450		2,000				
	Landscaping/Other Site Improvmnts	1450		7,000				
	Site Improvement	1450		15,000				
	Unit Renov/Modernization	1460		15,000				
	ADA Compliance	1460		2,000				
	Cabinets	1460		5,000				
	Dwelling Equipment	1465		5,000				
	Non-dwelling equipment	1475		5,000				
Forest Meadows E FL1-15 (21)	Security Services	1408		5,000				
	Sidewalks/Curbs	1450		2,500				
	Site Improvement	1450		35,000				
	ADA Sidewalks	1450		5,000				
	Landscaping	1450		5,000				
	Unit Renov/Modernization	1460		30,000				
	Cabinets	1460		10,000				
	Dwelling Equipment	1465		2,000				
	Non-dwelling structure	1470		5,000				
	Non-Dwelling Equipment	1475		5,000				
Forest Meadows W FL1-15 (20)	Security Services	1408		5,000				
	Site Improvement	1450		15,000				
	Unit Renov/Modernization	1460		25,000				
	Gutters	1460		6,000				
	ADA Compliance	1460		5,000				
	Cabinets	1460		10,000				
	Dwelling Equipment	1465		5,000				
	Non-dwelling structure	1470		5,000				
	Non-Dwelling Equipment	1475		5,000				
Baldwin FL1-08	Security Services	1408		1,000				
	Social Services	1408		500				
	Site Improvement	1450		25,000				
	Paving	1450		20,000				
	Tree Trimming	1450		5,000				
	Unit Renov/Modernization	1460		20,000				
	Cabinets	1460		5,000				
	HVAC	1460		20,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report  
 \$ASQFL0012009200909251148-10

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant	
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		CFFP (Yes/No):		2009	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Dwelling Equipment	1465		5,000			
	Non-Dwelling Equipment	1475		5,000			
	Non-Dwelling Equipment	1475		2,000			
Blodgett FL1-32	Security Services	1408		20,000			
	Landscaping	1450		3,000			
	Site Improvement	1450		20,000			
	Tree Trimming	1450		5,000			
	Unit Renov/Modernization	1460		30,000			
	Roofs - Phase II	1460		20,000			
	ADA Compliance	1460		2,000			
	Cabinets	1460		10,000			
	HVAC	1460		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Centennial Tower FL1-16	Security Services	1408		115,000			
	Social Services	1408		1,000			
	Site Improvement	1450		15,000			
	Elevators	1460		5,000			
	Sidewalks/Paving	1450		25,000			
	Roof Repair	1460		5,000			
	Unit Renovation/Modernization	1460		35,000			
	ADA Compliance	1460		2,000			
	Cabinets	1460		13,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Centennial TH East FL1-18 (17)	Security Services	1408		5,000			
	Social Services	1408		500			
	Paving	1450		20,000			
	Site Improvement	1450		15,000			
	Unit Renovation/Modernization	1460		30,000			
	Cabinets	1460		5,000			
	ADA Compliance	1460		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Centennial TH West FL1-18 (18)	Security Services	1408		5,000			
	Social Services	1408		500			
	Tree Removal	1450		8,500			
	Dumpster Enclosures	1450		15,000			
	Site Improvement	1450		20,000			
	Unit Renovation/Modernization	1460		36,000			
	Cabinets	1460		5,000			

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:		Grant Type and Number				Federal FY of Grant	
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		CFFP (Yes/No):		2009	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	ADA Compliance	1460		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Colonial FL 1-46	Security Services	1408		5,000			
	ADA Sidewalks	1450		2,000			
	Site Lighting	1450		31,000			
	Dumpster Enclosures	1450		30,000			
	Site Improvement	1450		20,000			
	Unit Renovation/Modernization	1460		25,000			
	Cabinets	1460		10,000			
	ADA Compliance	1460		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Fairway Oaks FL1-12	Security Services	1408		2,000			
	Sidewalks	1450		15,000			
	ADA Sidewalks	1450		2,000			
	Paving	1450		5,000			
	Landscaping	1450		5,000			
	Site Improvement	1450		10,000			
	Unit Renovation/Modernization	1460		25,000			
	Cabinets	1460		10,000			
	ADA Compliance	1460		2,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Fairway Oaks Scattered Sites FL	Site Improvement	1450		5,000			
	Unit Renovation/Modernization	1460		5,000			
Hogan Creek FL1-19	Security Services	1408		100,000			
	Social Services	1408		1,000			
	Landscaping	1450		3,000			
	Site Improvement	1450		10,000			
	ADA Sidewalks	1450		2,000			
	Unit Renovation/Modernization	1460		50,000			
	Cabinets	1460		10,000			
	ADA Compliance	1460		5,000			
	Clean/ Repair Windows	1460		12,000			
	Dwelling Equipment	1465		15,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Jax Beach FL1-07	Security Services	1408		5,000			
	ADA Sidewalks	1450		2,000			
	Site Improvement	1450		20,000			

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:		Grant Type and Number				Federal FY of Grant	
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		CFFP (Yes/No):		2009	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Site Lighting	1450		12,000			
	Parking Pad/Paving	1450		10,000			
	Unit Renovation/Modernization	1460		30,000			
	Cabinets	1460		15,000			
	Dwelling Equipment	1465		5,000			
	Recirculating Hood Fans in Kitchen	1465		16,000			
	Maintenance Shop/Laundry	1470		175,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Jax Beach FL1-07 (Scat Sites 16	ADA Sidewalks	1450		2,000			
	Site Improvement	1450		15,000			
	Unit Renovation/Modernization	1460		10,000			
	Cabinets	1460		14,000			
	Dwelling Equipment	1465		1,000			
Lindsey Terrace	Security Services	1408		1,000			
Oaks FL1-36	Security Services	1408		130,000			
	Landscaping	1450		6,000			
	Site Improvement	1450		10,000			
	Paving	1450		2,000			
	Elevator	1460		5,000			
	ADA Compliance	1460		2,000			
	Cabinets	1460		15,000			
	Unit Renovation/Modernization	1460		25,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Riviera South FL 1-47	Security Services	1408		10,000			
	Site Improvement	1450		15,000			
	Unit Renovation/Modernization	1460		20,000			
	Painting	1460		40,000			
	Cabinets	1460		10,000			
	Landscaping	1450		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		2,000			
	Non-dwelling equipment	1475		5,000			
Scattered Sites FL1-27,28,29,31	Security Services	1408		10,000			
	Fencing	1450		15,000			
	Sidewalks	1450		5,000			
	Site Improvement	1450		10,000			
	Parking Pads	1450		20,000			
	Landscaping/Tree Trimming	1450		30,000			
	Unit Renovation/Modernization	1460		20,000			
	ADA Compliance	1460		4,000			
	Cabinets	1460		15,000			

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:		Grant Type and Number				Federal FY of Grant	
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		CFFP (Yes/No):		2009	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
	Roofing	1460		5,000			
	Painting/Pressure Wash	1460		5,000			
	Non-dwelling structure	1470		5,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling equipment	1475		5,000			
Southwind FL1-13	Security Services	1408		10,000			
	Social Services	1408		500			
	A&E - Roofs	1430		7,000			
	Site Improvement	1450		10,000			
	ADA Compliance/Sidewalk	1450		2,000			
	Unit Renovation/Modernization	1460		20,000			
	Cabinets	1460		10,000			
	Roofing	1460		10,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Twin Towers FL1-10	Security Services	1408		194,000			
	Social Services	1408		1,500			
	ADA Sidewalks	1450		2,000			
	Site Improvement	1450		15,000			
	Concrete Pads	1450		10,000			
	Landscaping/Trees	1450		4,000			
	Site Lighting	1460		5,000			
	Unit Renovation/Modernization	1460		25,000			
	Repair Front Panels Throughout Complex	1460		40,000			
	Window Replacement Phase I	1460		100,000			
	Elevators	1460		10,000			
	ADA Compliance	1460		2,000			
	Roofs	1460		350,000			
	Cabinets	1460		10,000			
	Dwelling Equipment	1465		5,000			
	Non-dwelling structure	1470		5,000			
	Non-dwelling equipment	1475		5,000			
Brentwood FL1-48	Security Services	1408		85,000			
	ADA Compliance	1460		1,000			
	Unit Renovation/Modernization	1460		5,000			
	Elevator	1460		3,000			
Victory Point FL1-14	Security Services	1408		10,000			
	ADA Compliance	1430		3,000			
	Sidewalks	1450		2,000			
	Site Improvement	1450		20,000			
	Tree Trimming	1450		10,000			
	ADA Sidewalks	1450		2,000			
	Unit Renovation/Modernization	1460		22,000			

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



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Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>	
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Expenditure End Date		
Anders FL1-15	Security Services	09/30/11		09/30/13			
	Site Improvement	09/30/11		09/30/13			
	Unit Renov/Modernization	09/30/11		09/30/13			
	ADA Compliance	09/30/11		09/30/13			
	Cabinets	09/30/11		09/30/13			
	Dwelling Equipment	09/30/11		09/30/13			
	Non-dwelling structure	09/30/11		09/30/13			
	Non-dwelling equipment	09/30/11		09/30/13			
Anders Scattered Sites FL	ADA Sidewalks	09/30/11		09/30/13			
	Landscaping/Other Site Improvmnts	09/30/11		09/30/13			
	Site Improvement	09/30/11		09/30/13			
	Unit Renov/Modernization	09/30/11		09/30/13			
	ADA Compliance	09/30/11		09/30/13			
	Cabinets	09/30/11		09/30/13			
	Dwelling Equipment	09/30/11		09/30/13			
	Non-dwelling equipment	09/30/11		09/30/13			
Forest Meadows E FL1-15	Security Services	09/30/11		09/30/13			
	Sidewalks/Curbs	09/30/11		09/30/13			
	Site Improvement	09/30/11		09/30/13			
	ADA Sidewalks	09/30/11		09/30/13			
	Landscaping	09/30/11		09/30/13			
	Unit Renov/Modernization	09/30/11		09/30/13			
	Cabinets	09/30/11		09/30/13			
	Dwelling Equipment	09/30/11		09/30/13			
	Non-dwelling structure	09/30/11		09/30/13			
	Non-Dwelling Equipment	09/30/11		09/30/13			
Forest Meadows W FL1-15	Security Services	09/30/11		09/30/13			
	Site Improvement	09/30/11		09/30/13			
	Unit Renov/Modernization	09/30/11		09/30/13			
	Gutters	09/30/11		09/30/13			
	ADA Compliance	09/30/11		09/30/13			
	Cabinets	09/30/11		09/30/13			
	Dwelling Equipment	09/30/11		09/30/13			
	Non-dwelling structure	09/30/11		09/30/13			
	Non-Dwelling Equipment	09/30/11		09/30/13			

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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>
Baldwin FL1-08	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Paving	09/30/11		09/30/13		
	Tree Trimming	09/30/11		09/30/13		
	Unit Renov/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	HVAC	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-Dwelling Equipment	09/30/11		09/30/13		
	Non-Dwelling Equipment	09/30/11		09/30/13		
Blodgett FL1-32	Security Services	09/30/11		09/30/13		
	Landscaping	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Tree Trimming	09/30/11		09/30/13		
	Unit Renov/Modernization	09/30/11		09/30/13		
	Roofs - Phase II	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	HVAC	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Centennial Tower FL1-16	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Elevators	09/30/11		09/30/13		
	Sidewalks/Paving	09/30/11		09/30/13		
	Roof Repair	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Centennial TH East FL1-18	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	Paving	09/30/11		09/30/13		

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	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Centennial TH West FL1-1	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	Tree Removal	09/30/11		09/30/13		
	Dumpster Enclosures	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Colonial FL 1-46	Security Services	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Site Lighting	09/30/11		09/30/13		
	Dumpster Enclosures	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Fairway Oaks FL1-12	Security Services	09/30/11		09/30/13		
	Sidewalks	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Paving	09/30/11		09/30/13		
	Landscaping	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		

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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Fairway Oaks Scattered Si	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
Hogan Creek FL1-19	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	Landscaping	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Clean/ Repair Windows	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Jax Beach FL1-07	Security Services	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Site Lighting	09/30/11		09/30/13		
	Parking Pad/Paving	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Recirculating Hood Fans in Kitchen	09/30/11		09/30/13		
	Maintenance Shop/Laundry	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Jax Beach FL1-07 (Scat Si	ADA Sidewalks	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
Lindsey Terrace	Security Services	09/30/11		09/30/13		
Oaks FL1-36	Security Services	09/30/11		09/30/13		
	Landscaping	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		

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Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>
	Paving	09/30/11		09/30/13		
	Elevator	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Riviera South FL 1-47	Security Services	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Painting	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Landscaping	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Scattered Sites FL1-27,28	Security Services	09/30/11		09/30/13		
	Fencing	09/30/11		09/30/13		
	Sidewalks	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Parking Pads	09/30/11		09/30/13		
	Landscaping/Tree Trimming	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Roofing	09/30/11		09/30/13		
	Painting/Pressure Wash	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Southwind FL1-13	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	A&E - Roofs	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	ADA Compliance/Sidewalk	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		

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	Roofing	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Twin Towers FL1-10	Security Services	09/30/11		09/30/13		
	Social Services	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Concrete Pads	09/30/11		09/30/13		
	Landscaping/Trees	09/30/11		09/30/13		
	Site Lighting	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Repair Front Panels Throughout Complex	09/30/11		09/30/13		
	Window Replacement Phase I	09/30/11		09/30/13		
	Elevators	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Roofs	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Brentwood FL1-48	Security Services	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	Elevator	09/30/11		09/30/13		
Victory Point FL1-14	Security Services	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Sidewalks	09/30/11		09/30/13		
	Site Improvement	09/30/11		09/30/13		
	Tree Trimming	09/30/11		09/30/13		
	ADA Sidewalks	09/30/11		09/30/13		
	Unit Renovation/Modernization	09/30/11		09/30/13		
	ADA Compliance	09/30/11		09/30/13		
	Cabinets	09/30/11		09/30/13		
	Dwelling Equipment	09/30/11		09/30/13		
	Non-dwelling structure	09/30/11		09/30/13		
	Non-dwelling equipment	09/30/11		09/30/13		
Admin	Non-dwelling Structure	09/30/11		09/30/13		

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Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)		Reasons for Revised Target Dates <sup>1</sup>	
	Elevator	09/30/11		09/30/13			
Management Imp	Training	09/30/11		09/30/13			
	Social Services	09/30/11		09/30/13			
PHA Wide	A&E	09/30/11		09/30/13			
	Planned Management Fees	09/30/11		09/30/13			
	Relocation	09/30/11		09/30/13			
Admin	Central Office Fees	09/30/11		09/30/13			
	Relocation	09/30/11		09/30/13			
Admin	Central Office Fees	09/30/11		09/30/13			

# Jacksonville Housing Authority

## Capital Fund Program

Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
Anders FL1-15	Security Services	1408	25,000	5,000	5,000	5,000	5,000	5,000
Anders FL1-15	Site Improvement	1450	135,000	15,000	15,000	35,000	35,000	35,000
Anders FL1-15	Fencing	1450	25,000		25,000			
Anders FL1-15	Unit Renov/Modernization	1460	240,000	30,000	30,000	60,000	60,000	60,000
Anders FL1-15	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Anders FL1-15	Cabinets	1460	61,000	8,000	8,000	15,000	15,000	15,000
Anders FL1-15	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Anders FL1-15	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Anders FL1-15	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Anders Scattered Sites FL1-1	ADA Sidewalks	1450	22,000	2,000	5,000	5,000	5,000	5,000
Anders Scattered Sites FL1-1	Landscaping/Other Site Improvi	1450	15,000	7,000	2,000	2,000	2,000	2,000
Anders Scattered Sites FL1-1	Site Improvement	1450	43,000	15,000	7,000	7,000	7,000	7,000
Anders Scattered Sites FL1-1	Unit Renov/Modernization	1460	120,000	15,000	15,000	30,000	30,000	30,000
Anders Scattered Sites FL1-1	ADA Compliance	1460	172,000	2,000	20,000	50,000	50,000	50,000
Anders Scattered Sites FL1-1	Cabinets	1460	13,000	5,000	2,000	2,000	2,000	2,000
Anders Scattered Sites FL1-1	Dwelling Equipment	1465	40,000	5,000	5,000	10,000	10,000	10,000
Anders Scattered Sites FL1-1	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows E FL1-15 (2	Security Services	1408	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows E FL1-15 (2	Sidewalks/Curbs	1450	12,500	2,500	2,500	2,500	2,500	2,500
Forest Meadows E FL1-15 (2	Site Improvement	1450	155,000	35,000	30,000	30,000	30,000	30,000
Forest Meadows E FL1-15 (2	ADA Sidewalks	1450	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows E FL1-15 (2	Landscaping	1450	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows E FL1-15 (2	Unit Renov/Modernization	1460	190,000	30,000	40,000	40,000	40,000	40,000
Forest Meadows E FL1-15 (2	Cabinets	1460	65,000	10,000	10,000	15,000	15,000	15,000
Forest Meadows E FL1-15 (2	Dwelling Equipment	1465	10,000	2,000	2,000	2,000	2,000	2,000
Forest Meadows E FL1-15 (2	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows E FL1-15 (2	Non-Dwelling Equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows W FL1-15 (2	Security Services	1408	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows W FL1-15 (2	Site Improvement	1450	108,000	15,000	18,000	25,000	25,000	25,000
Forest Meadows W FL1-15 (2	Unit Renov/Modernization	1460	235,000	25,000	30,000	60,000	60,000	60,000
Forest Meadows W FL1-15 (2	Gutters	1460	6,000	6,000				
Forest Meadows W FL1-15 (2	ADA Compliance	1460	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows W FL1-15 (2	Cabinets	1460	62,000	10,000	10,000	12,000	15,000	15,000
Forest Meadows W FL1-15 (2	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows W FL1-15 (2	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Forest Meadows W FL1-15 (2	Non-Dwelling Equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Baldwin FL1-08	Security Services	1408	5,000	1,000	1,000	1,000	1,000	1,000
Baldwin FL1-08	Social Services	1408	2,500	500	500	500	500	500
Baldwin FL1-08	Site Improvement	1450	240,000	25,000	150,000	20,000	20,000	25,000
Baldwin FL1-08	Paving	1450	40,000	20,000	5,000	5,000	5,000	5,000
Baldwin FL1-08	Tree Trimming	1450	25,000	5,000	5,000	5,000	5,000	5,000
Baldwin FL1-08	Unit Renov/Modernization	1460	190,000	20,000	30,000	45,000	45,000	50,000
Baldwin FL1-08	Cabinets	1460	40,000	5,000	5,000	10,000	10,000	10,000
Baldwin FL1-08	HVAC	1460	80,000	20,000	20,000	20,000	20,000	
Baldwin FL1-08	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Baldwin FL1-08	Non-Dwelling Equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000

# Jacksonville Housing Authority Capital Fund Program

Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
Baldwin FL1-08	Non-Dwelling Equipment	1475	10,000	2,000	2,000	2,000	2,000	2,000
Blodgett FL1-32	Security Services	1408	100,000	20,000	20,000	20,000	20,000	20,000
Blodgett FL1-32	Landscaping	1450	15,000	3,000	3,000	3,000	3,000	3,000
Blodgett FL1-32	Site Improvement	1450	120,000	20,000	20,000	25,000	25,000	30,000
Blodgett FL1-32	Tree Trimming	1450	25,000	5,000	5,000	5,000	5,000	5,000
Blodgett FL1-32	Unit Renov/Modernization	1460	240,000	30,000	30,000	60,000	60,000	60,000
Blodgett FL1-32	Siding Replacement	1460	200,000		200,000			
Blodgett FL1-32	Roofs - Phase II	1460	100,000	20,000	20,000	20,000	20,000	20,000
Blodgett FL1-32	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Blodgett FL1-32	Cabinets	1460	63,000	10,000	10,000	13,000	15,000	15,000
Blodgett FL1-32	HVAC	1460	25,000	5,000	5,000	5,000	5,000	5,000
Blodgett FL1-32	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Blodgett FL1-32	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Blodgett FL1-32	Playground Equipment	1475	60,000		60,000			
Blodgett FL1-32	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Centennial Tower FL1-16	Security Services	1408	575,000	115,000	115,000	115,000	115,000	115,000
Centennial Tower FL1-16	Social Services	1408	5,000	1,000	1,000	1,000	1,000	1,000
Centennial Tower FL1-16	Site Improvement	1450	105,000	15,000	15,000	25,000	25,000	25,000
Centennial Tower FL1-16	Elevators	1460	25,000	5,000	5,000	5,000	5,000	5,000
Centennial Tower FL1-16	Sidewalks/Paving	1450	140,000	25,000	25,000	30,000	30,000	30,000
Centennial Tower FL1-16	Roof Repair	1460	25,000	5,000	5,000	5,000	5,000	5,000
Centennial Tower FL1-16	Unit Renovation/Modernization	1460	300,000	35,000	50,000	70,000	70,000	75,000
Centennial Tower FL1-16	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Centennial Tower FL1-16	Cabinets	1460	73,000	13,000	15,000	15,000	15,000	15,000
Centennial Tower FL1-16	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Centennial Tower FL1-16	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Centennial Tower FL1-16	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Security Services		1408	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Social Services		1408	2,500	500	500	500	500	500
Centennial TH East FL1-18 (1 Paving		1450	40,000	20,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Site Improvement		1450	105,000	15,000	15,000	25,000	25,000	25,000
Centennial TH East FL1-18 (1 Unit Renovation/Modernization		1460	250,000	30,000	40,000	60,000	60,000	60,000
Centennial TH East FL1-18 (1 Cabinets		1460	40,000	5,000	5,000	10,000	10,000	10,000
Centennial TH East FL1-18 (1 ADA Compliance		1460	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Dwelling Equipment		1465	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Non-dwelling structure		1470	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH East FL1-18 (1 Non-dwelling equipment		1475	40,000	5,000	20,000	5,000	5,000	5,000
Centennial TH West FL1-18 ( Security Services		1408	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH West FL1-18 ( Social Services		1408	2,500	500	500	500	500	500
Centennial TH West FL1-18 ( Tree Removal		1450	47,000	8,500	8,500	10,000	10,000	10,000
Centennial TH West FL1-18 ( Dumpster Enclosures		1450	15,000	15,000				
Centennial TH West FL1-18 ( Site Improvement		1450	135,000	20,000	25,000	30,000	30,000	30,000
Centennial TH West FL1-18 ( Unit Renovation/Modernization		1460	250,000	36,000	40,000	54,000	60,000	60,000
Centennial TH West FL1-18 ( Cabinets		1460	45,000	5,000	5,000	10,000	10,000	15,000
Centennial TH West FL1-18 ( ADA Compliance		1460	25,000	5,000	5,000	5,000	5,000	5,000
Centennial TH West FL1-18 ( Dwelling Equipment		1465	16,000	5,000	5,000	2,000	2,000	2,000
Centennial TH West FL1-18 ( Non-dwelling structure		1470	25,000	5,000	5,000	5,000	5,000	5,000

# Jacksonville Housing Authority Capital Fund Program

Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
Centennial TH West FL1-18 (	Playground Equipment	1475	45,000		45,000			
Centennial TH West FL1-18 (	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Colonial FL 1-46	Security Services	1408	25,000	5,000	5,000	5,000	5,000	5,000
Colonial FL 1-46	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Colonial FL 1-46	Site Lighting	1450	31,000	31,000				
Colonial FL 1-46	Dumpster Enclosures	1450	150,000	30,000	30,000	30,000	30,000	30,000
Colonial FL 1-46	Site Improvement	1450	105,000	20,000	20,000	20,000	20,000	25,000
Colonial FL 1-46	Unit Renovation/Modernization	1460	245,000	25,000	40,000	60,000	60,000	60,000
Colonial FL 1-46	Cabinets	1460	65,000	10,000	10,000	15,000	15,000	15,000
Colonial FL 1-46	ADA Compliance	1460	25,000	5,000	5,000	5,000	5,000	5,000
Colonial FL 1-46	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Colonial FL 1-46	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Colonial FL 1-46	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks FL1-12	Security Services	1408	10,000	2,000	2,000	2,000	2,000	2,000
Fairway Oaks FL1-12	Sidewalks	1450	35,000	15,000	5,000	5,000	5,000	5,000
Fairway Oaks FL1-12	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Fairway Oaks FL1-12	Paving	1450	75,000	5,000	70,000			
Fairway Oaks FL1-12	Landscaping	1450	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks FL1-12	Site Improvement	1450	96,000	10,000	15,000	16,000	25,000	30,000
Fairway Oaks FL1-12	Unit Renovation/Modernization	1460	215,000	25,000	40,000	50,000	50,000	50,000
Fairway Oaks FL1-12	Cabinets	1460	60,000	10,000	10,000	10,000	15,000	15,000
Fairway Oaks FL1-12	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Fairway Oaks FL1-12	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks FL1-12	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks FL1-12	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks Scattered Sites	Site Improvement	1450	25,000	5,000	5,000	5,000	5,000	5,000
Fairway Oaks Scattered Sites	Unit Renovation/Modernization	1460	25,000	5,000	5,000	5,000	5,000	5,000
Hogan Creek FL1-19	Security Services	1408	545,000	100,000	100,000	115,000	115,000	115,000
Hogan Creek FL1-19	Social Services	1408	5,000	1,000	1,000	1,000	1,000	1,000
Hogan Creek FL1-19	Landscaping	1450	15,000	3,000	3,000	3,000	3,000	3,000
Hogan Creek FL1-19	Site Improvement	1450	85,000	10,000	15,000	20,000	20,000	20,000
Hogan Creek FL1-19	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Hogan Creek FL1-19	Unit Renovation/Modernization	1460	315,000	50,000	50,000	65,000	75,000	75,000
Hogan Creek FL1-19	Cabinets	1460	65,000	10,000	10,000	15,000	15,000	15,000
Hogan Creek FL1-19	ADA Compliance	1460	25,000	5,000	5,000	5,000	5,000	5,000
Hogan Creek FL1-19	Clean/ Repair Windows	1460	12,000	12,000				
Hogan Creek FL1-19	Dwelling Equipment	1465	75,000	15,000	15,000	15,000	15,000	15,000
Hogan Creek FL1-19	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Hogan Creek FL1-19	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Jax Beach FL1-07	Security Services	1408	25,000	5,000	5,000	5,000	5,000	5,000
Jax Beach FL1-07	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Jax Beach FL1-07	Site Improvement	1450	102,500	20,000	20,000	20,000	20,000	22,500
Jax Beach FL1-07	Site Lighting	1450	27,000	12,000	15,000			
Jax Beach FL1-07	Parking Pad/Paving	1450	50,000	10,000	10,000	10,000	10,000	10,000
Jax Beach FL1-07	Unit Renovation/Modernization	1460	260,000	30,000	50,000	60,000	60,000	60,000
Jax Beach FL1-07	Cabinets	1460	75,000	15,000	15,000	15,000	15,000	15,000
Jax Beach FL1-07	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000

# Jacksonville Housing Authority Capital Fund Program

Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
Jax Beach FL1-07	Recirculating Hood Fans in Kitc	1465	16,000	16,000				
Jax Beach FL1-07	Maintenance Shop/Laundry	1470	175,000	175,000				
Jax Beach FL1-07	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Jax Beach FL1-07	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Jax Beach FL1-07 (Scat Sites ADA Sidewalks		1450	10,000	2,000	2,000	2,000	2,000	2,000
Jax Beach FL1-07 (Scat Sites Site Improvement		1450	95,000	15,000	20,000	20,000	20,000	20,000
Jax Beach FL1-07 (Scat Sites Unit Renovation/Modernization		1460	210,000	10,000	20,000	60,000	60,000	60,000
Jax Beach FL1-07 (Scat Sites Cabinets		1460	70,000	14,000	14,000	14,000	14,000	14,000
Jax Beach FL1-07 (Scat Sites Dwelling Equipment		1465	5,000	1,000	1,000	1,000	1,000	1,000
Lindsey Terrace	Security Services	1408	5,000	1,000	1,000	1,000	1,000	1,000
Oaks FL1-36	Security Services	1408	680,000	130,000	130,000	140,000	140,000	140,000
Oaks FL1-36	Landscaping	1450	30,000	6,000	6,000	6,000	6,000	6,000
Oaks FL1-36	Site Improvement	1450	85,000	10,000	15,000	20,000	20,000	20,000
Oaks FL1-36	Paving	1450	10,000	2,000	2,000	2,000	2,000	2,000
Oaks FL1-36	Elevator	1460	25,000	5,000	5,000	5,000	5,000	5,000
Oaks FL1-36	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Oaks FL1-36	Cabinets	1460	75,000	15,000	15,000	15,000	15,000	15,000
Oaks FL1-36	Unit Renovation/Modernization	1460	235,000	25,000	35,000	55,000	60,000	60,000
Oaks FL1-36	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Oaks FL1-36	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Oaks FL1-36	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Riviera South FL 1-47	Security Services	1408	50,000	10,000	10,000	10,000	10,000	10,000
Riviera South FL 1-47	Site Improvement	1450	105,000	15,000	15,000	25,000	25,000	25,000
Riviera South FL 1-47	Unit Renovation/Modernization	1460	230,000	20,000	30,000	60,000	60,000	60,000
Riviera South FL 1-47	Painting	1460	40,000	40,000				
Riviera South FL 1-47	Cabinets	1460	50,000	10,000	10,000	10,000	10,000	10,000
Riviera South FL 1-47	Landscaping	1450	25,000	5,000	5,000	5,000	5,000	5,000
Riviera South FL 1-47	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Riviera South FL 1-47	Non-dwelling structure	1470	19,000	2,000	2,000	5,000	5,000	5,000
Riviera South FL 1-47	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Security Services	1408	50,000	10,000	10,000	10,000	10,000	10,000
Scattered Sites FL1-27,28,29	Fencing	1450	40,000	15,000	10,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Sidewalks	1450	25,000	5,000	5,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Site Improvement	1450	145,000	10,000	20,000	35,000	40,000	40,000
Scattered Sites FL1-27,28,29	Parking Pads	1450	40,000	20,000	20,000			
Scattered Sites FL1-27,28,29	Landscaping/Tree Trimming	1450	150,000	30,000	30,000	30,000	30,000	30,000
Scattered Sites FL1-27,28,29	Unit Renovation/Modernization	1460	181,000	20,000	20,000	47,000	47,000	47,000
Scattered Sites FL1-27,28,29	ADA Compliance	1460	20,000	4,000	4,000	4,000	4,000	4,000
Scattered Sites FL1-27,28,29	Cabinets	1460	75,000	15,000	15,000	15,000	15,000	15,000
Scattered Sites FL1-27,28,29	Roofing	1460	25,000	5,000	5,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Painting/Pressure Wash	1460	10,000	5,000	5,000			
Scattered Sites FL1-27,28,29	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Scattered Sites FL1-27,28,29	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Southwind FL1-13	Security Services	1408	50,000	10,000	10,000	10,000	10,000	10,000
Southwind FL1-13	Social Services	1408	2,500	500	500	500	500	500
Southwind FL1-13	A&E - Roofs	1430	7,000	7,000				

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Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
Southwind FL1-13	Site Improvement	1450	80,000	10,000	10,000	20,000	20,000	20,000
Southwind FL1-13	ADA Compliance/Sidewalk	1450	10,000	2,000	2,000	2,000	2,000	2,000
Southwind FL1-13	Unit Renovation/Modernization	1460	220,000	20,000	20,000	60,000	60,000	60,000
Southwind FL1-13	Cabinets	1460	50,000	10,000	10,000	10,000	10,000	10,000
Southwind FL1-13	Roofing	1460	50,000	10,000	10,000	10,000	10,000	10,000
Southwind FL1-13	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Southwind FL1-13	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Southwind FL1-13	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Twin Towers FL1-10	Security Services	1408	994,000	194,000	200,000	200,000	200,000	200,000
Twin Towers FL1-10	Social Services	1408	7,500	1,500	1,500	1,500	1,500	1,500
Twin Towers FL1-10	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Twin Towers FL1-10	Site Improvement	1450	105,000	15,000	15,000	25,000	25,000	25,000
Twin Towers FL1-10	Concrete Pads	1450	100,000	10,000	15,000	25,000	25,000	25,000
Twin Towers FL1-10	Landscaping/Trees	1450	4,000	4,000				
Twin Towers FL1-10	Site Lighting	1460	25,000	5,000	5,000	5,000	5,000	5,000
Twin Towers FL1-10	Unit Renovation/Modernization	1460	145,000	25,000	30,000	30,000	30,000	30,000
Twin Towers FL1-10	Repair Front Panels Throughou	1460	40,000	40,000				
Twin Towers FL1-10	Window Replacement Phase I	1460	300,000	100,000	100,000	77,500	22,500	
Twin Towers FL1-10	Elevators	1460	50,000	10,000	10,000	10,000	10,000	10,000
Twin Towers FL1-10	ADA Compliance	1460	10,000	2,000	2,000	2,000	2,000	2,000
Twin Towers FL1-10	Roofs	1460	350,000	350,000				
Twin Towers FL1-10	Cabinets	1460	50,000	10,000	10,000	10,000	10,000	10,000
Twin Towers FL1-10	Dwelling Equipment	1465	25,000	5,000	5,000	5,000	5,000	5,000
Twin Towers FL1-10	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Twin Towers FL1-10	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Brentwood FL1-48	Security Services	1408	425,000	85,000	85,000	85,000	85,000	85,000
Brentwood FL1-48	ADA Compliance	1460	8,000	1,000	1,000	2,000	2,000	2,000
Brentwood FL1-48	Unit Renovation/Modernization	1460	17,000	5,000	3,000	3,000	3,000	3,000
Brentwood FL1-48	Elevator	1460	23,000	3,000	5,000	5,000	5,000	5,000
Victory Point FL1-14	Security Services	1408	50,000	10,000	10,000	10,000	10,000	10,000
Victory Point FL1-14	ADA Compliance	1430	15,000	3,000	3,000	3,000	3,000	3,000
Victory Point FL1-14	Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Victory Point FL1-14	Site Improvement	1450	140,000	20,000	30,000	30,000	30,000	30,000
Victory Point FL1-14	Tree Trimming	1450	50,000	10,000	10,000	10,000	10,000	10,000
Victory Point FL1-14	ADA Sidewalks	1450	10,000	2,000	2,000	2,000	2,000	2,000
Victory Point FL1-14	Unit Renovation/Modernization	1460	142,000	22,000	25,000	25,000	35,000	35,000
Victory Point FL1-14	ADA Compliance	1460	15,000	3,000	3,000	3,000	3,000	3,000
Victory Point FL1-14	Cabinets	1460	50,000	10,000	10,000	10,000	10,000	10,000
Victory Point FL1-14	Dwelling Equipment	1465	53,000	3,000	5,000	15,000	15,000	15,000
Victory Point FL1-14	Non-dwelling structure	1470	25,000	5,000	5,000	5,000	5,000	5,000
Victory Point FL1-14	Non-dwelling equipment	1475	25,000	5,000	5,000	5,000	5,000	5,000
Admin	Non-dwelling Structure	1470	40,000	5,000	5,000	10,000	10,000	10,000
Admin	Elevator	1470	13,000	5,000	2,000	2,000	2,000	2,000
Management Imp	Training	1408	25,000	5,000	5,000	5,000	5,000	5,000
Management Imp	Planned Management Fees	1408	26,000		26,000			
Management Imp	Social Services	1408	69,220	13,844	13,844	13,844	13,844	13,844
PHA Wide	A&E	1430	250,000	50,000	50,000	50,000	50,000	50,000

**Jacksonville Housing Authority  
Capital Fund Program**

Site	Work Item	Account	Amount	Year 1	Year 2	Year 3	Year 4	Year 5
PHA Wide	Planned Management Fees	1408	65,000	30,000	5,000	10,000	10,000	10,000
PHA Wide	Relocation	1495	56,010	10,202	10,202	10,202	10,202	15,202
Admin	Central Office Fees	1410	1,915,855	383,171	383,171	383,171	383,171	383,171
	Totals		\$19,158,585	\$3,831,717	\$3,831,717	\$3,831,717	\$3,831,717	\$3,831,717
				2009	2010	2011	2012	2013

**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-06 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2006
			<b>FFY of Grant Approval:</b> 2006

**Type of Grant:**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: ) as of  
 **Performance and Evaluation Report for Period Ending: 3/31/09**     
  **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities <sup>4</sup>	223,849	223,849		
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)	\$223,849	\$223,849	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		0	0	0
23	Amount of line 20 Related to Security--Soft Costs		0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



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

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

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-06 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2006
			<b>FFY of Grant Approval:</b> 2006

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
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**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-07 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2007
			<b>FFY of Grant Approval:</b> 2007

**Type of Grant:**  
 Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: ) as of  
 Performance and Evaluation Report for Period Ending: 3/31/09     
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities <sup>4</sup>	356,831	356,831		
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)	\$356,831	\$356,831	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		0	0	0
23	Amount of line 20 Related to Security--Soft Costs		0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-07 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2007
			<b>FFY of Grant Approval:</b> 2007

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
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**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-08 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2008
			<b>FFY of Grant Approval:</b> 2008

**Type of Grant:**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: ) as of  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities <sup>4</sup>	423,025	423,025		
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)	\$423,025	\$423,025	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		0	0	0
23	Amount of line 20 Related to Security--Soft Costs		0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-08 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2008
			<b>FFY of Grant Approval:</b> 2008

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
--	---



**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-09 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2009
			<b>FFY of Grant Approval:</b> 2009

**Type of Grant:**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: ) as of  
 Performance and Evaluation Report for Period Ending: 4/30/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities <sup>4</sup>	423,025	423,025		
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)	\$423,025	\$423,025	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		0	0	0
23	Amount of line 20 Related to Security--Soft Costs		0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001501-09 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2009
			<b>FFY of Grant Approval:</b> 2009

**Type of Grant:**

Original Annual Statement     
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  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 4/30/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
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**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**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001503-06 Date of CFFP:	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2006
			<b>FFY of Grant Approval:</b> 2006

**Type of Grant:**

- Original Annual Statement     
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  Revised Annual Statement (revision no: ) as of  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities <sup>4</sup>	198,261	198,261		
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)	\$198,261	\$198,261	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities		0	0	0
23	Amount of line 20 Related to Security--Soft Costs		0	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup>To be completed for the Performance and Evaluation Report.

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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

<sup>4</sup>RHF funds shall be included here.



**Annual Statement/Performance and Evaluation Report**

U.S. Department of Housing and Urban Development

**Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

Office of Public and Indian Housing

**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b>  Jacksonville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29R001503-06 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	<b>FFY of Grant:</b> 2006
			<b>FFY of Grant Approval:</b> 2006

**Type of Grant:**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/09     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended

Signature of Executive Director  _____ Date	Signature of Public Housing Director  _____ Date
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**f1001v01**

**2009 Resident Advisory Board Officers:**

- |                   |                  |
|-------------------|------------------|
| 1. President      | Vickey Murphy    |
| 2. Vice President | Johnny Watkins   |
| 3. Secretary      | Frances Williams |
| 4. Treasurer      | Shirley Kohn     |

**2009 Resident Council Presidents and Addresses**

- Brentwood Lakes..... Prince Stevens  
761 Village Center Dr. S# 206  
Jacksonville, FL 32206
- Colonial Village..... Janis Whitney  
9504 103<sup>rd</sup> St. # 3  
Jacksonville Fl 32210
- Cetennial Townhouse East..... Alfornia Pickett  
1017 N. Liberty Street  
Jacksonville, FL 32206
- Centennial Townhouse West..... Pearlina Simmons  
1205 Broad St.  
Jacksonville, Fl 32202
- Centennial Towers..... Lelia Vann  
230 E. 1<sup>st</sup> # 1103  
Jacksonville Fl 32206
- Durkeeville..... Brodus Mincey  
1102 W. 7<sup>th</sup> Street #6  
Jacksonville, FL 32209
- Fairway Oaks..... Alice Thomas  
5324 Golfbrook Dr.  
Jacksonville, FL 32208
- Hogan Creek..... Elouise Williams  
1320 Broad St # 1213  
Jacksonville Fl 32202
- Jax Beach..... Angular Ford  
412 3<sup>rd</sup> Ave. South  
Jax Bch, Fl 32250

Lindsey Terrace..... Katie Merriweather  
6455 Argyle Forest Blvd. #102  
Jacksonville, FL 32244

Scattered Sites..... Stephanie Canidate  
1025 E. 12<sup>th</sup> Street #1  
Jacksonville FL 32206

Southwind Villas..... Drucilla Smith  
8711 Newton Rd # 30  
Jacksonville FL 32216

Twin Towers..... Michael Smith  
617 W44th Street #116  
Jacksonville FL 322116

Victory Pointe..... Patrice McIntosh  
6750 Ramona Blvd. #224  
Jacksonville, FL 32205

Updated: May 2009