

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information 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>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2,653</u> Number of HCV units: <u>6,328</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: N / A</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: N / A						PHA 2:						PHA 3:					
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		PH	HCV																								
PHA 1: N / A																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: JHA's mission for the coming five (5) years is to continue to provide safe, clean, affordable housing for our residents, to provide effective social services, partner with our residents to improve the quality of life for them and their families by encouraging education, employment and self-sufficiency in order to help them move "up and out" of assisted housing.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The JHA will continue over the next five (5) years to serve the needs of Jacksonville and Duval county's low, very low income, and extremely low income residents by using replacement housing funds and reserves to purchase additional apartment units for our public and affordable portfolio. We will also administering the Section 8 program by awarding HCV's at 100% of awarded funding levels, which will keep us at 97-100% lease up level. JHA will continue to be good stewards of the annual CAP Grant Funds awarded to us to maintain all AMPS in high performer status. We will implement the use of the \$5.3M ARRA awarded funds as stipulated in previously submitted documents to be sure they are spent according to the program's guidelines. JHA was also awarded additional ARRA competitive funding for water and energy conservation projects and will continue to monitor these projects for completion as mandated. JHA's social services will continue as funding allows to improve resident's employment ability by encouraging education, job training and home ownership programs to allow our residents to become self sufficient and home owners if they so desire. A complete report of the past 5 -Year results is attached to this plan.																										
6.0	PHA Plan Update (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	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Brentwood Lakes is JHA’s latest HOPE VI development, which was closed out at the end of FY08. This development is 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 Gregory West Apartments. As described in 5.2, JHA is actively searching for additional apartments for purchase to provide additional public housing units through use of replacement housing funds. We are also beginning the process to convert the remaining 78 units of affordable housing in Riviera Apartments to public housing units with the full support of our Board of Commissioners. Homeownership programs are available to JHA residents in Public Housing and Section 8 through our Resident Opportunity Department.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See attachment</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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> <p>N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>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.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>JHA is actively addressing the additional housing needs of the Jacksonville and Duval County areas by seeking to purchase additional public housing AMPS. While we are not currently involved in a HOPE VI development project, JHA would welcome the opportunity to pursue another such project should they be offered again by US HUD. JHA also applied for several competitive bid grants to be used for water and energy conservation projects and is on target with the process to award and complete these projects.</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>JHA is actively seeking to purchase an additional apartment units for public housing outside the consent decree area. JHA continually improved the units in our affordable and public housing portfolio and are again proud to maintain High Performer Status through our REAC scores. Our Resident Opportunities Dept. 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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>JHA defines Significant Amendment as it would pertain to the 5-Year and Annual Plan to be any change or changes of a nature to admission policies, rents, organization of the waiting list, etc. that would make it necessary to amend the Annual Plan. An example of this nature would be the ARRA grants received last year at which time we did hold a public hearing to present and discuss the process and our plan was revised and submitted to the local US HUD Field Office for approval.</p> <p>A Substantial Deviation / Modification would be defined as any need to respond immediately to an Act of God such as a hurricane, tornado or other unexpected event or mandate from local government officials that would require JHA to modify, revise or cancel the long range goals and objectives previously established and approved.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from

welfare program requirements. (**Note: applies to only public housing**).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or

disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (**Note: Standard and Troubled PHAs complete annually.**)

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*

- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (**PHAs receiving CFP grants only**)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (**PHAs receiving CFP grants only**)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (**Must be attached electronically for PHAs receiving CFP grants only**). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (**Must be attached electronically for PHAs receiving CFP grants only**). See instructions in 8.2.

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 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	5,000	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	488,566	488,566	488,566	244,387
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	301,986	301,986	277,162
8	1440 Site Acquisition	2,000,000			
9	1450 Site Improvement	199,497	683,124	683,124	205,032
10	1460 Dwelling Structures	2,531,600	3,159,801	3,159,801	1,603,197
11	1465.1 Dwelling Equipment--Nonexpendable	5,000	0	0	0
12	1470 Nondwelling Structures	96,000	195,083	195,083	10,330
13	1475 Nondwelling Equipment	50,000	557,104	557,104	428,834
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	0	0	0
18	1499 Development Activities ⁴				
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)	\$5,385,663	\$5,385,663	\$5,385,663	\$2,768,943
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities			0	0
23	Amount of line 20 Related to Security--Soft Costs	5,000		0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29S001501-09 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

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: FL29S001501-09 CFFP (Yes/No): 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
				Planned	Obligated	Funds Obligated ²	Funds Expended ²	
				Original	Revised ¹			
Anders FL1-15	Vinyl Siding	1460		235,000	131,432	131,432	131,432	
	A&E	1430			4,980	4,980	4,980	
	Site Improvement	1450			8,175	8,175	8,175	
	Non Dwelling Equipment	1475			31,534	31,534	31,534	
Baldwin FL1-08	Roofs	1460		100,000				
	Property Sign & Solar Lights for Sign	1450			23,802	23,802	23,802	
	Kitchen Cabinets	1460	16 Units	30,000				
	A&E	1430			2,969	2,969	2,969	
	Non Dwelling Equipment	1475			53,161	53,161	53,161	
Blodgett FL1-32	Asphalt/Reseal	1450		50,000				
	Pressure Wash & Paint Doors	1460		50,000	23,400	23,400	11,700	
	Vinyl Siding	1460		330,000	273,245	273,245	273,245	
	A&E	1430			5,219	5,219	3,269	
	Non Dwelling Equipment	1475			58,413	58,413	58,413	
Centennial Tower FL1-16	Paint Interior	1460		100,000				
	Site Lighting	1450		15,000				
	Elevators Controllers & Repairs	1460		22,000	129,200	129,200	129,200	
	Tinting Windows	1460			191,705	191,705	121,847	
	Roofs	1460			-	-	-	
	New Generators	1475		50,000				
	A&E	1430			19,741	19,741	18,796	
	Trash Chute Replacement	1475			59,899	59,899	-	
Centennial TH East FL1-18 (17)	Roofs	1460		180,000				
	Sign	1450			8,175	8,175	-	
	Dumpster Enclosure	1450			9,438	9,438	-	
	Vinyl Siding	1460		64,000	-	-	-	
	Expand Lobby & Bathroom	1470		75,000				
	A&E	1430			2,969	2,969	2,969	
	Non Dwelling Equipment	1475			4,038	4,038	4,038	
Centennial TH West FL1-18 (18)	Roofs	1460		270,000				
	Vinyl Siding	1460		96,000	-	-	-	
	Sign	1450			8,175	8,175	-	
	Dumpster Enclosures	1450			12,584	12,584	-	
	A&E	1430			2,969	2,969	2,969	
	Non Dwelling Equipment	1475			2,623	2,623	2,623	
Colonial Villas FL1-46	A&E	1430			7,994	7,994	7,994	
	Dumpster Enclosures	1450			9,438	9,438	-	

¹ To be completed for the Performance and Evaluation Report of 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: FL29S001501-09 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
				Planned	Obligated			
	Roof	1460			153,481	153,481	146,439	
	Non Dwelling Structure	1470			149,753	149,753	-	
Fairway Oaks FL1-15(12)	A&E	1430			3,069	3,069	3,069	
	Sidewalks/Paving	1450			29,367	29,367	29,367	
	Roof	1460			-	-	-	
	Non Dwelling Equipment	1475			56,534	56,534	56,534	
Forest Meadows East FL1-15(21)	A&E	1430			7,845	7,845	7,845	
	Site Improvement	1450			8,175	8,175	-	
	Unit Renov/Modernization	1460			32,980	32,980	32,980	
	Non Dwelling Equipment	1475			32,300	32,300	32,300	
Forest Meadows West FL1-15(20)	A&E	1430			6,802	6,802	6,802	
	Dumpster Enclosures	1450			12,584	12,584	-	
Hogan Creek FL1-19	Elevator Repairs	1460		4,000	2,800	2,800	2,800	
	Site Lighting	1450		18,000				
	Fire Rated Doors	1460			111,751	111,751	31,299	
	A&E	1430			4,643	4,643	4,643	
		1460						
Jax Beach FL1-07	Paving/Asphalt/Reseal	1450		25,000	38,220	38,220	38,220	
	Landscape	1450			4,940	4,940	4,940	
	Pressure Wash & Paint	1460		50,000	37,090	37,090	37,090	
	Roofing	1460		205,000	43,525	43,525	43,525	
	HVAC	1460		105,000				
	Vinyl Siding	1460			150,013	150,013	150,013	
	A&E	1430			3,194	3,194	3,194	
	Non Dwelling Equipment	1475			30,750	30,750	30,750	
	Non Dwelling Structures	1470			800	800	800	
Jax Beach FL1-07 (SS 161)	Roofs	1460		102,600				
	A&E	1430			4,465	4,465	-	
	Site Improvements	1450			-	-	-	
	Property Sign	1450			8,300	8,300	8,300	
	Vinyl Siding	1460		80,000	-	-	-	
	Pressure Wash & Paint	1460			-	-	-	
Oaks of Durkeeville FL1-36	Pressure Wash/Painting	1460			30,500	30,500	30,500	
	Dumpster Enclosures	1450			9,438	9,438	-	
	Non Dwelling Equipment	1475			39,729	39,729	39,729	
	Pressure Wash & Paint	1460			-	-	-	
Riviera South FL1-47	A&E	1430			3,019	3,019	3,019	
	Dumpster Enclosure	1450			6,292	6,292	-	
	Pressure Wash/Paint	1460			36,734	36,734	36,734	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29S001501-09 CFFP (Yes/No): 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
					Planned	Obligated		
	Sidewalks - ADA	1450			4,850	4,850	4,850	
	Paving	1450			63,821	63,821	63,821	
	Column Replacement	1470			35,000	35,000	-	
Scattered Sites FL1-27,28,29,31	HVAC	1460		75,000	480,210	480,210	128,995	
	Tree Removal/Landscaping	1450		51,497	-	-	-	
	A&E	1430			52,743	52,743	52,743	
	Window Replacement	1460			446,195	446,195	246,457	
Southwind FL1-13	Roofing	1460		200,000	836,600	836,600	-	
	Asphalt/Reseal	1450		40,000	312,000	312,000	-	
	Dumpster Enclosure	1450			47,188	47,188	-	
	Site Lighting	1450			3,356	3,356	3,356	
	Landscaping	1450			-	-	-	
	Property Sign	1450			8,300	8,300	8,300	
	A&E	1430			146,666	146,666	129,202	
	Non Dwelling Equipment	1475			47,095	47,095	47,095	
Twin Towers FL1-10	Paint Interior	1460		200,000				
	Paint Exterior	1460			39,980	39,980	39,980	
	Property Sign	1450			8,175	8,175	8,175	
	Site Lighting	1450			3,726	3,726	3,726	
	Elevators - Controllers & Repairs	1460		33,000	8,960	8,960	8,960	
	A&E	1430			20,689	20,689	20,689	
	Trash Chute Replacement	1475			102,954	102,954	34,584	
Victory Pointe FL1-14	A&E	1430			2,010	2,010	2,010	
	Dumpster Enclosure	1450			34,605	34,605	-	
	Non Dwelling Equipment	1475			38,075	38,075	38,075	
Admin	Elevator - Renovate Cab	1470		16,000	9,530	9,530	9,530	
Management Imp	Security	1408		5,000	-	-	-	
PHA Wide	A&E	1430		5,000				
	Energy Audit	1430			-	-	-	
	Property Purchase	1440		2,000,000	-	-	-	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non Dwelling Structures	1470		5,000				
	Relocation	1495		5,000	-	-	-	
Admin	Central Office Fees	1410		488,566	488,566	488,566	244,387	
Total				5,385,663	5,385,663	5,385,663	2,768,943	

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.

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

2 To be completed for the Performance and Evaluation Report

\$ASQFL0012010201007161120-09

Part II: Supporting Pages

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29S001501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost Planned	Total Actual Cost Obligated	Status of Work

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

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

U.S. Department of Housing and Urban Development

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29S001501-09		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	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Site Improvement	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Baldwin FL1-08	Roofs	03/17/10	03/17/10	03/17/12		
	Property Sign & Solar Lights for Sign	03/17/10	03/17/10	03/17/12		
	Kitchen Cabinets	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Blodgett FL1-32	Asphalt/Reseal	03/17/10	03/17/10	03/17/12		
	Pressure Wash & Paint Doors	03/17/10	03/17/10	03/17/12		
	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Centennial Tower FL1-16	Paint Interior	03/17/10	03/17/10	03/17/12		
	Site Lighting	03/17/10	03/17/10	03/17/12		
	Elevators Controllers & Repairs	03/17/10	03/17/10	03/17/12		
	Tinting Windows	03/17/10	03/17/10	03/17/12		
	Roofs	03/17/10	03/17/10	03/17/12		
	New Generators	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Trash Chute	03/17/10	03/17/10	03/17/12		
Centennial TH East FL1-18 (17)	Roofs	03/17/10	03/17/10	03/17/12		
	Sign	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosure	03/17/10	03/17/10	03/17/12		
	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	Expand Lobby & Bathroom	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Centennial TH West FL1-18 (18)	Roofs	03/17/10	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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29S001501-09		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)		
	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	Sign	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Colonial Villas FL1-46	A&E	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
	Roof	03/17/10	03/17/10	03/17/12		
	Non Dwelling Structure	03/17/10	03/17/10	03/17/12		
Fairway Oaks FL1-15(12)	A&E	03/17/10	03/17/10	03/17/12		
	Sidewalks/Paving	03/17/10	03/17/10	03/17/12		
	Roof	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Forest Meadows East FL1-15(21)	A&E	03/17/10	03/17/10	03/17/12		
	Site Improvement	03/17/10	03/17/10	03/17/12		
	Unit Renov/Modernization	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Forest Meadows West FL1-15(20)	A&E	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
Hogan Creek FL1-19	Elevator Repairs	03/17/10	03/17/10	03/17/12		
	Site Lighting	03/17/10	03/17/10	03/17/12		
	Fire Rated Doors	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
Jax Beach FL1-07	Paving/Asphalt/Reseal	03/17/10	03/17/10	03/17/12		
	Landscape	03/17/10	03/17/10	03/17/12		
	Pressure Wash & Paint	03/17/10	03/17/10	03/17/12		
	Roofing	03/17/10	03/17/10	03/17/12		
	HVAC	03/17/10	03/17/10	03/17/12		
	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
	Non Dwelling Structures	03/17/10	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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29S001501-09		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)		
Jax Beach FL1-07 (SS 161)	Roofs	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Site Improvements	03/17/10	03/17/10	03/17/12		
	Property Sign	03/17/10	03/17/10	03/17/12		
	Vinyl Siding	03/17/10	03/17/10	03/17/12		
	Pressure Wash & Paint	03/17/10	03/17/10	03/17/12		
Oaks of Durkeeville FL1-36	Pressure Wash/Painting	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
	Pressure Wash/Paint	03/17/10	03/17/10	03/17/12		
Riviera South FL1-47	A&E	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
	Pressure Wash/Paint	03/17/10	03/17/10	03/17/12		
	Sidewalks - ADA	03/17/10	03/17/10	03/17/12		
	Paving	03/17/10	03/17/10	03/17/12		
	Column Replacement	03/17/10	03/17/10	03/17/12		
Scattered Sites FL1-27,28,29,31	HVAC	03/17/10	03/17/10	03/17/12		
	Tree Removal/Landscaping	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Window Replacement	03/17/10	03/17/10	03/17/12		
Southwind FL1-13	Roofing	03/17/10	03/17/10	03/17/12		
	Asphalt/Reseal	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
	Site Lighting	03/17/10	03/17/10	03/17/12		
	Landscape	03/17/10	03/17/10	03/17/12		
	Property Sign	03/17/10	03/17/10	03/17/12		
	A&E	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Twin Towers FL1-10	Paint Interior	03/17/10	03/17/10	03/17/12		
	Paint Exterior	03/17/10	03/17/10	03/17/12		
	Property Sign	03/17/10	03/17/10	03/17/12		
	Site Lighting	03/17/10	03/17/10	03/17/12		
	Elevators - Controllers & Repairs	03/17/10	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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29S001501-09		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)		
	A&E	03/17/10	03/17/10	03/17/12		
	Trash Chute Replacement	03/17/10	03/17/10	03/17/12		
Victory Pointe FL1-14	A&E	03/17/10	03/17/10	03/17/12		
	Dumpster Enclosures	03/17/10	03/17/10	03/17/12		
	Non Dwelling Equipment	03/17/10	03/17/10	03/17/12		
Admin	Elevator - Renovate Cab	03/17/10	03/17/10	03/17/12		
Management Imp	Security					
PHA Wide	A&E	03/17/10	03/17/10	03/17/12		
	Energy Audit	03/17/10	03/17/10	03/17/12		
	Property Purchase					
	New Screens					
	Dwelling Equipment					
	Non Dwelling Structures	03/17/10	03/17/10	03/17/12		
	Relocation					
Admin	Central Office Fees	03/17/10	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	23,800	23,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	19,040	19,040	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	195,160	195,160	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 Activities4	0	0		
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)	\$238,000	\$238,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	23,800	23,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	19,040	19,040	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	195,160	195,160	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 Activities4	0	0		
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)	\$238,000	\$238,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001809R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	17,800	17,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	14,240	14,240	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	145,960	145,960	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 Activities4	0	0		
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)	\$178,000	\$178,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001809R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001709R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	41,600	41,600	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	33,280	33,280	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	341,120	341,120	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 Activities4	0	0		
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)	\$416,000	\$416,000	\$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				

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001709R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001509R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	38,800	38,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	31,040	31,040	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	318,160	318,160	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 ⁴	0	0		
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)	\$388,000	\$388,000	\$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				

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

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001509R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001209R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	14,600	14,600	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	11,680	11,680	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	119,720	119,720	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 Activities4	0	0		
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)	\$146,000	\$146,000	\$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				

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

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001209R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100000709R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	30,400	30,400	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	24,320	24,320	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	249,280	249,280	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 Activities4	0	0		
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)	\$304,000	\$304,000	\$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				

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

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100000709R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

Signature of Executive Director _____ Date	Signature of Public Housing Director _____ Date
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JHA 5-Yr & Annual Plan
Additional Financial Docs

Capital Fund Program -- Five-Year Action Plan

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/Number Jacksonville Housing Authority		Locality (City/County & State) Jacksonville/Duval Florida			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement	2,077,069	2,212,069	2,431,569	2,381,569	
C.	Management Improvements		758,734	758,734	758,734	758,734	
D.	PHA-Wide Non-dwelling Structures and Equipment		568,500	433,500	214,000	264,000	
E.	Administration		379,367	379,367	379,367	379,367	
F.	Other		10,000	10,000	10,000	10,000	
G.	Operations		-	-	-	-	
H.	Demolition						
I.	Development						
J.	Capital Funding Financing - Debt Service						
K.	Total CFP Funds		3,793,670	3,793,670	3,793,670	3,793,670	
L.	Total Non-CFP Funds						
M.	Grand Total		3,793,670	3,793,670	3,793,670	3,793,670	

Capital Fund Program -- Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Anders FL1-15				Anders FL1-15			
	Site Improvement			5,000	Site Improvement			5,000
	Fencing			35,000				
	ADA Sidewalks/site			2,000	ADA Sidewalks/site			2,000
	Unit Renov/Modernization			5,000	Unit Renov/Modernization			10,000
	ADA Compliance			2,000	ADA Compliance			2,000
	Cabinets			8,000	Cabinets			5,000
	Dwelling Equipment			5,000	Dwelling Equipment			5,000
	Anders Scattered Sites FL1-15				Anders Scattered Sites FL1-15			
	ADA Sidewalks			2,000	ADA Sidewalks			2,000
	Landscaping			7,000	Landscaping			4,056
	Site Improvement			5,000	Site Improvement			5,000
	Unit Renov/Modernization			5,000	Unit Renov/Modernization			5,000
					New Floor Tile		15 Units	50,000
	HVAC			30,000				
	ADA Compliance			2,000	ADA Compliance			2,000
	Cabinets			5,000	Cabinets			5,000
	Dwelling Equipment			5,000	Dwelling Equipment			5,000
	Forest Meadows E FL1-15				Forest Meadows E FL1-15			
	Siding Replacement				Siding Replacement			
	Sidewalks/Curbs			2,500	Sidewalks/Curbs			2,500
	Site Improvement			10,000	Site Improvement			5,000
	ADA Sidewalks/site			5,000	ADA Sidewalks/site			5,000
	Sign			1,000	Storm Drainage Pump			19,000
	Landscaping			5,000	Landscaping			5,000
	Site Improvement			5,000	Site Improvement			5,000
	Unit Renov/Modernization			10,000	Unit Renov/Modernization			5,000
	Cabinets			5,000	Cabinets			5,000
	Dwelling Equipment			2,000	Dwelling Equipment			2,000

Capital Fund Program -- Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Forest Meadows W FL1-15			Forest Meadows W FL1-15		
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		
	Site Improvement		18,000	Site Improvement		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
				New Floor Tile	10 Units	34,000
	ADA Compliance		5,000	ADA Compliance		5,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		213,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		224,556
	Baldwin FL1-46			Baldwin FL1-46		
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Paving		5,000	Paving		5,000
	Tree Trimming		5,000	Tree Trimming		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
	Roofs		5,000			
	Cabinets		5,000	Cabinets		5,000
	HVAC		20,000	HVAC		20,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Colonial FL 1-46			Colonial FL 1-46		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		5,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		5,000	ADA Compliance		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Baldwin & Colonial FL1-46		94,000	Subtotal Baldwin & Colonial FL1-46		84,000
	Blodgett FL1-32			Blodgett FL1-32		

Capital Fund Program -- Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Landscaping		3,000	Landscaping		3,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Tree Trimming		5,000	Tree Trimming		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
				Security Screens		50,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		5,000	Cabinets		5,000
	HVAC		5,000	HVAC		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Blodgett FL1-32		42,000	Blodgett FL1-32		92,000
	Centennial Tower FL1-17			Centennial Tower FL1-17		
	Site Improvement		15,000	Site Improvement		5,000
	Sidewalks/Paving		5,000	Sidewalks/Paving		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Elevators		5,000	Elevators		5,000
	Paving		25,000	Paving		25,000
	Roof Repair		5,000	Roof Repair		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Centennial Tower FL1-17		79,000	Subtotal Centennial Tower FL1-17		69,000
	Centennial TH East FL1-18			Centennial TH East FL1-18		
	Paving/Curbs		25,000	Paving/Curbs		25,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	ADA Compliance		5,000	ADA Compliance		5,000
	Remodel Bathrooms		40,000			
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Centennial TH West FL1-18			Centennial TH West FL1-18		
	Tree Removal		8,500	Tree Removal		5,000
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	Remodel Bathrooms		40,000			
	ADA Compliance		5,000	ADA Compliance		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		2,000
	Subtotal Centennial Townhomes E&W FL1-18		175,500	Subtotal Centennial Townhomes E&W FL1-18		89,000
	Fairway Oaks FL1-12			Fairway Oaks FL1-12		
	Sidewalks		5,000	Sidewalks		5,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Window Screens		105,000	Paving		70,000
	Landscaping		5,000	Landscaping		5,000
	Site Improvement		15,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Fairway Oaks Scat Sites-FL1-12			Fairway Oaks Scat Sites-FL1-12		
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		1,000	ADA Sidewalks/site		1,000
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization		5,000
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		165,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		120,000
	Hogan Creek FL1-19			Hogan Creek FL1-19		

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Landscaping		3,000	Landscaping		3,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Elevators		5,000	Elevators		5,000
	Handrails		25,000	Window Replacement		190,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		5,000	ADA Compliance		2,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Hogan Creek FL1-19		67,000	Subtotal Hogan Creek FL1-19		229,000
	Jax Beach FL1-07			Jax Beach FL1-07		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Landscaping/Tree Trimming		2,000	Landscaping/Tree Trimming		
	Site Improvement		5,000	Site Improvement		5,000
	Site Lighting		5,000			
	Parking Pads/Asphalt Sealing		10,000	Paving		5,000
	Security Screens		25,000			
	Roofing		5,000	Roofing		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Jax Beach Scattered Sites FL1-07			Jax Beach Scattered Sites FL1-07		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Exterior Lighting		15,000			
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
				Vinyl Siding		90,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		1,000	Dwelling Equipment		1,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-07		112,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-		150,000
	Lindsey Terrace FL1-45			Lindsey Terrace FL1-45		
	Subtotal Lindsey Terrace FL1-45		-	Subtotal Lindsey Terrace FL1-45		-
	Oaks of Durkeeville FL1-36			Oaks of Durkeeville FL1-36		
				Dumpster Enclosures		15,000
	Landscaping/Trees		6,000	Landscaping/Trees		5,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Paving/Fencing		2,000	Paving/Fencing		2,000
	Elevator		5,000	Elevator		5,000
	ADA Compliance		5,000	ADA Compliance		2,000
				Paint All Buildings		76,000
	Lock Replacement		5,000	Roofs		5,000
	Cabinets		5,000	Cabinets		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Oaks of Durkeeville FL1-36		50,000	Subtotal Oaks of Durkeeville FL1-36		137,000
	Riviera South FL 1-47			Riviera South FL 1-47		
	Site Improvement		5,000	Site Improvement		5,000
				Site Lighting		10,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		30,000
	Painting		80,000	Window Replacement		75,000
	Cabinets		7,056	Cabinets		5,000
	Paving		15,000	Paving		15,000
	Landscaping		5,000	Landscaping		5,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Riviera South FL1-47		129,056	Subtotal Riviera South FL1-47		152,000
	Scattered Sites FL1-27,28,29,31			Scattered Sites FL1-27,28,29,31		
	Fencing		10,000	Fencing		5,000
	Sidewalks		3,000	Sidewalks		5,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Landscaping		5,000	Landscaping		5,000
	Landscaping/Tree Trimming		2,000	Landscaping/Tree Trimming		15,000
	Gutters		20,000	Vinyl Tile Replacement		90,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		20,000
	ADA Compliance		4,000	ADA Compliance		4,000
	Install Wooden Closet Doors		20,000	Window Blinds for Units		10,000
	Cabinets		5,000	Cabinets		5,000
				Roofing		100,000
	Painting/Pressure Wash	25 Bldgs	62,500			
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Scattered Sites FL1-27,28,29,31		153,500	Subtotal Scattered Sites FL1-27,28,29,31		271,000
	Southwind FL1-13			Southwind FL1-13		
	Site Improvement		5,000	Site Improvement		20,000
	ADA Compliance/Sidewalk		2,000	ADA Compliance/Sidewalk		2,000
	Landscaping		5,000	Site Lighting		50,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Roofs		10,000	Roofs		10,000
	Cabinets		5,000	Cabinets		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Subtotal Southwind FL1-13		42,000	Subtotal Southwind FL1-13		107,000
	Twin Towers FL1-10			Twin Towers FL1-10		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
				Concrete Pads		60,000
	Site Improvement		5,000	Site Improvement		25,000
	Site Lighting		5,000	Site Lighting		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		30,000
	Window Replacement		276,000	Window Replacement		124,000
	Elevator Repairs/Renov		10,000	Elevator Repairs/Renov		10,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		10,000	Cabinets		5,500
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Twin Towers FL1-10		325,000	Subtotal Twin Towers FL1-10		268,500
	Brentwood FL1-48			Brentwood FL1-48		
	ADA Compliance		2,000	ADA Compliance		2,000
	Elevator		3,000	Elevator		3,000
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization		5,000
	Subtotal Brentwood FL1-48		10,000	Subtotal Brentwood FL1-48		10,000
	Victory Point FL1-14			Victory Point FL1-14		
	Sidewalks		2,000	Sidewalks		2,000
	ADA Compliance		3,000	ADA Compliance		3,000
	Site Improvement		5,000	Site Improvement		30,000
	Paving		25,000	Paving		10,000
	Tree Trimming		4,513	Tree Trimming		10,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		11,513

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Roofing		300,000			
	ADA Compliance		3,000	ADA Compliance		3,000
	Cabinets		5,000	Cabinets		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Victory Point FL1-14		364,513	Subtotal Victory Point FL1-14		86,513
	PHA Wide - FL01			PHA Wide - FL01		
	A&E		50,000	A&E		50,000
				Site Maps/Signs		67,500
	Mold Remediation		5,000	Mold Remediation		5,000
	Dwelling Equipment			Dwelling Equipment		
	Subtotal PHA Wide - FL01		55,000	Subtotal PHA Wide - FL01		122,500
	Subtotal of Estimated Costs		2,077,069	Subtotal of Estimated Costs		2,212,069

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name	General	Quantity	Estimated Cost	Development Number/Name	General	Quantity
	Description of Major Work Catagories				Description of Major Work Catagories		
	Anders FL1-15				Anders FL1-15		
	Site Improvement			5,000	Site Improvement		
	ADA Sidewalks/site			2,000	ADA Sidewalks/site		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	ADA Compliance			2,000	ADA Compliance		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			3,000	Dwelling Equipment		
	Anders Scattered Sites FL1-15				Anders Scattered Sites FL1-15		
	ADA Sidewalks			2,000	ADA Sidewalks		
	Landscaping			5,000	Landscaping		
	Site Improvement			5,000	Site Improvement		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	ADA Compliance			2,000	ADA Compliance		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			3,000	Dwelling Equipment		
	Forest Meadows E FL1-15				Forest Meadows E FL1-15		
	Siding Replacement				Siding Replacement		
	Sidewalks/Curbs			2,500	Sidewalks/Curbs		
	Site Improvement			5,000	Site Improvement		
	ADA Sidewalks/site			5,000	ADA Sidewalks/site		
	Sign				Sign		
	Landscaping			4,000	Landscaping		
	Site Improvement			5,000	Site Improvement		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			2,000	Dwelling Equipment		

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Forest Meadows W FL1-15			Forest Meadows W FL1-15	
	ADA Sidewalks/site			ADA Sidewalks/site	
	Site Improvement		5,000	Site Improvement	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	ADA Compliance		5,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		119,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W	
	Baldwin FL1-46			Baldwin FL1-46	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
				Paving	
	Tree Trimming		4,000	Tree Trimming	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	Cabinets		5,000	Cabinets	
	HVAC		20,000	HVAC	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Colonial FL 1-46			Colonial FL 1-46	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		2,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Baldwin & Colonial FL1-46		76,000	Subtotal Baldwin & Colonial FL1-46	
	Blodgett FL1-32			Blodgett FL1-32	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Landscaping		3,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Tree Trimming		2,056	Tree Trimming	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	Gutters		15,000	New Doors	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	HVAC		415,000	HVAC	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Blodgett FL1-32		460,056	Blodgett FL1-32	
	Centennial Tower FL1-17			Centennial Tower FL1-17	
	Site Improvement		5,000	Site Improvement	
	Sidewalks/Paving		5,000	Sidewalks/Paving	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Elevators		5,000	Elevators	
	Paving		15,000	Paving	
	Roof Repair		5,000	Roof Repair	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Centennial Tower FL1-17		55,000	Subtotal Centennial Tower FL1-17	
	Centennial TH East FL1-18			Centennial TH East FL1-18	
	Paving/Curbs		5,000	Paving/Curbs	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	ADA Compliance		3,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Centennial TH West FL1-18			Centennial TH West FL1-18	
	Tree Removal		3,000	Tree Removal	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		5,000	ADA Compliance	
	Dwelling Equipment		2,000	Dwelling Equipment	
	Subtotal Centennial Townhomes E&W FL1-18		59,000	Subtotal Centennial Townhomes E&W FL1-18	
	Fairway Oaks FL1-12			Fairway Oaks FL1-12	
	Sidewalks		5,000	Sidewalks	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Landscaping		5,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		2,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Fairway Oaks Scat Sites-FL1-12			Fairway Oaks Scat Sites-FL1-12	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		1,000	ADA Sidewalks/site	
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization	
	Cabinets		2,000		
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		48,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12	
	Hogan Creek FL1-19			Hogan Creek FL1-19	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Landscaping		3,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Elevators		5,000	Elevators	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		5,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Hogan Creek FL1-19		38,000	Subtotal Hogan Creek FL1-19	
	Jax Beach FL1-07			Jax Beach FL1-07	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Landscaping/Tree Trimming		3,000	Landscaping/Tree Trimming	
	Site Improvement		5,000	Site Improvement	
	Parking Pads/Asphalt Sealing		10,000	Parking Pads/Asphalt Sealing	
	Roofing			Roofing	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		5,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Jax Beach Scattered Sites FL1-07			Jax Beach Scattered Sites FL1-07	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Concrete Sidewalk Repairs		5,000		
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Range Hoods		20,000		
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		1,000	Dwelling Equipment	

Part II: Supporting Pages - Physical Nees Work Statement (s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-	86,000		Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-
	Lindsey Terrace FL1-45			Lindsey Terrace FL1-45
	Subtotal Lindsey Terrace FL1-45	-		Subtotal Lindsey Terrace FL1-45
	Oaks of Durkeeville FL1-36			Oaks of Durkeeville FL1-36
	Sidewalk Repairs	5,000		
	Landscaping/Trees	5,000		Landscaping/Trees
	Site Improvement	5,000		Site Improvement
	ADA Sidewalks/site	2,000		ADA Sidewalks/site
	Paving/Fencing	2,000		Paving/Fencing
	Elevator	5,000		Elevator
	ADA Compliance	2,000		ADA Compliance
	Roofs	50,000		
	Cabinets	3,000		Cabinets
	Unit Renovation/Modernization	10,000		Unit Renovation/Modernization
	Dwelling Equipment	3,000		Dwelling Equipment
	Subtotal Oaks of Durkeeville FL1-36	92,000		Subtotal Oaks of Durkeeville FL1-36
	Riviera South FL 1-47			Riviera South FL 1-47
	Site Improvement	5,000		Site Improvement
	Storm Drains	15,000		
	ADA Sidewalks/site	2,000		ADA Sidewalks/site
	Unit Renovation/Modernization	20,000		Unit Renovation/Modernization
	HVAC	50,000		Exterior Door Replacement
	Cabinets	5,000		Cabinets
	Paving	5,000		Paving
	Landscaping	3,000		Landscaping

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Riviera South FL1-47		108,000	Subtotal Riviera South FL1-47	
	Scattered Sites FL1-27,28,29,31			Scattered Sites FL1-27,28,29,31	
	Fencing		5,000	Fencing	
	Sidewalks		3,000	Sidewalks	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Landscaping		3,000	Landscaping	
				Clothesline Replacement	
	Landscaping/Tree Trimming		5,000	Landscaping/Tree Trimming	
				Vinyl Siding	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	ADA Compliance		2,000	ADA Compliance	
	Window Blinds for Units		10,000	Window Blinds for Units	
	Cabinets		3,000	Cabinets	
	Roofing		300,000		
	Utility Room Rehab/Replace Posts on Porches		150,000		
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Scattered Sites FL1-27,28,29,31		501,000	Subtotal Scattered Sites FL1-27,28,29,31	
	Southwind FL1-13			Southwind FL1-13	
	Site Improvement		5,000	Site Improvement	
	ADA Compliance/Sidewalk		2,000	ADA Compliance/Sidewalk	
	Pond Sides Reinforcement		40,000	Landscaping	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Roofs		5,000	Roofs	
				Conversion from Gas	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Subtotal Southwind FL1-13		68,000	Subtotal Southwind FL1-13	
	Twin Towers FL1-10			Twin Towers FL1-10	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Concrete Pads		30,000		
	Site Improvement		5,000	Site Improvement	
	Balcony Repairs		340,000		
	Site Lighting		5,000	Site Lighting	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Window Replacement		150,000	Window Replacement	
	Elevator Repairs/Renov		5,000	Elevator Repairs/Renov	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Twin Towers FL1-10		555,000	Subtotal Twin Towers FL1-10	
	Brentwood FL1-48			Brentwood FL1-48	
	ADA Compliance		2,000	ADA Compliance	
	Elevator		3,000	Elevator	
				Gutters and Splash Guards	
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization	
	Subtotal Brentwood FL1-48		10,000	Subtotal Brentwood FL1-48	
	Victory Point FL1-14			Victory Point FL1-14	
	Sidewalks		2,000	Sidewalks	
	ADA Compliance		3,000	ADA Compliance	
	Site Improvement		5,000	Site Improvement	
	Paving		5,000	Paving	
	Tree Trimming		5,000	Tree Trimming	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Unit Renovation/Modernization		11,013	Unit Renovation/Modernization	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Screens		40,000	Paint Buildings	
	ADA Compliance		3,000	ADA Compliance	
	Cabinets		5,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Subtotal Victory Point FL1-14		86,013	Subtotal Victory Point FL1-14	
	PHA Wide - FL01			PHA Wide - FL01	
	A&E		40,000	A&E	
	Site Maps/Signs		25,000	Site Maps/Signs	
	Mold Remediation		5,000	Mold Remediation	
	Dwelling Equipment			Dwelling Equipment	
	Subtotal PHA Wide - FL01		70,000	Subtotal PHA Wide - FL01	
	Subtotal of Estimated Costs		2,431,569	Subtotal of Estimated Costs	

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Estimated Cost
5,000
2,000
10,000
2,000
5,000
5,000
2,000
5,000
5,000
10,000
2,000
10,000
5,000
2,500
5,000
5,000
5,000
5,000
10,000
5,000
2,000

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5,000
10,000
5,000
5,000
5,000
137,500
5,000
2,000
5,000
5,000
10,000
5,000
5,000
2,000
5,000
10,000
5,000
3,000
5,000
67,000

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3,000
5,000
2,000
4,000
10,000
145,000
2,000
5,000
400,000
5,000
581,000
5,000
5,000
2,000
5,000
5,000
5,000
10,000
2,000
5,000
5,000
49,000
4,000
5,000
2,000
10,000
5,000

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5,000
5,000
4,000
5,000
10,000
5,000
5,000
2,000
67,000
5,000
2,000
5,000
5,000
10,000
5,000
2,000
5,000
5,000
1,000
5,000
50,000

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and Indian Housing
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3,000
5,000
2,000
2,000
5,000
10,000
5,000
5,000
5,000
42,000
2,000
2,000
5,000
5,000
10,000
5,000
5,000
2,000
5,000
10,000
5,000
1,000

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and Indian Housing
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57,000
-
5,000
5,000
2,000
2,000
5,000
2,000
3,000
10,000
3,000
37,000
5,000
2,000
10,000
50,000
5,000
5,000
3,000

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and Indian Housing
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3,000
83,000
5,000
5,000
5,000
2,000
5,000
7,000
5,000
200,000
10,000
4,000
10,000
3,000
5,000
266,000
5,000
2,000
10,000
10,000
15,000
5,000
5,000

Urban Development
 and Indian Housing
 IIMB No. 2577-0226
 Expires 4/30/2011

52,000
2,000
5,000
5,000
10,000
250,000
5,000
2,000
5,000
5,000
289,000
2,000
3,000
344,000
5,000
354,000
2,000
3,000
5,000
50,000
5,000
2,000
17,013

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78,000
3,000
5,000
5,000
175,013
45,056
25,000
5,000
75,056
2,381,569

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost
	Anders FL1-15				Anders FL1-15			
	Security Services			5,000	Security Services			5,000
	Anders Scattered Sites FL1-15			500	Anders Scattered Sites FL1-15			500
	Forest Meadows E FL1-15				Forest Meadows E FL1-15			
	Security Services			5,000	Security Services			5,000
	Forest Meadows W FL1-15				Forest Meadows W FL1-15			
	Security Services			5,000	Security Services			5,000
	Social Services				Social Services			
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W			15,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W			15,500
	Baldwin FL1-46				Baldwin FL1-46			
	Security Services			1,000	Security Services			1,000
	Social Services			500	Social Services			500
	Colonial FL 1-46				Colonial FL 1-46			
	Security Services			5,000	Security Services			5,000
	Subtotal Baldwin & Colonial FL1-46			6,500	Subtotal Baldwin & Colonial FL1-46			6,500
	Blodgett FL1-32				Blodgett FL1-32			
	Security Services			5,000	Security Services			5,000
	Social Services				Social Services			
	Blodgett FL1-32			5,000	Blodgett FL1-32			5,000
	Centennial Tower FL1-17				Centennial Tower FL1-17			

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Security Services			115,000	Security Services			115,000
	Social Services			1,000	Social Services			1,000
	Subtotal Centennial Tower FL1-17			116,000	Subtotal Centennial Tower FL1-17			116,000
	Centennial TH East FL1-18				Centennial TH East FL1-18			
	Security Services			3,000	Security Services			3,000
	Social Services			500	Social Services			500
	Centennial TH West FL1-18				Centennial TH West FL1-18			
	Security Services			3,000	Security Services			3,000
	Social Services			500	Social Services			500
	Subtotal Centennial Townhomes E&W FL1-18			7,000	Subtotal Centennial Townhomes E&W FL1-18			7,000
	Fairway Oaks FL1-12				Fairway Oaks FL1-12			
	Security Services			2,000	Security Services			2,000
	Fairway Oaks Scat Sites-FL1-12				Fairway Oaks Scat Sites-FL1-12			
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000
	Hogan Creek FL1-19				Hogan Creek FL1-19			
	Security Services			93,375	Security Services			95,000
	Social Services			1,000	Social Services			1,000
	Subtotal Hogan Creek FL1-19			94,375	Subtotal Hogan Creek FL1-19			96,000
	Jax Beach FL1-07				Jax Beach FL1-07			
	Security Services			5,000	Security Services			5,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011				Work Statement for Year 3 FFY 2012			
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Social Services				Social Services			
	Jax Beach Scattered Sites FL1-07				Jax Beach Scattered Sites FL1-07			
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-07			5,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-			5,000
	Lindsey Terrace FL1-45				Lindsey Terrace FL1-45			
	Security Services				Security Services			
	Subtotal Lindsey Terrace FL1-45			-	Subtotal Lindsey Terrace FL1-45			-
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36			
	Security Services			130,000	Security Services			133,015
	Social Services				Social Services			
	Subtotal Oaks of Durkeeville FL1-36			130,000	Subtotal Oaks of Durkeeville FL1-36			133,015
	Riviera South FL 1-47				Riviera South FL 1-47			
	Security Services			5,000	Security Services			5,000
	Mngmnt Services				Mngmnt Services			
	Subtotal Riviera South FL1-47			5,000	Subtotal Riviera South FL1-47			5,000
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31			
	Security Services			5,000	Security Services			5,000
	Subtotal Scattered Sites FL1-27,28,29,31			5,000	Subtotal Scattered Sites FL1-27,28,29,31			5,000
	Southwind FL1-13				Southwind FL1-13			
	Security Services			5,000	Security Services			5,000

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost
	Social Services			500	Social Services			500
	Subtotal Southwind FL1-13			5,500	Subtotal Southwind FL1-13			5,500
	Twin Towers FL1-10				Twin Towers FL1-10			
	Security Services			183,015	Security Services			190,000
	Social Services			1,500	Social Services			1,500
	Subtotal Twin Towers FL1-10			184,515	Subtotal Twin Towers FL1-10			191,500
	Brentwood FL1-48				Brentwood FL1-48			
	Security Services			85,000	Security Services			85,000
	Subtotal Brentwood FL1-48			85,000	Subtotal Brentwood FL1-48			85,000
	Victory Point FL1-14				Victory Point FL1-14			
	Security Services			10,000	Security Services			10,000
	Subtotal Victory Point FL1-14			10,000	Subtotal Victory Point FL1-14			10,000
	PHA Wide - FL01				PHA Wide - FL01			
	Training			5,000	Training			5,000
	Social Services			47,344	Social Services			47,344
	Planned Management Fees			30,000	Planned Management Fees			18,375
	Subtotal PHA Wide - FL01			82,344	Subtotal PHA Wide - FL01			70,719
	Subtotal of Estimated Costs			758,734	Subtotal of Estimated Costs			758,734

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Other Costs				Other Costs			
	Anders, Anders Scat Sites,Forrest Mdws E & W				Anders, Anders Scat Sites,Forrest Mdws E & W			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	FMW Storage/Maintenance Shop			100,000	Renovate Community Center			3,000
					Demolish Basketball Court			5,000
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-Dwelling Equipment			7,000	Non-Dwelling Equipment			7,000
	Baldwin & Colonial FL1-46				Baldwin & Colonial FL1-46			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-Dwelling Equipment			2,000	Non-Dwelling Equipment			2,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Blodgett FL1-32				Blodgett FL1-32			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Security Camera System			150,000				
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Centennial Tower FL1-17				Centennial Tower FL1-17			
	Non Dwelling structure			5,000	Non Dwelling structure			5,000
	Booster Pump Package				New Generators			
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Centennial Townhomes E&W FL1-18				Centennial Townhomes E&W FL1-18			
	Expand Lobby & Bathroom				Expand Lobby & Bathroom			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Mailbox Replacement			5,000				
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Fairway Oaks & Fairway Oaks Scat Sites FL 1-12				Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Hogan Creek FL1-19				Hogan Creek FL1-19			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Common Area Door Replacement			50,000				
					Remodel Lobby			116,500
	Cameras			10,000	Nurse Call Station Replacement			100,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Jacksonville Beach & Jax Beach Scat Sites FL1-07				Jacksonville Beach & Jax Beach Scat Sites FL1-07			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Daycare Renovation			17,500				
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Riviera South FL 1-47				Riviera South FL 1-47			
	Non-dwelling structure			2,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31			

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Vehicle Replacement							
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Southwind FL1-13				Southwind FL1-13			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Twin Towers FL1-10				Twin Towers FL1-10			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Brentwood FL1-48				Brentwood FL1-48			
	Victory Point FL1-14				Victory Point FL1-14			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
					Mailbox Replacement			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	PHA Wide - FL01				PHA Wide - FL01			
	Non-dwelling Structure			5,000	Non-dwelling Structure			10,000
	Vehicle Replacement			30,000	Vehicle Replacement			30,000
	PHA-Wide Non-dwelling Structures and Equipment			568,500	PHA-Wide Non-dwelling Structures and Equipment			433,500
	Operations				Operations			
	Central Office Fees			379,367	Central Office Fees			379,367
	Relocation			10,000	Relocation			10,000
	Totals			1,716,601	Totals			1,581,601

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Anders FL1-15				Anders FL1-15		
	Security Services			5,000	Security Services		
	Anders Scattered Sites FL1-15			500	Anders Scattered Sites FL1-15		
	Forest Meadows E FL1-15				Forest Meadows E FL1-15		
	Security Services			5,000	Security Services		
	Forest Meadows W FL1-15				Forest Meadows W FL1-15		
	Security Services			5,000	Security Services		
	Social Services				Social Services		
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W			15,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		
	Baldwin FL1-46				Baldwin FL1-46		
	Security Services			1,000	Security Services		
	Social Services			500	Social Services		
	Colonial FL 1-46				Colonial FL 1-46		
	Security Services			5,000	Security Services		
	Subtotal Baldwin & Colonial FL1-46			6,500	Subtotal Baldwin & Colonial FL1-46		
	Blodgett FL1-32				Blodgett FL1-32		
	Security Services			5,000	Security Services		
	Social Services				Social Services		
	Blodgett FL1-32			5,000	Blodgett FL1-32		
	Centennial Tower FL1-17				Centennial Tower FL1-17		

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014		
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Security Services			115,000	Security Services		
	Social Services			1,000	Social Services		
	Subtotal Centennial Tower FL1-17			116,000	Subtotal Centennial Tower FL1-17		
	Centennial TH East FL1-18				Centennial TH East FL1-18		
	Security Services			3,000	Security Services		
	Social Services			500	Social Services		
	Centennial TH West FL1-18				Centennial TH West FL1-18		
	Security Services			3,000	Security Services		
	Social Services			500	Social Services		
	Subtotal Centennial Townhomes E&W FL1-18			7,000	Subtotal Centennial Townhomes E&W FL1-18		
	Fairway Oaks FL1-12				Fairway Oaks FL1-12		
	Security Services			2,000	Security Services		
	Fairway Oaks Scat Sites-FL1-12				Fairway Oaks Scat Sites-FL1-12		
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		
	Hogan Creek FL1-19				Hogan Creek FL1-19		
	Security Services			95,000	Security Services		
	Social Services			1,000	Social Services		
	Subtotal Hogan Creek FL1-19			96,000	Subtotal Hogan Creek FL1-19		
	Jax Beach FL1-07				Jax Beach FL1-07		
	Security Services			5,000	Security Services		

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Social Services				Social Services		
	Jax Beach Scattered Sites FL1-07				Jax Beach Scattered Sites FL1-07		
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-			5,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-		
	Lindsey Terrace FL1-45				Lindsey Terrace FL1-45		
	Security Services				Security Services		
	Subtotal Lindsey Terrace FL1-45			-	Subtotal Lindsey Terrace FL1-45		
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36		
	Security Services			133,015	Security Services		
	Social Services				Social Services		
	Subtotal Oaks of Durkeeville FL1-36			133,015	Subtotal Oaks of Durkeeville FL1-36		
	Riviera South FL 1-47				Riviera South FL 1-47		
	Security Services			5,000	Security Services		
	Mngmnt Services				Mngmnt Services		
	Subtotal Riviera South FL1-47			5,000	Subtotal Riviera South FL1-47		
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31		
	Security Services			5,000	Security Services		
	Subtotal Scattered Sites FL1-27,28,29,31			5,000	Subtotal Scattered Sites FL1-27,28,29,31		
	Southwind FL1-13				Southwind FL1-13		
	Security Services			5,000	Security Services		

Part II: Supporting Pages - Physical Nees Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014	
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General Quantity
	Social Services			500	Social Services	
	Subtotal Southwind FL1-13			5,500	Subtotal Southwind FL1-13	
	Twin Towers FL1-10				Twin Towers FL1-10	
	Security Services			190,000	Security Services	
	Social Services			1,500	Social Services	
	Subtotal Twin Towers FL1-10			191,500	Subtotal Twin Towers FL1-10	
	Brentwood FL1-48				Brentwood FL1-48	
	Security Services			85,000	Security Services	
	Subtotal Brentwood FL1-48			85,000	Subtotal Brentwood FL1-48	
	Victory Point FL1-14				Victory Point FL1-14	
	Security Services			10,000	Security Services	
	Subtotal Victory Point FL1-14			10,000	Subtotal Victory Point FL1-14	
	PHA Wide - FL01				PHA Wide - FL01	
	Training			5,000	Training	
	Social Services			47,344	Social Services	
	Planned Management Fees			18,375	Planned Management Fees	
	Subtotal PHA Wide - FL01			70,719	Subtotal PHA Wide - FL01	
	Subtotal of Estimated Costs			758,734	Subtotal of Estimated Costs	

Part II: Supporting Pages - Physical Nees Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014	
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General Quantity
	Other Costs				Other Costs	
	Anders, Anders Scat Sites,Forrest Mdws E & W				Anders, Anders Scat Sites,Forrest Mdws E & W	
	Non-dwelling structure			5,000	Non-dwelling structure	
	Non-dwelling structure			5,000	Non-dwelling structure	
	Office Rehab			5,000	Non-dwelling structure	
	Non-Dwelling Equipment			7,000	Non-Dwelling Equipment	
	Baldwin & Colonial FL1-46				Baldwin & Colonial FL1-46	
	Non-dwelling structure			5,000	Non-dwelling structure	
	Non-Dwelling Equipment			2,000	Non-Dwelling Equipment	
	Office Rehab			5,000		
	Non-dwelling equipment			5,000	Non-dwelling equipment	
	Blodgett FL1-32				Blodgett FL1-32	
	Non-dwelling structure			5,000	Non-dwelling structure	
	Non-dwelling equipment			5,000	Non-dwelling equipment	
	Centennial Tower FL1-17				Centennial Tower FL1-17	
	Non Dwelling structure			5,000	Non Dwelling structure	
	Non-dwelling equipment			5,000	Non-dwelling equipment	
	Centennial Townhomes E&W FL1-18				Centennial Townhomes E&W FL1-18	
	Expand Lobby & Bathroom				Expand Lobby & Bathroom	
	Non-dwelling structure			5,000	Non-dwelling structure	

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Fairway Oaks & Fairway Oaks Scat Sites FL 1-12				Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Hogan Creek FL1-19				Hogan Creek FL1-19		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Office Furniture			5,000			
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Jacksonville Beach & Jax Beach Scat Sites FL1-07				Jacksonville Beach & Jax Beach Scat Sites FL1-07		
		0			Maintenance Shop/Laundry Facility		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Riviera South FL 1-47				Riviera South FL 1-47		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31		

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Southwind FL1-13				Southwind FL1-13		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Twin Towers FL1-10				Twin Towers FL1-10		
	Non-dwelling structure			5,000	Non-dwelling structure		
					Replace Auditorium Roof		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Brentwood FL1-48				Brentwood FL1-48		
	Victory Point FL1-14				Victory Point FL1-14		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	PHA Wide - FL01				PHA Wide - FL01		
	Non-dwelling Structure			10,000	Non-dwelling Structure		
	Vehicle Replacement			30,000	Vehicle Replacement		
	PHA-Wide Non-dwelling Structures and Equipment			214,000	PHA-Wide Non-dwelling Structures and Equipment		
			0				
			0				
	Operations				Operations		
	Central Office Fees			379,367	Central Office Fees		
	Relocation			10,000	Relocation		
				1,362,101	Totals		

Urban Development
and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Estimated Cost
5,000
500
5,000
5,000
15,500
1,000
500
5,000
6,500
5,000
5,000

Urban Development
and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Estimated Cost
115,000
1,000
116,000
3,000
500
3,000
500
7,000
2,000
2,000
95,000
1,000
96,000
5,000

Urban Development
and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Estimated Cost
5,000
-
133,015
133,015
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
 and Indian Housing
 IIMB No. 2577-0226
 Expires 4/30/2011

Estimated Cost
500
5,500
190,000
1,500
191,500
85,000
85,000
10,000
10,000
5,000
47,344
18,375
70,719
758,734

Urban Development
and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Estimated Cost
5,000
5,000
5,000
7,000
5,000
2,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Estimated Cost
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
 and Indian Housing
 IHB No. 2577-0226
 Expires 4/30/2011

Estimated Cost
5,000
5,000
5,000
5,000
5,000
60,000
5,000
5,000
5,000
10,000
30,000
264,000
379,367
10,000
1,412,101

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: FL00100004709R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	12,200	12,200	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	9,776	9,776	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	100,024	100,024	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 ⁴	0	0		
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)	\$122,000	\$122,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004709R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	23,800	23,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	19,040	19,040	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	195,160	195,160	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 Activities4	0	0		
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)	\$238,000	\$238,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100004609R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

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

Type of Grant:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2) as of 3/31/10
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	776,344	776,344	776,344	776,344
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	34,805	34,805	17,699
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	832,000	361,264	291,000	217,108
10	1460 Dwelling Structures	1,489,000	1,842,023	1,612,017	998,038
11	1465.1 Dwelling Equipment--Nonexpendable	101,000	138,600	138,600	130,089
12	1470 Nondwelling Structures	67,000	157,174	111,320	70,184
13	1475 Nondwelling Equipment	146,000	137,836	112,043	105,171
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,202	500	500	0
18	1499 Development Activities ⁴				
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	\$3,831,717	\$3,459,799	\$2,697,803
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	60,000	50,406	28,397	28,397
23	Amount of line 20 Related to Security--Soft Costs	765,844	693,093	693,093	693,093
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF funds shall be included here.

(410,644.98)

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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-07 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2007
			FFY of Grant Approval: 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 ¹	
		Original	Revised ²	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 ¹	Funds Obligated ²	Funds Expended ²	
Anders FL1-15	Security Services	1408		10,000	1,860	1,860	1,860	
	A&E Services	1430			420	420	420	
	Site Improvement	1450		10,000	-	-	-	
	Landscaping	1450			1,750	1,750	1,750	
	Site Lighting	1450			2,362	1,121	34	
	Tree Maintenance	1450			2,795	2,795	2,795	
	Painting/Pressure Wash	1460			8,380	480	480	
	Unit Renov/Modernization	1460		25,000	6,603	6,603	6,603	
	ADA Compliance	1460		2,000	-	-	-	
	HVAC	1460			56,139	56,139	56,139	
	Cabinets	1460		8,000	-	-	-	
	Dwelling Equipment	1465		5,000	1,309	1,309	1,309	
	Non-dwelling structure (Basketball Court)	1470		5,000	-	-	-	
	Non-dwelling equipment	1475		5,000	13,731	-	-	
Anders Scattered Sites FL1-1	ADA Sidewalks	1450		2,000	-	-	-	
	Landscaping/Other Site Improvmnts	1450		7,000	-	-	-	
	Site Lighting	1450			4,788	-	-	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renov/Modernization	1460		10,000	3,560	425	425	
	HVAC	1460			24,646	24,646	-	
	ADA Compliance	1460		2,000	-	-	-	
	Cabinets	1460		5,000	-	-	-	
	Roof Repair/Replacement	1460			11,438	11,438	11,438	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-dwelling equipment	1475		5,000	-	-	-	
Forest Meadows E FL1-15 (2)	Security Services	1408		5,000	1,550	1,550	1,550	
	A&E Services	1430			1,107	1,107	1,107	
	Sidewalks/Curbs	1450		2,500	-	-	-	
	Site Lighting	1450			4,930	4,930	4,930	
	ADA Sidewalks/Railings	1450		2,000	-	-	-	
	Dumpster Enclosures	1450		20,000	-	-	-	
	Landscaping	1450		5,000	-	-	-	
	Tree Maintenance	1450			16,600	16,600	16,600	
	Site Improvement	1450		15,000	3,550	3,550	3,550	
	Unit Renov/Modernization	1460		25,000	12,533	11,533	1,320	
	ADA Compliance	1460			280	280	280	
	Siding Replacement	1460		-	16,216	16,216	16,216	
	Cabinets	1460		10,000	1,910	1,910	1,910	
	Dwelling Equipment	1465		2,000	-	-	-	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-Dwelling Equipment	1475		5,000	-	-	-	
Forest Meadows W FL1-15 (2)	Security Services	1408		5,000	182	182	182	
	A&E Services	1430			100	100	100	

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: FL29P001501-08		CFPP (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
	Dumpster Enclosures	1450		30,000	3,850	3,850	3,850	
	Sidewalks	1450			3,376	-	-	
	Site Improvement	1450		10,000	1,800	1,800	1,800	
	Site Improvement-ADA Compliance	1450			-	-	-	
	Unit Renov/Modernization	1460		25,000	25,739	25,739	25,739	
	Roofs	1460		17,000	-	-	-	
	Gutters	1460		6,000	-	-	-	
	ADA Compliance	1460		5,000	-	-	-	
	Cabinets	1460		10,000	-	-	-	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-Dwelling Equipment	1475		5,000	-	-	-	
Baldwin FL1-08	Security Services	1408		5,000	209	209	209	
	Social Services	1408		500	-	-	-	
	A&E Services	1430			200	200	200	
	Site Improvement	1450		5,000	-	-	-	
	Site Lighting	1450			1,700	1,700	-	
	Paving	1450		20,000	-	-	-	
	Tree Trimming/Landscape	1450		5,000	6,515	6,515	6,515	
	Unit Renov/Modernization	1460		10,000	-	-	-	
	Cabinets	1460		5,000	-	-	-	
	HVAC	1460			1,608	1,608	-	
	Roofing	1460			978	978	978	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-Dwelling Equipment	1475		6,000	381	381	381	
Blodgett FL1-32	Security Services	1408		20,000	20,569	20,569	20,569	
	Management Svcs	1408			2,306	2,306	2,306	
	A&E Services	1430			320	320	320	
	Landscaping	1450		3,000	-	-	-	
	Paving	1450			-	-	-	
	Fencing	1450			3,010	3,010	3,010	
	Site Improvement	1450		10,000	6,291	6,291	1,364	
	Tree Trimming	1450		5,000	22,100	22,100	22,100	
	Unit Renov/Modernization	1460		25,000	18,023	9,478	9,478	
	Roofs - Phase I	1460		80,000	900	625	350	
	ADA Compliance	1460		2,000	-	-	-	
	Paint Siding	1460		75,000	-	-	-	
	Vinyl Siding	1460			3,518	-	-	
	Painting	1460			2,490	2,490	2,490	
	Cabinets	1460		10,000	540	-	-	
	HVAC	1460		5,000	3,197	1,824	1,824	
	Dwelling Equipment	1465		2,000	612	612	612	
	Non-dwelling structure	1470		5,000	4,500	-	-	
	Playground Equipment	1475		60,000	3,522	-	-	

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
 \$ASQFL0012010201007161115-22

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
	Non-dwelling equipment	1475		3,000	1,594	1,594	1,594	
Centennial Tower FL1-16	Security Services	1408		115,000	102,717	102,717	102,717	
	Social Services	1408		1,000	960	960	960	
	A&E Services	1430			687	687	687	
	Site Improvement	1450		10,000	-	-	-	
	Elevators	1460		3,000	-	-	-	
	Paving	1450		20,000	-	-	-	
	HVAC	1460			3,339	3,339	-	
	Roof Repair	1460		5,000	37,762	37,762	-	
	Unit Renovation/Modernization	1460		25,000	12,354	1,362	1,362	
	Tinted Windows	1460		75,000	584	584	584	
	ADA Compliance	1460		2,000	616	207	207	
	Cabinets	1460		10,000	11,150	3,900	-	
	Dwelling Equipment	1465		5,000	23,563	23,563	23,563	
	Renovate Non Dwelling Area	1470		5,000	-	-	-	
	Non-dwelling equipment	1475		3,000	13,291	13,291	13,291	
Centennial TH East FL1-18 (Security Services	1408		5,000	1,005	1,005	1,005	
	Social Services	1408		500	1	1	1	
	Paving	1450		20,000	-	-	-	
	Tree Trimming	1450			-	-	-	
	Sidewalks	1450			1,675	1,675	1,675	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	1,945	1,945	1,945	
	Vinyl Siding	1460			41,725	41,725	-	
	Roofs	1460			-	-	-	
	Cabinets	1460		5,000	-	-	-	
	ADA Compliance	1460		5,000	280	280	280	
	Dwelling Equipment	1465		5,000	585	585	585	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-dwelling equipment	1475		5,000	-	-	-	
Centennial TH West FL1-18	Security Services	1408		5,000	795	795	795	
	Social Services	1408		500	-	-	-	
	A&E Services	1430			1,007	1,007	1,007	
	Tree Maintenance/Removal	1450		8,500	4,940	4,940	4,940	
	Dumpster Enclosures	1450		15,000	-	-	-	
	Landscaping	1450			9,554	6,064	6,064	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	21,501	21,501	18,887	
	Cabinets	1460		5,000	7,071	1,611	-	
	Vinyl Siding	1460			183,832	154,750	-	
	ADA Compliance	1460		5,000	-	-	-	
	Dwelling Equipment	1465		2,000	548	548	548	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-dwelling equipment	1475		2,000	-	-	-	

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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		CFPP (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	
Colonial FL 1-46	Security Services	1408		5,000	3,381	3,381	3,381		
	A&E Services	1430			320	320	320		
	ADA Sidewalks	1450		2,000	1,420	1,420	1,420		
	Sidewalks	1450			3,200	3,200	3,200		
	Fencing	1450		30,000	-	-	-		
	Site Lighting	1450		31,000	7,988	7,988	2,950		
	Dumpster Enclosures	1450		30,000	-	-	-		
	Tree Maintenance	1450		-	3,116	3,116	3,116		
	Site Improvement	1450		10,000	-	-	-		
	Unit Renovation/Modernization	1460		25,000	9,396	9,396	9,046		
	Roofs	1460		90,000	-	-	-		
	Painting	1460		80,000	-	-	-		
	Cabinets	1460		8,000	-	-	-		
	ADA Compliance	1460		5,000	973	90	-		
	Fairway Oaks FL1-12	Dwelling Equipment	1465		5,000	848	848	848	
Non-dwelling structure		1470		3,000	-	-	-		
Non-dwelling equipment		1475		5,000	2,119	2,119	437		
Security Services		1408		2,000	843	843	843		
A&E Services		1430			320	320	320		
Sidewalks		1450		15,000	13,758	13,758	9,994		
ADA Sidewalks		1450		2,000	-	-	-		
Landscaping		1450		3,000	6,500	6,500	6,500		
Tree Trimming		1450			6,250	6,250	6,250		
Dumpster Enclosures		1450		30,000	-	-	-		
Site Lighting		1450			8,190	8,190	8,190		
Site Improvement		1450		10,000	20,969	16,644	16,644		
Unit Renovation/Modernization		1460		25,000	26,218	22,528	11,771		
Pressure Wash/Painting		1460			6,690	6,690	6,690.00		
Fairway Oaks-Scattered Sites		Cabinets	1460		10,000	-	-	-	
	Gutters	1460			4,993	4,993	4,992.56		
	Roofs	1460			16,700	16,700	-		
	ADA Compliance	1460		2,000	-	-	-		
	Dwelling Equipment	1465		5,000	261	261	261		
	Non-dwelling structure	1470		2,000	1,145	1,145	1,145		
	Non-dwelling equipment	1475		5,000	1,906	1,906	1,906		
	Security Services	1408			-	-	-		
	Unit Renovation/Modernization	1460			1,500	1,500	1,500		
	Hogan Creek FL1-19	Security Services	1408		115,000	106,205	106,205	106,205	
		Social Services	1408		1,000	2,050	2,050	2,050	
		A&E	1430			-	-	-	
		Landscaping	1450		2,000	-	-	-	
		Site Improvement	1450		10,000	1,000	1,000	1,000	
		ADA Compliance	1450			-	-	-	
Unit Renovation/Modernization	1460		25,000	23,601	23,601	6,792.66			

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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
	Elevator	1460			-	-		
	Cabinets	1460		10,000	8,873	8,873	5,230	
	ADA Compliance	1460		2,000	-	-	-	
	Clean/ Repair Windows	1460		12,000	-	-		
	Dwelling Equipment	1465		5,000	35,524	35,524	35,524	
	Non-dwelling structure	1470		2,000	-	-		
	Non-dwelling equipment	1475		5,000	39,005	39,005	39,005	
Jax Beach FL1-07	Security Services	1408		5,000	1,014	1,014	1,014	
	A&E Services	1430			100	100	100	
	ADA Sidewalks/Railings	1450		2,000	11,778	11,778	11,778	
	Site Improvement	1450		10,000	1,200	1,200	1,200	
	Landscaping/Trim Trees	1450			12,299	12,299	1,900	
	Site Lighting	1450		12,000	3,456	3,456	3,456	
	Dumpster Enclosures	1450		30,000	-	-		
	Paving/Parking Pads	1450		35,000	4,680	4,680	4,680	
	Siding Replacement	1460		100,000	231,956	231,956	231,956	
	Unit Renovation/Modernization	1460		25,000	17,613	17,613	17,613	
	Painting/Pressure Wash	1460			25,350	25,350	22,985	
	Cabinets	1460		15,000	8,860	8,860	1,950	
	Roofing	1460			16,785	16,785	8,485	
	Dwelling Equipment	1465		5,000	2,537	2,537	2,537	
	Recirculating Hood Fans in Kitchen	1465		16,000	-	-		
	Non-dwelling structure	1470		5,000	16,851	14,522	3,800	
	Non-dwelling equipment	1475		5,000	13,731	5,191	-	
	Relocation	1495			500	500	-	
Jax Beach FL1-07 (Scat Sites)	ADA Sidewalks/Compliance	1450		2,000	-	-		
	Site Improvement	1450		10,000	-	-		
	Landscaping	1450			-	-		
	Dumpster Enclosures	1450			-	-		
	Siding Replacement	1460			105,981	105,981	105,981	
	Cabinets	1460		5,000	-	-		
	Unit Renovation/Modernization	1460			-	-		
	Install A/C	1460		103,000	-	-		
	Dwelling Equipment	1465		1,000	-	-	-	
Lindsey Terrace	Security Services	1408		-	401	401	401	
Oaks FL1-36	Security Services	1408		100,000	136,205	136,205	136,205	
	A&E Services	1430			5,100	5,100	2,371	
	Landscaping/Tree Maintenance	1450		6,000	6,525	6,525	2,250	
	Site Improvement	1450		10,000	2,355	2,355	2,355	
	Paving	1450		2,000	-	-		
	Dumpster Enclosures	1450		30,000	-	-		
	ADA Compliance	1460		2,000	467	467	467	
	Vinyl Siding	1460			4,775	4,775	-	
	Cabinets	1460		10,000	3,510	3,510	2,470	

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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		CFPP (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		25,000	6,357	6,357	6,357	
	Pressure Wash/Painting	1460			24,427	24,427	24,427	
	HVAC	1460			15,081	15,081	10,131	
	Dwelling Equipment	1465		5,000	1,043	1,043	1,043	
	Non-dwelling structure	1470		5,000	22,520	13,845	1,127	
	Non-dwelling equipment	1475		5,000	2,402	2,402	2,402	
Riviera South FL 1-47	Security Services	1408		10,000	633	633	633	
	Management Svcs	1408			28,423	28,423	28,423	
	A&E Services	1430			4,410	4,410	160	
	Site Improvement	1450		10,000	2,775	2,775	2,425	
	Unit Renovation/Modernization	1460		20,000	8,651	8,651	8,651	
	HVAC	1460			2,554	2,554	1,490	
	Cabinets	1460		10,000	2,640	2,640	-	
	Landscaping	1450		5,000	-	-	-	
	Dwelling Equipment	1465		5,000	495	495	495	
	Non-dwelling structure	1470		2,000	500	500	500	
	Non-dwelling equipment	1475		5,000	1,939	1,939	1,939	
Scattered Sites FL1-27,28,29	Security Services	1408		10,000	2,916	2,916	2,916	
	Management Svcs	1408			1,753	1,753	1,753	
	A&E Services	1430			787	787	787	
	Fencing	1450		15,000	-	-	-	
	Site Improvement	1450		10,000	-	-	-	
	Landscaping	1450			3,746	3,746	3,746	
	Sidewalks	1450			4,997	4,997	4,997	
	ADA Compliance	1450			17,668	17,668	3,685	
	Parking Pads/Paving	1450		20,000	4,998	4,998	4,998	
	Tree Maintenance	1450		30,000	8,300	8,300	8,300	
	Unit Renovation/Modernization	1460		20,000	32,996	32,996	32,996	
	HVAC	1460			246,936	236,777	124,882	
	Window Replacement	1460			240,715	107,599	-	
	ADA Compliance	1460		4,000	3,606	3,606	858	
	Cabinets	1460		10,000	1,636	1,636	1,636	
	Roofing	1460		5,000	2,685	2,685	2,685	
	Painting/Pressure Wash	1460		20,000	6,250	6,250	6,250	
	Non-dwelling structure	1470		5,000	-	-	-	
	Dwelling Equipment	1465		5,000	5,723	5,723	5,723	
	Non-dwelling equipment	1475		5,000	8,303	8,303	8,303	
Southwind FL1-13	Security Services	1408		10,000	2,187	2,187	2,187	
	Social Services	1408		500	370	370	370	
	A&E Services	1430		7,000	2,508	2,508	2,508	
	Site Improvement	1450		10,000	3,675	3,675	-	
	Landscaping	1450			1,750	1,750	-	
	ADA Compliance/Sidewalk	1450		2,000	-	-	-	
	Asphalt/Reseal	1450		100,000	-	-	-	

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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		CFPP (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	11,520	11,520	11,520	
	Roofing	1460			-	-	-	
	Pressure Wash/Painting	1460			8,000	8,000	8,000	
	Cabinets	1460		10,000	-	-	-	
	Dwelling Equipment	1465		5,000	3,207	3,207	3,207	
	Non-dwelling structure	1470		5,000	17,745	17,745	17,745	
	Non-dwelling equipment	1475		5,000	-	-	-	
Twin Towers FL1-10	Security Services	1408		230,000	198,346	198,346	198,346	
	Social Services	1408		1,500	2,040	2,040	2,040	
	A & E Services	1430			8,388	8,388	6,871	
	Sidewalks	1450			3,725	3,725	-	
	ADA Sidewalks	1450		2,000	-	-	-	
	Site Improvement	1450		10,000	17,638	2,990	-	
	Fencing	1450			15,280	-	-	
	Landscaping	1450		15,000	7,779	7,779	379	
	Balcony Handrails	1460		15,000	-	-	-	
	Site Lighting	1460		5,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	101,437	101,437	94,874	
	Painting	1460			3,154	3,154	605	
	Repair Front Panels Throughout Complex	1460		40,000	-	-	-	
	Window Replacement Phase I	1460		100,000	-	-	-	
	ADA Compliance	1460		2,000	449	449	199	
	Cabinets	1460		10,000	29,370	29,370	29,370	
	Dwelling Equipment	1465		5,000	61,763	61,763	53,252	
	Non-dwelling structure	1470		5,000	58,663	28,313	19,458	
	Non-dwelling equipment	1475		3,000	34,231	34,231	34,231	
Brentwood FL1-48	Security Services	1408		85,000	107,887	107,887	107,887	
	Other Management Fees	1408			-	-	-	
	A&E Services	1430			4,210	4,210	-	
	ADA Compliance	1460		1,000	145	-	-	
	Unit Renovation/Modernization	1460			29,895	27,360	17,230	
	Paint/Pressure Wash/Mold Abatement	1460			20,694	20,694	11,285	
	Elevator	1460		3,000	-	-	-	
Victory Point FL1-14	Security Services	1408		10,000	4,190	4,190	4,190	
	Other Management Fees	1408			370	370	370	
	A&E Services	1430		-	4,720	4,720	320	
	Sidewalks	1450		2,000	12,319	8,954	4,989	
	Site Improvement	1450		10,000	-	-	-	
	Site Lighting	1450			12,292	9,092	4,226	
	Tree Trimming	1450		10,000	-	-	-	
	ADA Sidewalks/Ramps	1450		2,000	13,002	9,502	9,502	
	Unit Renovation/Modernization	1460		25,000	7,730	7,730	7,730	
	ADA Compliance	1460		3,000	-	-	-	
	Cabinets	1460		10,000	-	-	-	

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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		
	A&E Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Tree Maintenance	09/30/10		09/30/12		
	Painting/Pressure Wash	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	HVAC	09/30/10		09/30/12		
Anders Scattered Sites FL1-15 (162)	Cabinets	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure (Basketball)	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	Landscaping/Other Site Improvment	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		
	HVAC	09/30/10		09/30/12		
Forest Meadows E FL1-15 (21)	ADA Compliance	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Roof Repair/Replacement	09/30/10		09/30/12		
	Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling equipment	09/30/10		09/30/12		
	Security Services	09/30/10		09/30/12		
	A&E Services	09/30/10		09/30/12		
	Sidewalks/Curbs	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	ADA Sidewalks/Railings	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Tree Maintenance	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renov/Modernization	09/30/10		09/30/12		

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Part II: Supporting Pages

PHA Name:	Grant Type and Number	FF
Jacksonville Housing Authority	Capital Fund Program Grant No: FL29P001501-08 Replacement Housing Factor Grant No:	CFFP (Yes/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	
	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	
	A&E Services	09/30/10		09/30/12	
	Dumpster Enclosures	09/30/10		09/30/12	
	Sidewalks	09/30/10		09/30/12	
	Site Improvement	09/30/10		09/30/12	
	Site Improvement-ADA Compliance	09/30/10		09/30/12	
	Unit Renov/Modernization	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	
	A&E Services	09/30/10		09/30/12	
	Site Improvement	09/30/10		09/30/12	
	Site Lighting	09/30/10		09/30/12	
	Paving	09/30/10		09/30/12	
	Tree Trimming/Landscape	09/30/10		09/30/12	
	Unit Renov/Modernization	09/30/10		09/30/12	
	Cabinets	09/30/10		09/30/12	
	HVAC	09/30/10		09/30/12	
	Roofing	09/30/10		09/30/12	
	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	
	Management Svcs	09/30/10		09/30/12	
	A&E Services	09/30/10		09/30/12	
	Landscaping	09/30/10		09/30/12	
	Paving	09/30/10		09/30/12	

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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)		
	Fencing	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 I	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Paint Siding	09/30/10		09/30/12		
	Vinyl Siding	09/30/10		09/30/12		
	Painting	09/30/10		09/30/12		
	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	09/30/10		09/30/12		
	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		
	A&E 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		
	HVAC	09/30/10		09/30/12		
	Roof Repair	09/30/10		09/30/12		
	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		
	Tree Trimming	09/30/10		09/30/12		
	Sidewalks	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Vinyl Siding	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)		
	Roofs	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		
	A&E Services	09/30/10		09/30/12		
	Tree Maintenance/Removal	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Landscaping	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		
	Vinyl Siding	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		
	A&E Services	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	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		
	Tree Maintenance	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	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		
Fairway Oaks FL1-12	Security Services	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)		
	A&E 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		
	Tree Trimming	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Pressure Wash/Painting	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Gutters	09/30/10		09/30/12		
	Roofs	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		
Fairway Oaks-Scattered Sites FL1-12	Security Services	09/30/10		09/30/12		
	Unit Renovation/Modernization	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		
	A&E	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Elevator	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		
	A&E Services	09/30/10		09/30/12		
	ADA Sidewalks/Railings	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping/Trim Trees	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)		
	Site Lighting	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Paving/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		
	Painting/Pressure Wash	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Roofing	09/30/10		09/30/12		
	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		
	Relocation	09/30/10		09/30/12		
Jax Beach FL1-07 (Scat Sites 161)	ADA Sidewalks/Compliance	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Siding Replacement	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Unit Renovation/Modernization	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		
	A&E Services	09/30/10		09/30/12		
	Landscaping/Tree Maintenance	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		
	Vinyl Siding	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Pressure Wash/Painting	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		
	Non-dwelling equipment	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)		
Riviera South FL 1-47	Security Services	09/30/10		09/30/12		
	Management Svcs	09/30/10		09/30/12		
	A&E Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	HVAC	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		
	Management Svcs	09/30/10		09/30/12		
	A&E Services	09/30/10		09/30/12		
	Fencing	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Sidewalks	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Parking Pads/Paving	09/30/10		09/30/12		
	Tree Maintenance	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
 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: FL00100001709R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost1	
		Original	Revised2	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21)3	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	41,600	41,600	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	33,280	33,280	0	0
8	1440 Site Acqisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	341,120	341,120	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 Activities4	0	0		
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)	\$416,000	\$416,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001709R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001509R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	38,800	38,800	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	31,040	31,040	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	318,160	318,160	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 ⁴	0	0		
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)	\$388,000	\$388,000	\$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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001509R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001409R Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	40,000	40,000	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	32,000	32,000	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	328,000	328,000	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 ⁴	0	0		
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)	\$400,000	\$400,000	\$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				

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

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL00100001409R Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001503-09 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	6,763	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 ⁴	218,693			
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)	\$225,456	\$0	\$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				

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

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001503-09 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 2009

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001503-06 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2006
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	5,947	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 ⁴	198,261	192,314		
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				

¹To be completed for the Performance and Evaluation Report.

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

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

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001502-10 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2010
			FFY of Grant Approval: 2010

Type of Grant:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:) as of
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	22,109	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 ⁴	714,876			
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)	\$736,985	\$0	\$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				

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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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001502-10 Date of CFFP: _____ Replacemnt Housing Factor Grant No:	FFY of Grant: 2010
		FFY of Grant Approval: 2010

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001501-09 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2009
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	9,280	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 ⁴	309,345	300,065		
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)	\$309,345	\$309,345	\$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				

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

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001501-08 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2008
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	12,690	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 ⁴	423,025	410,335		
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				

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001501-07 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2007
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	10,704	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 ⁴	356,831	346,127		
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				

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R001501-06 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2006
			FFY of Grant Approval: 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: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	6,715	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 ⁴	223,849	217,134		
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				

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

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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

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

Type of Grant:
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	500,000	0	0
3	1408 Management Improvements Soft Costs	765,719	765,719	73,525	0
4	1410 Administration (may not exceed 10% of line 21)	382,359	382,360	382,360	382,360
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	97,088	0	0
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	698,319	361,505	0	0
10	1460 Dwelling Structures	1,426,000	1,569,743	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	117,000	23,500	0	0
12	1470 Nondwelling Structures	267,000	74,091	0	0
13	1475 Nondwelling Equipment	97,000	48,593	0	0
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,202	1,000	0	0
18	1499 Development Activities ⁴				
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)	\$3,823,599	\$3,823,599	\$455,885	\$382,360
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	60,000	306,488	0	0
23	Amount of line 20 Related to Security--Soft Costs	765,844	587,789	0	0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

1,904,798.49

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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

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

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	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 ¹	Funds Obligated ²	Funds Expended ²	
Anders FL1-15	Security Services	1408		5,000	1,000	-		
	A&E Services	1430			-	-		
	Site Improvement	1450		15,000	5,000	-		
	Site Lighting	1450			25,000	-		
	Unit Renov/Modernization	1460		30,000	10,000	-		
	ADA Compliance	1460		2,000	1,000	-		
	Cabinets	1460		8,000	5,000	-		
	Dwelling Equipment	1465		5,000	2,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Anders Scattered Sites FL1-1	ADA Sidewalks	1450		2,000	1,000	-		
	Landscaping/Other Site Improvments	1450		7,000	5,000	-		
	Site Improvement	1450		15,000	5,000	-		
	Unit Renov/Modernization	1460		15,000	10,000	-		
	ADA Compliance	1460		2,000	1,000	-		
	Cabinets	1460		5,000	2,000	-		
	Vinyl Siding	1460			60,000	-		
	Roof Repair/Replacement	1460			1,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Forest Meadows E FL1-15 (2)	Security Services	1408		5,000	1,000	-		
	A&E Services	1430			2,000	-		
	Sidewalks/Curbs	1450		2,500	1,000	-		
	Site Improvement	1450		35,000	5,000	-		
	ADA Sidewalks/Railings	1450		5,000	1,000	-		
	Landscaping	1450		5,000	1,000	-		
	Unit Renov/Modernization	1460		30,000	30,950	-		
	Siding Replacement	1460		-	-	-		
	Cabinets	1460		10,000	1,000	-		
	Roofs	1460			160,000	-		
	Dwelling Equipment	1465		2,000	1,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-Dwelling Equipment	1475		5,000	1,000	-		
Forest Meadows W FL1-15 (2)	Security Services	1408		5,000	1,000	-		
	A&E Services	1430			2,000	-		
	Dumpster Enclosures	1450			-	-		
	Site Improvement	1450		15,000	5,000	-		
	Site Improvement-ADA Compliance	1450			1,000	-		
	Unit Renov/Modernization	1460		25,000	9,500	-		
	Roofs	1460			75,000	-		
	Gutters	1460		6,000	1,000	-		
	ADA Compliance	1460		5,000	1,000	-		
	Cabinets	1460		10,000	2,000	-		

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
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-Dwelling Equipment	1475		5,000	1,000	-		
Baldwin FL1-08	Security Services	1408		1,000	500	-		
	Social Services	1408		500	1,000	-		
	A&E Services	1430			-	-		
	Site Improvement	1450		25,000	2,000	-		
	Paving	1450		20,000	1,000	-		
	Tree Trimming	1450		5,000	1,000	-		
	Unit Renov/Modernization	1460		20,000	5,000	-		
	Cabinets	1460		5,000	1,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	HVAC	1460		20,000	2,000	-		
	Non-Dwelling Equipment	1475		7,000	1,000	-		
Blodgett FL1-32	Security Services	1408		20,000	5,000	-		
	Social Services	1408			5,086	3,086		
	A&E Services	1430			25,000	-		
	Paving	1450			61,505	-		
	Landscaping	1450		3,000	1,000	-		
	Site Improvement	1450		20,000	2,000	-		
	Tree Trimming	1450		5,000	1,000	-		
	Unit Renov/Modernization	1460		30,000	32,000	-		
	Roofs - Phase II	1460		20,000	5,000	-		
	ADA Compliance	1460		2,000	1,000	-		
	Painting Exterior Doors/Weatherstripping	1460			30,000	-		
	Cabinets	1460		10,000	1,000	-		
	HVAC	1460		5,000	5,698	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Brentwood FL1-48	Security Services	1408		85,000	90,000	-		
	A&E Services	1430			-	-		
	ADA Compliance	1460		1,000	1,000	-		
	Unit Renovation/Modernization	1460		5,000	5,000	-		
	Elevator	1460		3,000	1,000	-		
Centennial Tower FL1-16	Security Services	1408		111,375	90,047	5,047		
	Social Services	1408		1,000	1,120	120		
	A&E Services	1430			1,000	-		
	Site Improvement	1450		15,000	2,000	-		
	Elevators	1460		5,000	45,000	-		
	Sidewalks/Paving	1450		25,000	5,000	-		
	Roof Repair	1460		5,000	2,000	-		
	Unit Renovation/Modernization	1460		35,000	10,000	-		
	Tinted Windows	1460			-	-		

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		2,000	2,000	-		
	Cabinets	1460		13,000	5,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling Structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475			4,502	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Centennial TH East FL1-18 (1	Security Services	1408		5,000	1,000	-		
	Social Services	1408		500	-	-		
	Paving	1450		20,000	5,000	-		
	Site Improvement	1450		15,000	5,000	-		
	ADA Compliance	1450			1,000	-		
	Unit Renovation/Modernization	1460		30,000	8,000	-		
	Vinyl Siding	1460			18,313	-		
	Cabinets	1460		5,000	2,000	-		
	ADA Compliance	1460		5,000	1,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Centennial TH West FL1-18	Security Services	1408		5,000	1,000	-		
	Social Services	1408		500	-	-		
	A&E Services	1430			1,000	-		
	Tree Removal	1450		8,500	3,000	-		
	Dumpster Enclosures	1450		15,000	-	-		
	Site Improvement	1450		20,000	5,000	-		
	ADA Compliance	1450			1,000	-		
	Unit Renovation/Modernization	1460		36,000	12,440	-		
	Cabinets	1460		5,000	2,000	-		
	ADA Compliance	1460		5,000	2,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	8,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Colonial FL 1-46	Security Services	1408		5,000	1,000	-		
	A&E Services	1430			1,788	-		
	ADA Sidewalks	1450		2,000	1,000	-		
	Fencing	1450			-	-		
	Site Lighting	1450		31,000	5,000	-		
	Dumpster Enclosures	1450		30,000	-	-		
	Site Improvement	1450		20,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	10,000	-		
	Roofs	1460			-	-		
	Painting	1460			-	-		
	Cabinets	1460		10,000	2,000	-		
	ADA Compliance	1460		5,000	2,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		

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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
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Fairway Oaks FL1-12	Security Services	1408		2,000	1,000	-		
	A&E Services	1430			-	-		
	Sidewalks	1450		15,000	2,000	-		
	ADA Sidewalks	1450		2,000	1,000	-		
	Landscaping	1450		5,000	2,000	-		
	Paving	1450		5,000	1,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Unit Renovation/Modernization	1460		25,000	14,000	-		
	Cabinets	1460		10,000	2,000	-		
	ADA Compliance	1460		2,000	1,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Fairway Oaks-Scattered Sites	Site Improvement	1450		5,000	1,000	-		
	Unit Renovation/Modernization	1460		5,000	1,000	-		
	Dwelling Equipment	1465			500	-		
Hogan Creek FL1-19	Security Services	1408		96,000	90,045	5,045		
	Social Services	1408		1,000	5,206	3,206		
	A&E	1430			4,800	-		
	Landscaping	1450		3,000	25,000	-		
	Site Improvement	1450		10,000	5,000	-		
	ADA Sidewalks	1450		2,000	1,000	-		
	Unit Renovation/Modernization	1460		50,000	5,200	-		
	Elevator	1460			5,000	-		
	Paint/Pressure Wash	1460			105,000	-		
	Cabinets	1460		10,000	2,000	-		
	ADA Compliance	1460		5,000	1,000	-		
	Clean/ Repair Windows	1460		12,000	2,000	-		
	Dwelling Equipment	1465		15,000	2,000	-		
	Non-dwelling structure	1470		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	1,000	-		
Jax Beach FL1-07	Security Services	1408		5,000	1,000	-		
	A&E Services	1430			-	-		
	ADA Sidewalks/Railings	1450		2,000	1,000	-		
	Site Improvement	1450		20,000	5,000	-		
	Site Lighting	1450		12,000	10,000	-		
	Dumpster Enclosures	1450			-	-		
	Paving	1450		10,000	2,000	-		
	Siding Replacement	1460			-	-		
	Unit Renovation/Modernization	1460		30,000	15,200	-		
	Cabinets	1460		15,000	5,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		

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
	Recirculating Hood Fans in Kitchen	1465		16,000	1,000	-		
	Maintenance Shop/Laundry	1470		175,000	-	-		
	Non-dwelling structure	1470		5,000	5,000	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Jax Beach FL1-07 (Scat Sites)	ADA Sidewalks	1450		2,000	1,000	-		
	Site Improvement	1450		15,000	1,000	-		
	Dumpster Enclosures	1450			-	-		
	Siding Replacement	1460			-	-		
	Cabinets	1460		14,000	2,000	-		
	Unit Renovation/Modernization	1460		10,000	10,000	-		
	Vinyl Siding	1460			50,000	-		
	Dwelling Equipment	1465		1,000	1,000	-		
Lindsey Terrace	Security Services	1408		1,000	500	-		
Oaks FL1-36	Security Services	1408		130,000	119,052	9,052		
	A&E Services	1430			1,000	-		
	Landscaping	1450		6,000	2,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Paving	1450		2,000	1,000	-		
	Elevator	1460		5,000	5,000	-		
	ADA Compliance	1460		2,000	1,000	-		
	Vinyl Siding	1460			50,000	-		
	Cabinets	1460		15,000	3,300	-		
	Unit Renovation/Modernization	1460		25,000	12,500	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	2,000	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Riviera South FL 1-47	Security Services	1408		10,000	1,000	-		
	Management Svcs	1408			771	771		
	A&E Services	1430			1,500	-		
	Painting	1460		40,000	2,000	-		
	Site Improvement	1450		15,000	5,000	-		
	Unit Renovation/Modernization	1460		20,000	10,000	-		
	Cabinets	1460		10,000	2,000	-		
	Landscaping	1450		5,000	2,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		2,000	2,000	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Scattered Sites FL1-27,28,29	Security Services	1408		10,000	1,000	-		
	Social Services	1408			5,086	3,086		
	Sidewalks	1450		5,000	2,000	-		
	Fencing	1450		15,000	2,000	-		
	Site Improvement	1450		10,000	2,000	-		
	Parking Pads	1450		20,000		-		
	Landscaping/Tree Maintenance	1450		34,319	2,000	-		

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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: FL29P001501-09		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
	Unit Renovation/Modernization	1460		20,000	10,000	-		
	Window Replacement	1460			100,000	-		
	HVAC	1460			120,132	-		
	ADA Compliance	1460		4,000	2,000	-		
	Cabinets	1460		15,000	5,000	-		
	Roofing	1460		5,000	75,000	-		
	Painting/Pressure Washing	1460		5,000	2,000	-		
	Non-dwelling structure	1470		5,000	2,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Southwind FL1-13	Security Services	1408		10,000	1,000	-		
	Social Services	1408		500	5,086	3,086		
	A&E Services	1430		7,000	1,000	-		
	Site Improvement	1450		10,000	5,000	-		
	Lift Station	1450			-	-		
	ADA Compliance/Sidewalk	1450		2,000	2,000	-		
	Roofing Replacement Phase 2	1460		10,000	50,000	-		
	Unit Renovation/Modernization	1460		20,000	10,000	-		
	ADA Compliance	1460			1,700	-		
	Cabinets	1460		10,000	2,000	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	2,000	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Twin Towers FL1-10	Security Services	1408		190,000	181,645	9,450		
	Social Services	1408		1,500	120	120		
	A & E Services	1430			25,000	-		
	ADA Sidewalks	1450		2,000	1,000	-		
	Site Improvement	1450		15,000	5,000	-		
	Concrete Pads	1450		10,000	1,000	-		
	Landscaping/Tree Maintenance	1450		4,000	2,000	-		
	Elevators	1460		10,000	5,000	-		
	Site Lighting	1460		5,000	2,000	-		
	Unit Renovation/Modernization	1460		25,000	26,580	-		
	Repair Front Panels Throughout Comple	1460		40,000	-	-		
	Window Replacement Phase I	1460		100,000	50,000	-		
	ADA Compliance	1460		2,000	2,000	-		
	Roofs	1460		350,000	5,000	-		
	Cabinets	1460		10,000	10,230	-		
	Dwelling Equipment	1465		5,000	1,000	-		
	Non-dwelling structure	1470		5,000	5,325	-		
	Trash Chute Replacement	1475			18,092	-		
	Non-dwelling equipment	1475		5,000	2,000	-		
Victory Point FL1-14	Security Services	1408		10,000	-	-		
	Social Services	1408			5,086	3,086		

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		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	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Site Lighting	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
Anders Scattered Sites FL1-15 (162)	Non-dwelling equipment	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Landscaping/Other Site Improvment	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Vinyl Siding	09/14/11		09/14/13		
	Roof Repair/Replacement	09/14/11		09/14/13		
Forest Meadows E FL1-15 (21)	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Sidewalks/Curbs	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	ADA Sidewalks/Railings	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
Forest Meadows W FL1-15 (20)	Siding Replacement	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Roofs	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-Dwelling Equipment	09/14/11		09/14/13		
	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		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)		
	Dumpster Enclosures	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Site Improvement-ADA Compliance	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
	Roofs	09/14/11		09/14/13		
	Gutters	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-Dwelling Equipment	09/14/11		09/14/13		
Baldwin FL1-08	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Tree Trimming	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	HVAC	09/14/11		09/14/13		
	Non-Dwelling Equipment	09/14/11		09/14/13		
Blodgett FL1-32	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Tree Trimming	09/14/11		09/14/13		
	Unit Renov/Modernization	09/14/11		09/14/13		
	Roofs - Phase II	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Painting Exterior Doors/Weatherstripping	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	HVAC	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		

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: FL29P001501-09		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	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Elevator	09/14/11		09/14/13		
Centennial Tower FL1-16	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Elevators	09/14/11		09/14/13		
	Sidewalks/Paving	09/14/11		09/14/13		
	Roof Repair	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Tinted Windows	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling Structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Centennial TH East FL1-18 (17)	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Vinyl Siding	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Centennial TH West FL1-18 (18)	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Tree Removal	09/14/11		09/14/13		
	Dumpster Enclosures	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		

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: FL29P001501-09		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	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Colonial FL 1-46	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Fencing	09/14/11		09/14/13		
	Site Lighting	09/14/11		09/14/13		
	Dumpster Enclosures	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Roofs	09/14/11		09/14/13		
	Painting	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Fairway Oaks FL1-12	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Sidewalks	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Fairway Oaks-Scattered Sites FL1-12	Site Improvement	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		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)		
Hogan Creek FL1-19	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Elevator	09/14/11		09/14/13		
	Paint/Pressure Wash	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Clean/ Repair Windows	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Jax Beach FL1-07	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	ADA Sidewalks/Railings	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Site Lighting	09/14/11		09/14/13		
	Dumpster Enclosures	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Siding Replacement	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Recirculating Hood Fans in Kitchen	09/14/11		09/14/13		
	Maintenance Shop/Laundry	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Jax Beach FL1-07 (Scat Sites 161)	ADA Sidewalks	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Dumpster Enclosures	09/14/11		09/14/13		
	Siding Replacement	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Vinyl Siding	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		

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: FL29P001501-09		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)		
Lindsey Terrace	Security Services	09/14/11		09/14/13		
Oaks FL1-36	Security Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Elevator	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Vinyl Siding	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Riviera South FL 1-47	Security Services	09/14/11		09/14/13		
	Management Svcs	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Painting	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Landscaping	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Scattered Sites FL1-27,28,29,31	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	Sidewalks	09/14/11		09/14/13		
	Fencing	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Parking Pads	09/14/11		09/14/13		
	Landscaping/Tree Maintenance	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Window Replacement	09/14/11		09/14/13		
	HVAC	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Roofing	09/14/11		09/14/13		

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: FL29P001501-09		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)		
	Painting/Pressure Washing	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Southwind FL1-13	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A&E Services	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Lift Station	09/14/11		09/14/13		
	ADA Compliance/Sidewalk	09/14/11		09/14/13		
	Roofing Replacement Phase 2	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Twin Towers FL1-10	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
	A & E Services	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Concrete Pads	09/14/11		09/14/13		
	Landscaping/Tree Maintenance	09/14/11		09/14/13		
	Elevators	09/14/11		09/14/13		
	Site Lighting	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Repair Front Panels Throughout C	09/14/11		09/14/13		
	Window Replacement Phase I	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Roofs	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Trash Chute Replacement	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Victory Point FL1-14	Security Services	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		

Part II: Supporting Pages

PHA Name:		Grant Type and Number				FF
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-09		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)		
	A&E Services	09/14/11		09/14/13		
	Sidewalks	09/14/11		09/14/13		
	Site Improvement	09/14/11		09/14/13		
	Tree Trimming	09/14/11		09/14/13		
	ADA Sidewalks	09/14/11		09/14/13		
	Paving	09/14/11		09/14/13		
	Unit Renovation/Modernization	09/14/11		09/14/13		
	Painting	09/14/11		09/14/13		
	Screen Replacement	09/14/11		09/14/13		
	ADA Compliance	09/14/11		09/14/13		
	Cabinets	09/14/11		09/14/13		
	Dwelling Equipment	09/14/11		09/14/13		
	Non-dwelling structure	09/14/11		09/14/13		
	Non-dwelling equipment	09/14/11		09/14/13		
Admin	Non-dwelling Structure	09/14/11		09/14/13		
	Paint Admin Building	09/14/11		09/14/13		
	Elevator	09/14/11		09/14/13		
Management Imp	Training	09/14/11		09/14/13		
	Social Services	09/14/11		09/14/13		
PHA Wide	A&E	09/14/11		09/14/13		
	Operations	09/14/11		09/14/13		
	Relocation	09/14/11		09/14/13		
Admin	Central Office Fees	09/14/11		09/14/13		
Planned Management Fees		09/14/11		09/14/13		

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: FL29P001501-08 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2008
			FFY of Grant Approval: 2008

Type of Grant:

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2) as of 3/31/10
 Performance and Evaluation Report for Period Ending: 3/31/10
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements Soft Costs	776,344	776,344	776,344	776,344
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	34,805	34,805	17,699
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	832,000	361,264	291,000	217,108
10	1460 Dwelling Structures	1,489,000	1,842,023	1,612,017	998,038
11	1465.1 Dwelling Equipment--Nonexpendable	101,000	138,600	138,600	130,089
12	1470 Nondwelling Structures	67,000	157,174	111,320	70,184
13	1475 Nondwelling Equipment	146,000	137,836	112,043	105,171
14	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,202	500	500	0
18	1499 Development Activities ⁴				
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	\$3,831,717	\$3,459,799	\$2,697,803
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	60,000	50,406	28,397	28,397
23	Amount of line 20 Related to Security--Soft Costs	765,844	693,093	693,093	693,093
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

(410,644.98)

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-07 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2007
			FFY of Grant Approval: 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 ¹	
		Original	Revised ²	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 ¹	Funds Obligated ²	Funds Expended ²	
Anders FL1-15	Security Services	1408		10,000	1,860	1,860	1,860	
	A&E Services	1430			420	420	420	
	Site Improvement	1450		10,000	-	-	-	
	Landscaping	1450			1,750	1,750	1,750	
	Site Lighting	1450			2,362	1,121	34	
	Tree Maintenance	1450			2,795	2,795	2,795	
	Painting/Pressure Wash	1460			8,380	480	480	
	Unit Renov/Modernization	1460		25,000	6,603	6,603	6,603	
	ADA Compliance	1460		2,000	-	-	-	
	HVAC	1460			56,139	56,139	56,139	
	Cabinets	1460		8,000	-	-	-	
	Dwelling Equipment	1465		5,000	1,309	1,309	1,309	
	Non-dwelling structure (Basketball Court)	1470		5,000	-	-	-	
	Non-dwelling equipment	1475		5,000	13,731	-	-	
Anders Scattered Sites FL1-1	ADA Sidewalks	1450		2,000	-	-	-	
	Landscaping/Other Site Improvmnts	1450		7,000	-	-	-	
	Site Lighting	1450			4,788	-	-	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renov/Modernization	1460		10,000	3,560	425	425	
	HVAC	1460			24,646	24,646	-	
	ADA Compliance	1460		2,000	-	-	-	
	Cabinets	1460		5,000	-	-	-	
	Roof Repair/Replacement	1460			11,438	11,438	11,438	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-dwelling equipment	1475		5,000	-	-	-	
Forest Meadows E FL1-15 (2)	Security Services	1408		5,000	1,550	1,550	1,550	
	A&E Services	1430			1,107	1,107	1,107	
	Sidewalks/Curbs	1450		2,500	-	-	-	
	Site Lighting	1450			4,930	4,930	4,930	
	ADA Sidewalks/Railings	1450		2,000	-	-	-	
	Dumpster Enclosures	1450		20,000	-	-	-	
	Landscaping	1450		5,000	-	-	-	
	Tree Maintenance	1450			16,600	16,600	16,600	
	Site Improvement	1450		15,000	3,550	3,550	3,550	
	Unit Renov/Modernization	1460		25,000	12,533	11,533	1,320	
	ADA Compliance	1460			280	280	280	
	Siding Replacement	1460		-	16,216	16,216	16,216	
	Cabinets	1460		10,000	1,910	1,910	1,910	
	Dwelling Equipment	1465		2,000	-	-	-	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-Dwelling Equipment	1475		5,000	-	-	-	
Forest Meadows W FL1-15 (2)	Security Services	1408		5,000	182	182	182	
	A&E Services	1430			100	100	100	

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: FL29P001501-08		CFPP (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
	Dumpster Enclosures	1450		30,000	3,850	3,850	3,850	
	Sidewalks	1450			3,376	-	-	
	Site Improvement	1450		10,000	1,800	1,800	1,800	
	Site Improvement-ADA Compliance	1450			-	-	-	
	Unit Renov/Modernization	1460		25,000	25,739	25,739	25,739	
	Roofs	1460		17,000	-	-	-	
	Gutters	1460		6,000	-	-	-	
	ADA Compliance	1460		5,000	-	-	-	
	Cabinets	1460		10,000	-	-	-	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-Dwelling Equipment	1475		5,000	-	-	-	
Baldwin FL1-08	Security Services	1408		5,000	209	209	209	
	Social Services	1408		500	-	-	-	
	A&E Services	1430			200	200	200	
	Site Improvement	1450		5,000	-	-	-	
	Site Lighting	1450			1,700	1,700	-	
	Paving	1450		20,000	-	-	-	
	Tree Trimming/Landscape	1450		5,000	6,515	6,515	6,515	
	Unit Renov/Modernization	1460		10,000	-	-	-	
	Cabinets	1460		5,000	-	-	-	
	HVAC	1460			1,608	1,608	-	
	Roofing	1460			978	978	978	
	Dwelling Equipment	1465		5,000	-	-	-	
	Non-Dwelling Equipment	1475		6,000	381	381	381	
Blodgett FL1-32	Security Services	1408		20,000	20,569	20,569	20,569	
	Management Svcs	1408			2,306	2,306	2,306	
	A&E Services	1430			320	320	320	
	Landscaping	1450		3,000	-	-	-	
	Paving	1450			-	-	-	
	Fencing	1450			3,010	3,010	3,010	
	Site Improvement	1450		10,000	6,291	6,291	1,364	
	Tree Trimming	1450		5,000	22,100	22,100	22,100	
	Unit Renov/Modernization	1460		25,000	18,023	9,478	9,478	
	Roofs - Phase I	1460		80,000	900	625	350	
	ADA Compliance	1460		2,000	-	-	-	
	Paint Siding	1460		75,000	-	-	-	
	Vinyl Siding	1460			3,518	-	-	
	Painting	1460			2,490	2,490	2,490	
	Cabinets	1460		10,000	540	-	-	
	HVAC	1460		5,000	3,197	1,824	1,824	
	Dwelling Equipment	1465		2,000	612	612	612	
	Non-dwelling structure	1470		5,000	4,500	-	-	
	Playground Equipment	1475		60,000	3,522	-	-	

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: FL29P001501-08		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
	Non-dwelling equipment	1475		3,000	1,594	1,594	1,594	
Centennial Tower FL1-16	Security Services	1408		115,000	102,717	102,717	102,717	
	Social Services	1408		1,000	960	960	960	
	A&E Services	1430			687	687	687	
	Site Improvement	1450		10,000	-	-	-	
	Elevators	1460		3,000	-	-	-	
	Paving	1450		20,000	-	-	-	
	HVAC	1460			3,339	3,339	-	
	Roof Repair	1460		5,000	37,762	37,762	-	
	Unit Renovation/Modernization	1460		25,000	12,354	1,362	1,362	
	Tinted Windows	1460		75,000	584	584	584	
	ADA Compliance	1460		2,000	616	207	207	
	Cabinets	1460		10,000	11,150	3,900	-	
	Dwelling Equipment	1465		5,000	23,563	23,563	23,563	
	Renovate Non Dwelling Area	1470		5,000	-	-	-	
Centennial TH East FL1-18 (Non-dwelling equipment	1475		3,000	13,291	13,291	13,291	
	Security Services	1408		5,000	1,005	1,005	1,005	
	Social Services	1408		500	1	1	1	
	Paving	1450		20,000	-	-	-	
	Tree Trimming	1450			-	-	-	
	Sidewalks	1450			1,675	1,675	1,675	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	1,945	1,945	1,945	
	Vinyl Siding	1460			41,725	41,725	-	
	Roofs	1460			-	-	-	
	Cabinets	1460		5,000	-	-	-	
	ADA Compliance	1460		5,000	280	280	280	
	Dwelling Equipment	1465		5,000	585	585	585	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-dwelling equipment	1475		5,000	-	-	-	
Centennial TH West FL1-18	Security Services	1408		5,000	795	795	795	
	Social Services	1408		500	-	-	-	
	A&E Services	1430			1,007	1,007	1,007	
	Tree Maintenance/Removal	1450		8,500	4,940	4,940	4,940	
	Dumpster Enclosures	1450		15,000	-	-	-	
	Landscaping	1450			9,554	6,064	6,064	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	21,501	21,501	18,887	
	Cabinets	1460		5,000	7,071	1,611	-	
	Vinyl Siding	1460			183,832	154,750	-	
	ADA Compliance	1460		5,000	-	-	-	
	Dwelling Equipment	1465		2,000	548	548	548	
	Non-dwelling structure	1470		2,000	-	-	-	
	Non-dwelling equipment	1475		2,000	-	-	-	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-08		CFPP (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
Colonial FL 1-46	Security Services	1408		5,000	3,381	3,381	3,381	
	A&E Services	1430			320	320	320	
	ADA Sidewalks	1450		2,000	1,420	1,420	1,420	
	Sidewalks	1450			3,200	3,200	3,200	
	Fencing	1450		30,000	-	-	-	
	Site Lighting	1450		31,000	7,988	7,988	2,950	
	Dumpster Enclosures	1450		30,000	-	-	-	
	Tree Maintenance	1450		-	3,116	3,116	3,116	
	Site Improvement	1450		10,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	9,396	9,396	9,046	
	Roofs	1460		90,000	-	-	-	
	Painting	1460		80,000	-	-	-	
	Cabinets	1460		8,000	-	-	-	
	ADA Compliance	1460		5,000	973	90	-	
	Dwelling Equipment	1465		5,000	848	848	848	
Fairway Oaks FL1-12	Non-dwelling structure	1470		3,000	-	-	-	
	Non-dwelling equipment	1475		5,000	2,119	2,119	437	
	Security Services	1408		2,000	843	843	843	
	A&E Services	1430			320	320	320	
	Sidewalks	1450		15,000	13,758	13,758	9,994	
	ADA Sidewalks	1450		2,000	-	-	-	
	Landscaping	1450		3,000	6,500	6,500	6,500	
	Tree Trimming	1450			6,250	6,250	6,250	
	Dumpster Enclosures	1450		30,000	-	-	-	
	Site Lighting	1450			8,190	8,190	8,190	
	Site Improvement	1450		10,000	20,969	16,644	16,644	
	Unit Renovation/Modernization	1460		25,000	26,218	22,528	11,771	
	Pressure Wash/Painting	1460			6,690	6,690	6,690.00	
	Cabinets	1460		10,000	-	-	-	
	Gutters	1460			4,993	4,993	4,992.56	
Roofs	1460			16,700	16,700	-		
ADA Compliance	1460		2,000	-	-	-		
Dwelling Equipment	1465		5,000	261	261	261		
Non-dwelling structure	1470		2,000	1,145	1,145	1,145		
Non-dwelling equipment	1475		5,000	1,906	1,906	1,906		
Fairway Oaks-Scattered Sites	Security Services	1408			-	-	-	
	Unit Renovation/Modernization	1460			1,500	1,500	1,500	
Hogan Creek FL1-19	Security Services	1408		115,000	106,205	106,205	106,205	
	Social Services	1408		1,000	2,050	2,050	2,050	
	A&E	1430			-	-	-	
	Landscaping	1450		2,000	-	-	-	
	Site Improvement	1450		10,000	1,000	1,000	1,000	
	ADA Compliance	1450			-	-	-	
Unit Renovation/Modernization	1460		25,000	23,601	23,601	6,792.66		

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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
	Elevator	1460			-	-		
	Cabinets	1460		10,000	8,873	8,873	5,230	
	ADA Compliance	1460		2,000	-	-	-	
	Clean/ Repair Windows	1460		12,000	-	-		
	Dwelling Equipment	1465		5,000	35,524	35,524	35,524	
	Non-dwelling structure	1470		2,000	-	-		
	Non-dwelling equipment	1475		5,000	39,005	39,005	39,005	
Jax Beach FL1-07	Security Services	1408		5,000	1,014	1,014	1,014	
	A&E Services	1430			100	100	100	
	ADA Sidewalks/Railings	1450		2,000	11,778	11,778	11,778	
	Site Improvement	1450		10,000	1,200	1,200	1,200	
	Landscaping/Trim Trees	1450			12,299	12,299	1,900	
	Site Lighting	1450		12,000	3,456	3,456	3,456	
	Dumpster Enclosures	1450		30,000	-	-		
	Paving/Parking Pads	1450		35,000	4,680	4,680	4,680	
	Siding Replacement	1460		100,000	231,956	231,956	231,956	
	Unit Renovation/Modernization	1460		25,000	17,613	17,613	17,613	
	Painting/Pressure Wash	1460			25,350	25,350	22,985	
	Cabinets	1460		15,000	8,860	8,860	1,950	
	Roofing	1460			16,785	16,785	8,485	
	Dwelling Equipment	1465		5,000	2,537	2,537	2,537	
	Recirculating Hood Fans in Kitchen	1465		16,000	-	-		
	Non-dwelling structure	1470		5,000	16,851	14,522	3,800	
	Non-dwelling equipment	1475		5,000	13,731	5,191	-	
	Relocation	1495			500	500	-	
Jax Beach FL1-07 (Scat Sites)	ADA Sidewalks/Compliance	1450		2,000	-	-		
	Site Improvement	1450		10,000	-	-		
	Landscaping	1450			-	-		
	Dumpster Enclosures	1450			-	-		
	Siding Replacement	1460			105,981	105,981	105,981	
	Cabinets	1460		5,000	-	-		
	Unit Renovation/Modernization	1460			-	-		
	Install A/C	1460		103,000	-	-		
	Dwelling Equipment	1465		1,000	-	-	-	
Lindsey Terrace	Security Services	1408		-	401	401	401	
Oaks FL1-36	Security Services	1408		100,000	136,205	136,205	136,205	
	A&E Services	1430			5,100	5,100	2,371	
	Landscaping/Tree Maintenance	1450		6,000	6,525	6,525	2,250	
	Site Improvement	1450		10,000	2,355	2,355	2,355	
	Paving	1450		2,000	-	-		
	Dumpster Enclosures	1450		30,000	-	-		
	ADA Compliance	1460		2,000	467	467	467	
	Vinyl Siding	1460			4,775	4,775	-	
	Cabinets	1460		10,000	3,510	3,510	2,470	

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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		25,000	6,357	6,357	6,357	
	Pressure Wash/Painting	1460			24,427	24,427	24,427	
	HVAC	1460			15,081	15,081	10,131	
	Dwelling Equipment	1465		5,000	1,043	1,043	1,043	
	Non-dwelling structure	1470		5,000	22,520	13,845	1,127	
	Non-dwelling equipment	1475		5,000	2,402	2,402	2,402	
Riviera South FL 1-47	Security Services	1408		10,000	633	633	633	
	Management Svcs	1408			28,423	28,423	28,423	
	A&E Services	1430			4,410	4,410	160	
	Site Improvement	1450		10,000	2,775	2,775	2,425	
	Unit Renovation/Modernization	1460		20,000	8,651	8,651	8,651	
	HVAC	1460			2,554	2,554	1,490	
	Cabinets	1460		10,000	2,640	2,640	-	
	Landscaping	1450		5,000	-	-	-	
	Dwelling Equipment	1465		5,000	495	495	495	
	Non-dwelling structure	1470		2,000	500	500	500	
	Non-dwelling equipment	1475		5,000	1,939	1,939	1,939	
Scattered Sites FL1-27,28,29	Security Services	1408		10,000	2,916	2,916	2,916	
	Management Svcs	1408			1,753	1,753	1,753	
	A&E Services	1430			787	787	787	
	Fencing	1450		15,000	-	-	-	
	Site Improvement	1450		10,000	-	-	-	
	Landscaping	1450			3,746	3,746	3,746	
	Sidewalks	1450			4,997	4,997	4,997	
	ADA Compliance	1450			17,668	17,668	3,685	
	Parking Pads/Paving	1450		20,000	4,998	4,998	4,998	
	Tree Maintenance	1450		30,000	8,300	8,300	8,300	
	Unit Renovation/Modernization	1460		20,000	32,996	32,996	32,996	
	HVAC	1460			246,936	236,777	124,882	
	Window Replacement	1460			240,715	107,599	-	
	ADA Compliance	1460		4,000	3,606	3,606	858	
	Cabinets	1460		10,000	1,636	1,636	1,636	
	Roofing	1460		5,000	2,685	2,685	2,685	
	Painting/Pressure Wash	1460		20,000	6,250	6,250	6,250	
	Non-dwelling structure	1470		5,000	-	-	-	
	Dwelling Equipment	1465		5,000	5,723	5,723	5,723	
	Non-dwelling equipment	1475		5,000	8,303	8,303	8,303	
Southwind FL1-13	Security Services	1408		10,000	2,187	2,187	2,187	
	Social Services	1408		500	370	370	370	
	A&E Services	1430		7,000	2,508	2,508	2,508	
	Site Improvement	1450		10,000	3,675	3,675	-	
	Landscaping	1450			1,750	1,750	-	
	ADA Compliance/Sidewalk	1450		2,000	-	-	-	
	Asphalt/Reseal	1450		100,000	-	-	-	

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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		CFPP (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	11,520	11,520	11,520	
	Roofing	1460			-	-	-	
	Pressure Wash/Painting	1460			8,000	8,000	8,000	
	Cabinets	1460		10,000	-	-	-	
	Dwelling Equipment	1465		5,000	3,207	3,207	3,207	
	Non-dwelling structure	1470		5,000	17,745	17,745	17,745	
	Non-dwelling equipment	1475		5,000	-	-	-	
Twin Towers FL1-10	Security Services	1408		230,000	198,346	198,346	198,346	
	Social Services	1408		1,500	2,040	2,040	2,040	
	A & E Services	1430			8,388	8,388	6,871	
	Sidewalks	1450			3,725	3,725	-	
	ADA Sidewalks	1450		2,000	-	-	-	
	Site Improvement	1450		10,000	17,638	2,990	-	
	Fencing	1450			15,280	-	-	
	Landscaping	1450		15,000	7,779	7,779	379	
	Balcony Handrails	1460		15,000	-	-	-	
	Site Lighting	1460		5,000	-	-	-	
	Unit Renovation/Modernization	1460		25,000	101,437	101,437	94,874	
	Painting	1460			3,154	3,154	605	
	Repair Front Panels Throughout Complex	1460		40,000	-	-	-	
	Window Replacement Phase I	1460		100,000	-	-	-	
	ADA Compliance	1460		2,000	449	449	199	
	Cabinets	1460		10,000	29,370	29,370	29,370	
	Dwelling Equipment	1465		5,000	61,763	61,763	53,252	
	Non-dwelling structure	1470		5,000	58,663	28,313	19,458	
	Non-dwelling equipment	1475		3,000	34,231	34,231	34,231	
Brentwood FL1-48	Security Services	1408		85,000	107,887	107,887	107,887	
	Other Management Fees	1408			-	-	-	
	A&E Services	1430			4,210	4,210	-	
	ADA Compliance	1460		1,000	145	-	-	
	Unit Renovation/Modernization	1460			29,895	27,360	17,230	
	Paint/Pressure Wash/Mold Abatement	1460			20,694	20,694	11,285	
	Elevator	1460		3,000	-	-	-	
Victory Point FL1-14	Security Services	1408		10,000	4,190	4,190	4,190	
	Other Management Fees	1408			370	370	370	
	A&E Services	1430		-	4,720	4,720	320	
	Sidewalks	1450		2,000	12,319	8,954	4,989	
	Site Improvement	1450		10,000	-	-	-	
	Site Lighting	1450			12,292	9,092	4,226	
	Tree Trimming	1450		10,000	-	-	-	
	ADA Sidewalks/Ramps	1450		2,000	13,002	9,502	9,502	
	Unit Renovation/Modernization	1460		25,000	7,730	7,730	7,730	
	ADA Compliance	1460		3,000	-	-	-	
	Cabinets	1460		10,000	-	-	-	

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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			
	A&E Services	09/30/10		09/30/12			
	Site Improvement	09/30/10		09/30/12			
	Landscaping	09/30/10		09/30/12			
	Site Lighting	09/30/10		09/30/12			
	Tree Maintenance	09/30/10		09/30/12			
	Painting/Pressure Wash	09/30/10		09/30/12			
	Unit Renov/Modernization	09/30/10		09/30/12			
	ADA Compliance	09/30/10		09/30/12			
	HVAC	09/30/10		09/30/12			
	Cabinets	09/30/10		09/30/12			
		Dwelling Equipment	09/30/10		09/30/12		
	Non-dwelling structure (Basketball	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 Lighting	09/30/10		09/30/12			
	Site Improvement	09/30/10		09/30/12			
	Unit Renov/Modernization	09/30/10		09/30/12			
	HVAC	09/30/10		09/30/12			
	ADA Compliance	09/30/10		09/30/12			
	Cabinets	09/30/10		09/30/12			
		Roof Repair/Replacement	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			
	A&E Services	09/30/10		09/30/12			
	Sidewalks/Curbs	09/30/10		09/30/12			
	Site Lighting	09/30/10		09/30/12			
	ADA Sidewalks/Railings	09/30/10		09/30/12			
	Dumpster Enclosures	09/30/10		09/30/12			
	Landscaping	09/30/10		09/30/12			
	Tree Maintenance	09/30/10		09/30/12			
	Site Improvement	09/30/10		09/30/12			
		Unit Renov/Modernization	09/30/10		09/30/12		

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development

Part II: Supporting Pages

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-08 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)	
	ADA Compliance	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	
	A&E Services	09/30/10		09/30/12	
	Dumpster Enclosures	09/30/10		09/30/12	
	Sidewalks	09/30/10		09/30/12	
	Site Improvement	09/30/10		09/30/12	
	Site Improvement-ADA Compliance	09/30/10		09/30/12	
	Unit Renov/Modernization	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	
	A&E Services	09/30/10		09/30/12	
	Site Improvement	09/30/10		09/30/12	
	Site Lighting	09/30/10		09/30/12	
	Paving	09/30/10		09/30/12	
	Tree Trimming/Landscape	09/30/10		09/30/12	
	Unit Renov/Modernization	09/30/10		09/30/12	
	Cabinets	09/30/10		09/30/12	
	HVAC	09/30/10		09/30/12	
	Roofing	09/30/10		09/30/12	
	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	
	Management Svcs	09/30/10		09/30/12	
	A&E Services	09/30/10		09/30/12	
	Landscaping	09/30/10		09/30/12	
	Paving	09/30/10		09/30/12	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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 Replacement Housing Factor Grant No:	CFFP (Yes/No):

Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)		All Funds Expended (Quarter End Date)	
	Fencing	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 I	09/30/10		09/30/12	
	ADA Compliance	09/30/10		09/30/12	
	Paint Siding	09/30/10		09/30/12	
	Vinyl Siding	09/30/10		09/30/12	
	Painting	09/30/10		09/30/12	
	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	09/30/10		09/30/12	
	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	
	A&E 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	
	HVAC	09/30/10		09/30/12	
	Roof Repair	09/30/10		09/30/12	
	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	
	Tree Trimming	09/30/10		09/30/12	
	Sidewalks	09/30/10		09/30/12	
	Site Improvement	09/30/10		09/30/12	
	Unit Renovation/Modernization	09/30/10		09/30/12	
	Vinyl Siding	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)		
	Roofs	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		
	A&E Services	09/30/10		09/30/12		
	Tree Maintenance/Removal	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Landscaping	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		
	Vinyl Siding	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		
	A&E Services	09/30/10		09/30/12		
	ADA Sidewalks	09/30/10		09/30/12		
	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		
	Tree Maintenance	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	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		
Fairway Oaks FL1-12	Security Services	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)		
	A&E 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		
	Tree Trimming	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Site Lighting	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Pressure Wash/Painting	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Gutters	09/30/10		09/30/12		
	Roofs	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		
Fairway Oaks-Scattered Sites FL1-12	Security Services	09/30/10		09/30/12		
	Unit Renovation/Modernization	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		
	A&E	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Elevator	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		
	A&E Services	09/30/10		09/30/12		
	ADA Sidewalks/Railings	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping/Trim Trees	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)		
	Site Lighting	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Paving/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		
	Painting/Pressure Wash	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Roofing	09/30/10		09/30/12		
	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		
	Relocation	09/30/10		09/30/12		
Jax Beach FL1-07 (Scat Sites 161)	ADA Sidewalks/Compliance	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Dumpster Enclosures	09/30/10		09/30/12		
	Siding Replacement	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Unit Renovation/Modernization	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		
	A&E Services	09/30/10		09/30/12		
	Landscaping/Tree Maintenance	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		
	Vinyl Siding	09/30/10		09/30/12		
	Cabinets	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	Pressure Wash/Painting	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		
	Non-dwelling equipment	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)		
Riviera South FL 1-47	Security Services	09/30/10		09/30/12		
	Management Svcs	09/30/10		09/30/12		
	A&E Services	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Unit Renovation/Modernization	09/30/10		09/30/12		
	HVAC	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		
	Management Svcs	09/30/10		09/30/12		
	A&E Services	09/30/10		09/30/12		
	Fencing	09/30/10		09/30/12		
	Site Improvement	09/30/10		09/30/12		
	Landscaping	09/30/10		09/30/12		
	Sidewalks	09/30/10		09/30/12		
	ADA Compliance	09/30/10		09/30/12		
	Parking Pads/Paving	09/30/10		09/30/12		
	Tree Maintenance	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
 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: FL29P001501-07 Date of CFFP:	Replacemnt Housing Factor Grant No:	FFY of Grant: 2007
			FFY of Grant Approval: 2007

Type of Grant:

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3) as of 3/31/10
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report 3/31/10

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFRG Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	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	57,449	57,449	57,449
8	1440 Site Acqusion	0	0	0	0
9	1450 Site Improvement	576,000	642,612	642,612	642,612
10	1460 Dwelling Structures	1,580,500	1,174,441	1,174,441	1,174,441
11	1465.1 Dwelling Equipment--Nonexpendable	51,000	136,788	136,788	136,788
12	1470 Nondwelling Structures	125,900	212,979	212,979	212,979
13	1475 Nondwelling Equipment	58,000	177,334	177,334	177,334
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 ⁴				
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	\$3,445,493	\$3,445,493
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	75,000	92,190	92,190	92,190
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				

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-07 Date of CFFP: _____	Replacemnt Housing Factor Grant No:	FFY of Grant: 2007
			FFY of Grant Approval: 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 ¹	
		Original	Revised ²	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

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 ¹	Funds Obligated ²	Funds Expended ²	
Anders FL1-15	Cabinets	1460		10,000	3,200	3,200	3,200	
Anders FL1-15	A&E Services	1430			3,030	3,030	3,030	
Anders FL1-15	Energy Audit	1430			-	-	-	
Anders FL1-15	Tree Maintenance/Sitework	1450			4,500	4,500	4,500	
Anders FL1-15	Unit Renov/Modernization	1460				36,757	36,757	
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 (162)	A&E Services	1430			4,800	4,800	4,800	
Anders Scattered Sites FL1-15 (162)	Landscaping	1450			5,775	5,775	5,775	
Anders Scattered Sites FL1-15 (162)	Lighting	1450			-	-	-	
Anders Scattered Sites FL1-15 (162)	Paving	1450			-	-	-	
Anders Scattered Sites FL1-15 (162)	HVAC	1460			-	-	-	
Anders Scattered Sites FL1-15 (162)	Unit Renov/Modernization	1460			2,937	2,937	2,937	
Anders Scattered Sites FL1-15 (162)	Dwelling Equipment	1465			670	670	670	
Forest Meadows E FL1-15 (21)	A&E Services	1430				5,230	5,230	
Forest Meadows E FL1-15 (21)	Energy Audit	1430				-	-	
Forest Meadows E FL1-15 (21)	Siding Replacement	1460		75,000	127,130	127,130	127,130	
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 Complainece	1450			26,325	26,325	26,325	
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			4,900	4,900	4,900	
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			1,575	1,575	1,575	
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)	Energy Audit	1430			-	-	-	
Forest Meadows W FL1-15 (20)	Site Improvement	1450			4,995	4,995	4,995	
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	9,198	9,198	9,198	
Forest Meadows W FL1-15 (20)	Unit Renov/Modernization	1460			600	600	600	
Forest Meadows W FL1-15 (20)	Siding Replacement	1460			41,764	41,764	41,764	
Forest Meadows W FL1-15 (20)	Roofs	1460			-	-	-	
Forest Meadows W FL1-15 (20)	Dwelling Equipment	1465		3,000	1,180	1,180	1,180	
Forest Meadows W FL1-15 (20)	Security Services	1408			340	340	340	

Annual Statement/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
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	-	-	-	
Baldwin FL1-08	Roofs - 15 units	1460		45,000	4,725	4,725	4,725	
Baldwin FL1-08	Gutters	1460			1,620	1,620	1,620	
Baldwin FL1-08	Sidewalks	1450			3,250	3,250	3,250	
Baldwin FL1-08	Sidewalks -ADA	1450			4,965	4,965	4,965	
Baldwin FL1-08	Tree Trimming, Maint	1450		-	7,300	7,300	7,300	
Baldwin FL1-08	Fencing	1450			4,860	4,860	4,860	
Baldwin FL1-08	HVAC - 18 Units	1460		117,000	3,063	3,063	3,063	
Baldwin FL1-08	Unit Renov/Modernization	1460			-	-	-	
Baldwin FL1-08	Cabinets	1460		1,000	-	-	-	
Baldwin FL1-08	Dwelling Equipment	1465		1,000	1,330	1,330	1,330	
Blodgett FL1-32	Energy Audit	1430			-	-	-	
Blodgett FL1-32	A&E Services	1430			3,030	3,030	3,030	
Blodgett FL1-32	Energy Audit	1430			-	-	-	
Blodgett FL1-32	Landscaping	1450			5,560	5,560	5,560	
Blodgett FL1-32	Fencing	1450			2,650	2,650	2,650	
Blodgett FL1-32	Paving	1450			9,200	9,200	9,200	
Blodgett FL1-32	Unit Renov/Modernization	1460			11,703	11,703	11,703	
Blodgett FL1-32	HVAC	1460			2,389	2,389	2,389	
Blodgett FL1-32	Paint Siding	1460		75,000	-	-	-	
Blodgett FL1-32	Cabinets	1460		5,000	-	-	-	
Blodgett FL1-32	Roofing	1460		-	23,375	23,375	23,375	
Blodgett FL1-32	Dwelling Equipment	1465		2,000	5,030	5,030	5,030	
Blodgett FL1-32	Non Dwelling Structures	1470		-	9,859	9,859	9,859	
Blodgett FL1-32	Non-dwelling equipment	1475		2,000	12,203	12,203	12,203	
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	Energy Audit	1430			-	-	-	
Centennial Tower FL1-16	A&E Services	1430			3,480	3,480	3,480	
Centennial Tower FL1-16	Sidewalks/Paving	1450			19,877	19,877	19,877	
Centennial Tower FL1-16	Site Lighting	1450			4,993	4,993	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			17,346	17,346	17,346	
Centennial Tower FL1-16	Unit Modernization-504	1460			209	209	209	
Centennial Tower FL1-16	Renovate Non Dwelling Area	1470			65,457	65,457	65,457	
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	14,978	14,978	14,978	

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

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
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)	Energy Audit	1430		-	-	-	-	
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)	Cabinets	1460		-	10,750	10,750	10,750	
Centennial TH East FL1-18 (17)	Unit Renovation/Modernization	1460		-	8,784	8,784	8,784	
Centennial TH East FL1-18 (17)	Roofing	1460		-	1,550	1,550	1,550	
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)	Energy Audit	1430		-	-	-	-	
Centennial TH West FL1-18 (18)	Unit Renovation/Modernization	1460		-	5,233	5,233	5,233	
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	
Centennial TH West FL1-18 (18)	Retaining Wall/Landscaping	1450		-	-	-	-	
Centennial TH West FL1-18 (18)	Tree Removal/Maintenance	1450		10,000	5,520	5,520	5,520	
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	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	16,539	16,539	16,539	
Colonial FL 1-46	Energy Audit	1430		-	-	-	-	
Colonial FL 1-46	Curbs/Paving	1450		-	7,395	7,395	7,395	
Colonial FL 1-46	Fencing	1450		-	450	450	450	
Colonial FL 1-46	Maintenance Shop	1470		172,785	-	-	-	
Colonial FL 1-46	Dwelling Equipment	1465		2,000	2,065	2,065	2,065	
Colonial FL 1-46	Non-dwelling equipment	1475		4,000	-	-	-	
Colonial FL 1-46	Unit Renovation/Modernization	1460		-	4,305	4,305	4,305	
Colonial FL 1-46	Cabinets	1460		5,000	-	-	-	
Colonial FL 1-46	Dwelling Equipment	1465		2,000	-	-	-	
Colonial FL 1-46	Nondwelling Structures	1470		-	4,765	4,765	4,765	
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	Energy Audit	1430		-	-	-	-	
Fairway Oaks FL1-12	Sidewalks	1450		20,000	1,999	1,999	1,999	
Fairway Oaks FL1-12	Dumpsters	1450		-	8,739	8,739	8,739	
Fairway Oaks FL1-12	Parking Lots	1450		90,000	8,195	8,195	8,195	
Fairway Oaks FL1-12	Lighting	1450		-	13,385	13,385	13,385	

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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: FL29P001501-07		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
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			81,148	81,148	81,148	
Fairway Oaks FL1-12	Unit Renovation/Modernization	1460			15,386	15,386	15,386	
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	22,906	22,906	22,906	
Fairway Oaks FL1-12	ADA Compliance	1460		3,000	-	-	-	
Fairway Oaks FL1-12	ADA Compliance	1450		-	-	-	-	
Fairway Oaks FL1-12	Non Dwelling Structures	1470		-	4,953	4,953	4,953	
Fairway Oaks FL1-12	Security Services	1408		-	417	417	417	
Fairway Oaks-Scat Site FL1-12 (164)	Fencing	1450			2,775	2,775	2,775	
Fairway Oaks-Scat Site FL1-12 (164)	Sidewalks	1450			4,350	4,350	4,350	
Fairway Oaks-Scat Site FL1-12 (164)	Landscaping	1450			3,300	3,300	3,300	
Fairway Oaks-Scat Site FL1-12 (164)	Unit Renovation/Modernization	1460			3,725	3,725	3,725	
Fairway Oaks-Scat Site FL1-12 (164)	Cabinets	1460			3,800	3,800	3,800	
Fairway Oaks-Scat Site FL1-12 (164)	Non Dwelling Equipment	1475			4,792	4,792	4,792	
Hogan Creek FL1-19	Energy Audit	1430			-	-	-	
Hogan Creek FL1-19	A&E Services	1430			4,480	4,480	4,480	
Hogan Creek FL1-19	ADA Signage	1450		3,000	-	-	-	
Hogan Creek FL1-19	ADA Sidewalks	1450			3,525	3,525	3,525	
Hogan Creek FL1-19	Landscaping/site Improvement	1450			4,149	4,149	4,149	
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	7,089	7,089	7,089	
Hogan Creek FL1-19	504 - Non Dwelling Structures	1470			140	140	140	
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	7,100	7,100	7,100	
Hogan Creek FL1-19	Non-dwelling equipment	1475		2,000	16,885	16,885	16,885	
Hogan Creek FL1-19	Unit Renovation/Modernization	1460			76,938	76,938	76,938	
Hogan Creek FL1-19	Elevators	1460			4,456	4,456	4,456	
Hogan Creek FL1-19	Plumbing Renovations	1460			8,696	8,696	8,696	
Hogan Creek FL1-19	Cabinets	1460		12,000	6,225	6,225	6,225	
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	Energy Audit	1430			-	-	-	
Jax Beach FL1-07	ADA Compliance - Site	1450		-	14,415	14,415	14,415	
Jax Beach FL1-07	Landscaping/Tree Trimming	1450		-	9,569	9,569	9,569	
Jax Beach FL1-07	Dumpster Enclosures	1450		-	6,125	6,125	6,125	
Jax Beach FL1-07	Concrete Repairs	1460		-	-	-	-	
Jax Beach FL1-07	Siding Replacement	1460		-	-	-	-	
Jax Beach FL1-07	Roofing	1460		-	17,661	17,661	17,661	
Jax Beach FL1-07	Unit Renovation/Modernization	1460			27,607	27,607	27,607	

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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
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	23,425	23,425	23,425	
Jax Beach FL1-07	ADA Compliance	1460		15,000	-	-	-	
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		-	14,762	14,762	14,762	
Jax Beach FL1-07 (Scat Sites 161)	Dwelling Equipment	1465		-	1,120	1,120	1,120	
Jax Beach FL1-07 (Scat Sites 161)	Install A/C	1465		-	-	-	-	
Oaks FL1-36	A&E Services	1430		-	3,000	3,000	3,000	
Oaks FL1-36	Dwelling Equipment	1465		2,000	4,648	4,648	4,648	
Oaks FL1-36	Non-dwelling structure	1470		-	12,295	12,295	12,295	
Oaks FL1-36	Non-dwelling equipment	1475		2,000	9,754	9,754	9,754	
Oaks FL1-36	Cabinets	1460		5,000	3,120	3,120	3,120	
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		-	3,290	3,290	3,290	
Oaks FL1-36	Paving/Fencing	1450		-	12,235	12,235	12,235	
Oaks FL1-36	Unit Renovation/Modernization	1460		-	7,590	7,590	7,590	
Oaks FL1-36	HVAC	1460		-	3,775	3,775	3,775	
Oaks FL1-36	Roofs	1460		-	12,939	12,939	12,939	
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	Energy Audit	1430		-	-	-	-	
Riviera South FL 1-47	Pressure Wash/Paint	1460		-	9,500	9,500	9,500	
Riviera South FL 1-47	Dwelling Equipment	1465		-	2,205	2,205	2,205	
Scattered Sites FL1-28,29,31,31	Energy Audit	1430		-	-	-	-	
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		-	13,970	13,970	13,970	
Scattered Sites FL1-28,29,31,31	Fencing	1450		-	8,638	8,638	8,638	
Scattered Sites FL1-28,29,31,31	ADA Compliance/Sidewalk	1450		-	19,257	19,257	19,257	
Scattered Sites FL1-28,29,31,31	Site Improvement	1450		-	4,998	4,998	4,998	
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		-	7,919	7,919	7,919	
Scattered Sites FL1-28,29,31,31	Roof Repair/Replace	1460		-	1,200	1,200	1,200	
Scattered Sites FL1-28,29,31,31	Painting/Pressure Wash	1460		-	11,995	11,995	11,995	
Scattered Sites FL1-28,29,31,31	Air Conditioning	1460		450,000	227,906	227,906	227,906	
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		-	7,444	7,444	7,444	
Southwind FL1-13	Energy Audit	1430		-	-	-	-	
Southwind FL1-13	Lift Station	1450		-	104,465	104,465	104,465	

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
Southwind FL1-13	Fencing	1450			2,200	2,200	2,200	
Southwind FL1-13	Landscaping	1450			1,800	1,800	1,800	
Southwind FL1-13	504 Site Improvements	1450			9,072	9,072	9,072	
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	18,168	18,168	
Southwind FL1-13	Unit Renovation/Modernization	1460		-	9,250	9,250	9,250	
Southwind FL1-13	Roofing	1460			10,865	10,865	10,865	
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	A&E Services	1430			7,395	7,395	7,395	
Twin Towers FL1-10	Concrete Pads (dumpster/Playground)	1450		25,000	22,031	22,031	22,031	
Twin Towers FL1-10	Drainage Problems	1450		10,000	3,600	3,600	3,600	
Twin Towers FL1-10	Fencing	1450			4,830	4,830	4,830	
Twin Towers FL1-10	Site Lighting	1450			52,884	52,884	52,884	
Twin Towers FL1-10	Landscaping/Tree Maint	1450			12,871	12,871	12,871	
Twin Towers FL1-10	Paving/Sidewalks	1450			36,507	36,507	36,507	
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			8,457	8,457	8,457	
Twin Towers FL1-10	Lighting	1460			6,290	6,290	6,290	
Twin Towers FL1-10	Roofing	1460			10,375	10,375	10,375	
Twin Towers FL1-10	Unit Renovation/Modernization	1460			47,905	47,905	47,905	
Twin Towers FL1-10	Non Dwelling Structures	1470			74,451	74,451	74,451	
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	50,003	50,003	50,003	
Twin Towers FL1-10	ADA Compliance	1460		10,000	89	89	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		-	-	-	-	
Brentwood FL1-48	Security Services	1408			108,910	108,910	108,910	
Brentwood FL1-48	A&E Services	1430			750	750	750	
Brentwood FL1-48	Speed Bumps	1450		6,000	-	-	-	
Brentwood FL1-48	ADA Compliance	1460			449	449	449	
Brentwood FL1-48	Unit Renovation/Modernization	1460			39,785	39,785	39,785	
Brentwood FL1-48	Painting/Pressure Wash	1460			12,978	12,978	12,978	
Brentwood FL1-48	Roofing	1460			2,105	2,105	2,105	
Brentwood FL1-48	Non-dwelling equipment	1475			2,121	2,121	2,121	
Brentwood FL1-48	Dwelling Equipment	1465			-	-	-	
Victory Point FL1-14	Energy Audit	1430			-	-	-	

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
Victory Point FL1-14	Sidewalks	1450		80,000	30,334	30,334	30,334	
Victory Point FL1-14	Site Improvement	1450			7,832	7,832	7,832	
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			3,976	3,976	3,976	
Victory Point FL1-14	Fencing	1450			1,140	1,140	1,140	
Victory Point FL1-14	Security Services	1408		-	4,663	4,663	4,663	
Victory Point FL1-14	Unit Renovation/Modernization	1460		1,944	5,752	5,752	5,752	
Victory Point FL1-14	Cabinets	1460			3,441	3,441	3,441	
Victory Point FL1-14	Non-dwelling equipment	1475			1,175	1,175	1,175	
Victory Point FL1-14	Dwelling Equipment	1465			8,420	8,420	8,420	
Admin	Non-dwelling Structure	1470			12,710	12,710	12,710	
Admin	A&E Services	1430			500	500	500	
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			-	-	-	
PHA Wide	A&E Services	1430			8,250	8,250	8,250	
Dwelling equipment	Other Site Equipment	1465			-	-	-	
Non-dwelling equipment	Other Site Equipment	1475			-	-	-	
Non-dwelling equipment	Computer Hardware	1475		150,000	-	-	-	
Admin	Central Office Fees	1410		344,549	344,549	344,549	344,549	
Total				3,445,493	3,445,493	3,445,493	3,445,493	

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	07/31/09	09/30/11	02/05/10	
Anders FL1-15	A&E Services	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Energy Audit	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Tree Maintenance/Sitework	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Unit Renov/Modernization	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Dwelling Equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Non-dwelling structure	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Non-dwelling equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Security Services	09/30/09	07/31/09	09/30/11	02/05/10	
Anders FL1-15	Relocation	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	A&E Services	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	Landscaping	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	Lighting	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	Paving	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	HVAC	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	Unit Renov/Modernization	09/30/09	07/31/09	09/30/11	02/05/10	
Anders Scattered Sites FL1-15 (162)	Dwelling Equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	A&E Services	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Energy Audit	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Siding Replacement	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Reseal Parking lot	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Sidewalks/Curbs/Dumpsters	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	504 Compliance	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Retaining Wall	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Landscaping	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Unit Renov/Modernization	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Cabinets	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Roofs	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Dwelling Equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Non-dwelling structure	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Non-Dwelling Equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Security Services	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows E FL1-15 (21)	Fay Storm Damage/Rep/Reloc	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	A&E Services	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Energy Audit	09/30/09	07/31/09	09/30/11	02/05/10	

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)		
Forest Meadows W FL1-15 (20)	Site Improvement	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	ADA Sidewalks	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Cabinets	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Unit Renov/Modernization	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Siding Replacement	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Roofs	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Dwelling Equipment	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Security Services	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Social Services	09/30/09	07/31/09	09/30/11	02/05/10	
Forest Meadows W FL1-15 (20)	Landscaping/Tree Maint/Site Lighting	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Security Services	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Social Services	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Burn Unit	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Roofs - 15 units	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Gutters	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Sidewalks	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Sidewalks -ADA	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Tree Trimming, Maint	09/30/09	07/31/09	09/30/11	02/05/10	
Baldwin FL1-08	Fencing	09/30/09	07/31/09	09/30/11	02/05/10	

JHA Audited Financial Statements for

Year ended Sept 30-2009

As Prepared by:

Berman Hopkins Wright & LaHam

**JACKSONVILLE
HOUSING AUTHORITY**

**Basic
Financial Statements and
Supplemental Information**

**Year ended
September 30, 2009**

BERMAN HOPKINS
WRIGHT & LAHAM
CPAS AND ASSOCIATES, -LLP-

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

BREVARD OFFICE

8035 Spyglass Hill Rd.

Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

We have audited the accompanying financial statements of the business-type activity and the discretely presented component unit of the Jacksonville Housing Authority (the "Authority"), as of and for the year ended September 30, 2009, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

ORLANDO OFFICE

480 N. Orlando Ave.

Suite 218

Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. The financial statements of the Authority's discretely presented component unit, Brentwood Park Apartments Associates, LTD. was not audited in accordance with *Government Auditing Standards*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

WEST PALM OFFICE

301 Clematis Street

Suite 3000

W. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activity and the discretely presented component unit of the Authority, as of September 30, 2009, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated April 1, 2010, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management Discussion and Analysis as listed in the table of contents is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule and schedules of actual program costs and advances are presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development, and are not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements of the Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Management Discussion and Analysis

As management of the Jacksonville Housing Authority (the "Authority"), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended September 30, 2009. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the President & Chief Executive Officer, Ronnie A. Ferguson, Jacksonville Housing Authority, 1300 Broad Street, Jacksonville, FL 32202.

Financial Highlights

- The assets of the Authority exceeded its liabilities as of September 30, 2009 by \$97,706,000 (net assets).
- The Authority's cash balances as of September 30, 2009 were \$9,966,000, representing a decrease of \$1,500,000.
- The Authority had revenue from the U.S. Department of Housing and Urban Development ("HUD") of \$61,500,000, which includes funds for capital asset activities.
- Public housing has maintained occupancy of 98% for the fiscal year.
- The Authority utilized 100% of its Section 8 budget authority.
- The Authority received "High Performer" status through HUD's financial assessment system. The Authority has received this score since the GAAP conversion in September 1999. The "High Performer" status is the best rating an authority can receive.
- Brentwood Park Apartments Associates, LTD. is a discretely presented component unit of the Authority. Its financial information is presented separately in the accompanying financial statements and is not included in this management discussion and analysis.

Overview of Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net assets serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of capital assets.

Overview of Financial Statement (continued)

The following statements are included:

- Balance Sheet - reports the Authority's assets, liabilities and net assets at the end of the fiscal year. You can think of the Authority's net assets as the difference between what the Authority owns (assets) and what the Authority owes (liabilities).
- Statement of Revenue, Expenses, and Changes in Net Assets - this statement presents information showing how the Authority's net assets increased or decreased during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in prior or future periods.
- Statement of Cash Flows - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable etc.).
- Notes to the Basic Financial Statements - notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Financial Analysis

Net Assets (in thousands of dollars)

	2009	2008	Net Change	Variance (%)
Current assets	\$ 13,284	\$ 15,129	\$ (1,845)	(12.20)
Capital assets, net	73,287	76,438	(3,151)	(4.12)
Other noncurrent assets	21,379	22,358	(979)	(4.38)
Total assets	<u>\$ 107,950</u>	<u>\$ 113,925</u>	<u>\$ (5,975)</u>	<u>(5.24)</u>
Current liabilities	\$ 2,828	\$ 3,627	\$ (799)	(22.03)
Long-term debt	6,854	7,008	(154)	(2.20)
Other noncurrent liabilities	562	503	59	11.73
Total liabilities	<u>10,244</u>	<u>11,138</u>	<u>(894)</u>	<u>(8.03)</u>
Invested in capital assets, net	66,279	69,283	(3,004)	(4.34)
Restricted net assets	833	5,182	(4,349)	(83.93)
Unrestricted net assets	30,594	28,322	2,272	8.02
Total net assets	<u>97,706</u>	<u>102,787</u>	<u>(5,081)</u>	<u>(4.94)</u>
Total liabilities and net assets	<u>\$ 107,950</u>	<u>\$ 113,925</u>	<u>\$ (5,975)</u>	<u>(5.24)</u>

Current Assets decreased by \$1,845,000 largely due to cash being used in operations.

Net Capital Assets decreased by \$3,151,000 mainly due to depreciation.

Total Assets decreased by \$5,975,000 mainly due to a decrease in net capital assets, \$1,500,000 of cash used in operations, and a \$1,500,000 allowance for the doubtful collection of a note receivable.

Total Liabilities reflect an \$894,000 decrease in the current year largely due to a decrease in deferred revenue and payments on long-term debt.

Net Assets - The difference between an organization's assets and its liabilities is its net assets. Net assets are categorized as one of three types.

1. Invested in capital assets, net - capital assets, net of accumulated depreciation and related debt is due to the capital asset and long-term debt activity;
2. Restricted - the Authority's net assets whose use is subject to constraints imposed by law or agreement consisting primarily of debt service reserves and HAP equity;
3. Unrestricted - the Authority's net assets that are neither invested in capital assets nor restricted which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors.

Financial Analysis (continued)**Changes in Net Assets**
(in thousands of dollars)

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>	<u>Variance (%)</u>
Operating revenue				
HUD revenue	\$ 60,021	\$ 59,983	\$ 38	0.06
Other revenue	7,080	6,827	253	3.71
Total operating revenue	<u>67,101</u>	<u>66,810</u>	<u>291</u>	<u>0.44</u>
Operating expenses				
Housing assistance payments	47,357	44,295	3,062	6.91
Depreciation	4,727	4,954	(227)	(4.58)
Administrative	7,781	7,586	195	2.57
Tenant services	983	949	34	3.58
Utilities	1,960	1,669	291	17.44
Maintenance	6,386	6,408	(22)	(0.34)
Protective services	548	548	-	-
General	2,781	2,989	(208)	(6.96)
Total operating expenses	<u>72,523</u>	<u>69,398</u>	<u>3,125</u>	<u>4.50</u>
Operating income (loss)	<u>(5,422)</u>	<u>(2,588)</u>	<u>(2,834)</u>	<u>(109.51)</u>
Non operating revenues (expenses)				
Grant revenue	233	153	80	52.29
Gain (loss) on disposal of capital assets	19	(1)	20	2,000.00
Mortgage interest income	603	603	-	-
Interest income - unrestricted	5	118	(113)	(95.76)
Interest income - restricted	15	10	5	50.00
Interest expense	(440)	(442)	2	(0.45)
Note receivable collectability allowance	(1,500)	-	(1,500)	(100.00)
Total non operating revenues (expenses)	<u>(1,065)</u>	<u>441</u>	<u>(1,506)</u>	<u>(341.50)</u>
Change in net assets before capital contributions	<u>(6,487)</u>	<u>(2,147)</u>	<u>(4,340)</u>	<u>(202.14)</u>
Capital contributions	<u>1,406</u>	<u>577</u>	<u>829</u>	<u>143.67</u>
Change in net assets	<u>(5,081)</u>	<u>(1,570)</u>	<u>(3,511)</u>	<u>(223.63)</u>
Total net assets - beginning	<u>102,787</u>	<u>104,357</u>	<u>(1,570)</u>	<u>(1.50)</u>
Total net assets - ending	<u>\$ 97,706</u>	<u>\$ 102,787</u>	<u>\$ (5,081)</u>	<u>(4.94)</u>

Financial Analysis (continued)

Total Operating Revenue increased by \$291,000 primarily because of an increase in the developer fee earned for construction of the Brentwood complex.

Operating Expenses are categorized by the Authority as administrative, tenant services, utilities, maintenance, protective services, general, depreciation expense and housing assistance payments. The increase in housing assistance payments of \$3,062,000 is primarily attributable to lease-up efforts and utilizing prior year unspent voucher program revenue.

Administrative expense increased by \$195,000 due to an increase in salary and benefit expense and general office expenses.

Tenant services increased by \$34,000 mainly due to an increase in salary and benefit expense.

Utilities increased by \$291,000 due primarily to increases in electric cost and use.

Maintenance expense decreased by \$22,000 due to decreases in grounds and routine maintenance expenses.

General expense decreased by \$208,000 due primarily to decreases in insurance and compensated absences expenses.

Total Operating Expenses increased by \$3,125,000 is primarily the result of increases in housing assistance payments and utilities.

Non Operating Revenues (Expenses) decreased by \$1,506,000 primarily due to the note receivable collectability allowance.

Capital Asset And Debt Activity

At the end of fiscal year 2009, the investment in the Authority's capital assets decreased. The decrease was primarily attributed to \$4,727,000 of depreciation expense exceeding \$1,576,000 of capital expenditures. There are no commitments for acquisition of capital assets. The Authority has \$8,166,000 of unspent capital grants and \$7,518,000 of unspent recovery grants which will be spent primarily on capital assets over the next several years.

Capital assets net change consists of acquisitions of \$1,576,000 net of \$4,727,000 of depreciation. Construction in process of \$310,000, consisting primarily of building improvements, was completed and disposals were \$300,000 of fully depreciated equipment. The acquisitions are principally renovations to various apartment complexes, the acquisition of office and maintenance equipment and purchases of computer equipment.

At the end of the fiscal year 2009 the Authority had debt of \$7,008,000. This balance represents a decrease from that of the previous year-end of \$148,000, or 2%. Since no new debt was issued during fiscal year 2009, this decrease is the result of principal paid on debt existing at the beginning of the year.

Jacksonville Housing Authority

BALANCE SHEET

September 30, 2009

ASSETS	<u>Primary Government</u>	<u>Component Unit</u>
CURRENT ASSETS		
Cash - unrestricted	\$ 8,624,667	\$ 499,087
Cash - restricted	1,102,628	221,352
Receivables, net	921,842	24,248
Prepaid expenses	928,185	103,072
Developer fee receivable	1,400,000	-
Development deficit guaranty receivable	-	268,046
Inventory	306,314	17,709
Total current assets	13,283,636	1,133,514
NONCURRENT ASSETS		
Cash - restricted	238,479	-
Mortgage receivable	13,857,561	-
Interest receivable from BPAAL	1,490,711	-
Intangibles, net	300,881	469,447
Capital assets, net	73,287,281	31,036,611
Investment in BPAAL	5,491,067	-
Other assets	100	4,000
Total assets	\$ 107,949,716	\$ 32,643,572
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Current portion of long-term debt	\$ 154,102	\$ -
Accounts payable	743,016	110,603
Development deficit guaranty payable	268,046	-
Accrued liabilities	1,303,550	-
Due to HUD	4,818	-
Tenant security deposits	269,473	65,978
Deferred revenue	20,647	9,778
Developer fee payable	-	1,400,000
Other current liabilities	64,718	42,407
Total current liabilities	2,828,370	1,628,766
NONCURRENT LIABILITIES		
Long-term debt	6,854,297	13,857,561
Accrued compensated absences	316,398	-
Interest payable to JHA	-	1,490,711
Other noncurrent liabilities	245,278	-
Total liabilities	10,244,343	16,977,038
NET ASSETS		
Invested in capital assets, net of related debt	66,278,882	15,779,050
Restricted net assets	833,155	155,374
Unrestricted net assets	30,593,336	(267,890)
Total net assets	97,705,373	15,666,534
Total liabilities and net assets	\$ 107,949,716	\$ 32,643,572

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

Year ended September 30, 2009

	Primary Government	Component Unit
OPERATING REVENUES		
HUD operating revenues	\$ 60,020,506	\$ 644,112
Tenant revenue, net	6,052,199	1,008,637
Other operating revenue	1,028,132	4,843
Total operating revenues	67,100,837	1,657,592
OPERATING EXPENSES		
Administrative	7,780,435	237,824
Tenant services	983,238	693
Utilities	1,960,217	280,941
Maintenance	6,385,956	691,486
Protective services	548,206	97,908
General	2,780,336	281,874
Depreciation expense	4,727,231	788,435
Housing assistance payments	47,357,165	-
Total operating expenses	72,522,784	2,379,161
OPERATING INCOME (LOSS)	(5,421,947)	(721,569)
NONOPERATING REVENUES (EXPENSES)		
Grant revenue	233,189	-
Gain (loss) on disposal of capital assets	18,512	(3,622)
Mortgage interest income	602,804	-
Interest income - unrestricted	5,259	39
Interest income - restricted	14,856	-
Interest expense	(440,368)	(638,804)
Note receivable collectability allowance	(1,500,000)	-
Total nonoperating revenues (expenses)	(1,065,748)	(642,387)
Change in net assets before capital contributions	(6,487,695)	(1,363,956)
CAPITAL CONTRIBUTIONS		
HUD capital grants	1,406,147	-
Reduction in capital investment	-	(100,000)
Change in net assets	(5,081,548)	(1,463,956)
Total net assets - beginning	102,786,921	17,130,490
Total net assets - ending	\$ 97,705,373	\$ 15,666,534

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF CASH FLOWS

Year ended September 30, 2009

	Primary Government
CASH FLOWS FROM OPERATING ACTIVITIES	
HUD operating grants received	\$ 59,804,765
Collections from tenants	5,995,558
Collections from other sources	1,011,014
Payments to employees	(10,220,102)
Payments to suppliers	(10,359,325)
Housing assistance payments	(47,357,165)
Net cash used in by operating activities	<u>(1,125,255)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Grant revenue	<u>222,995</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
HUD capital grants received	1,501,147
Proceeds from disposal of assets	18,766
Payments on long-term debt	(147,686)
Interest paid	(424,954)
Purchase of property and equipment	(1,576,272)
Net cash used in capital and related financing activities	<u>(628,999)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>19,714</u>
NET DECREASE IN CASH	<u>(1,511,545)</u>
Cash at beginning of year	<u>11,477,319</u>
Cash at end of year	<u><u>\$ 9,965,774</u></u>
AS PRESENTED ON THE ACCOMPANYING BALANCE SHEET:	
Cash - unrestricted	\$ 8,624,667
Cash - restricted - current	1,102,628
Cash - restricted - noncurrent	238,479
	<u><u>\$ 9,965,774</u></u>

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF CASH FLOWS (continued)

Year ended September 30, 2009

RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES	Primary Government
Operating loss	\$ (5,421,947)
Adjustments to reconcile operating loss to net cash used in operating activities	
Depreciation	4,727,231
Provision for bad debt, net of recoveries	223,213
(Increase) decrease in assets:	
Receivables	257,576
Prepaid expenses	(102,195)
Deferred developer's fee	(200,000)
Inventory	34,601
Increase (decrease) in liabilities:	
Accounts payable	92,072
Accrued liabilities	(22,980)
Due to HUD	1,167
Tenant security deposits	(3,975)
Deferred revenue	(567,481)
Other liabilities	(142,537)
Net cash used in operating activities	\$ (1,125,255)

SUPPLEMENTAL DISCLOSURE OF NON-CASH INFORMATION

The investment in BPAAL and development deficit guaranty payable were each reduced by \$100,000 due to a change in estimate of the final capital contribution (see Note A-1).

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

Jacksonville Housing Authority (the "Authority"), a governmental agency, was created pursuant to Florida Statutes Chapter 421 by the City of Jacksonville, Florida (the "City") on October 1, 1994. The primary purpose of the Authority is to develop, acquire and operate safe, decent, sanitary, and affordable housing for low-income families in Duval County in accordance with federal legislation and regulations.

The Authority's governing board consists of a seven member Board of Commissioners (the "Board"), which is appointed by the Mayor of the City. The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Reporting Entity*, (as amended by GASB Statement No. 39), as the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB No. 14 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government.

Blended component units

Some component units, despite being legally separate are so integrated with the primary government that they are in substance part of the primary government. The Authority's operations include three blended component units, which are included in the basic financial statements in the column titled primary government in the government-wide financial statements. These are legally separate entities for which the Authority is financially accountable and that have the same governing board as the Authority. The blended component units are as follows:

- Brentwood Park GP, Inc.
- JHA Brentwood Park Development, LLC.
- JHA Development, Inc.

All of the above component units are associated with the redevelopment of the Brentwood property, except for the JHA Development, Inc., which is a non-profit incorporated to assist the Authority with low-income housing activities.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Discretely Presented component unit

The following component unit meets the criteria for discrete presentation and is presented in the component unit column in the government-wide financial statements in order to clearly distinguish its balances and transactions from the primary government.

- Brentwood Park Apartments Associates, LTD. ("BPAAL")

BPAAL is a for-profit, limited partnership created to redevelop the Brentwood Park Apartments. Brentwood Park GP, Inc., a blended component unit of the Authority, is the general partner of the partnership. BPAAL is not a governmental entity and does not follow government accounting. However, for presentation purposes, certain transactions may be reflected differently in these financial statements than in BPAAL's separately issued information.

The complex was substantially completed in December 2006 except for the community center which was completed in April 2007. Construction was funded from the Limited Partner's capital contributions associated with the purchase of low-income housing tax credits estimated in the amount of \$15,741,000, from the HOPE VI HUD program award of \$20,000,000 and through other sources.

As stipulated in the Amended and Restated Agreement of Limited Partnership (the "Agreement"), BPAAL received capital contributions from its Limited Partner totaling \$14,166,900 and a final capital contribution of approximately \$1,224,000 is due coincident upon meeting specific operational and construction benchmarks. The Authority reflects a \$5,491,067 capital investment in BPAAL consisting of the estimated development deficit obligation of \$989,000 and site and land improvements to the complex of \$4,502,067 funded with the Authority's HOPE VI and other grants.

As part of the relationship with the Authority, the Authority earned a \$1,400,000 developer fee, accrued an estimated development deficit obligation of \$989,000, and provided a \$13,546,942 construction loan. Once the final capital payment is received from the Limited Partner, the Authority is required to establish a \$1,200,000 operating deficit escrow account to provide for the Authority's obligation to fund up to \$1,200,000 of BPAAL operating shortfalls. In addition, the Authority annually earns a management fee of 5% to 10% on specific receipts that is payable from operating cash flows as defined in the Agreement.

BPAAL has a fiscal year end of December 31, which differs from the Authority's year end. For consolidation purposes, the information identified in these accompanying financial statements is presented for the twelve month period ending and as of September 30, 2009. Separate financial information for BPAAL can be obtained from the Authority.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

Funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditure/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activity generally arises from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consists primarily of rental charges to tenants and operating grants from HUD, and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Authority include the cost of administration, utilities, maintenance, protective services, tenant services, general operations, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net assets.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting (continued)

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded in the period incurred.

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net assets. As provided by GASB No. 34 and related guidance, tenant revenue is reported net of \$223,213 of bad debt expense.

4. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

5. Summary of HUD programs

The accompanying basic financial statements include the activities of several housing programs subsidized by HUD at the Authority. A summary of each significant program is provided below.

Low Rent Public Housing Programs

The Low Rent Housing Programs include asset management projects ("AMPs"), which receive operating and capital fund subsidy.

The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD's Capital Fund programs. Funding of the program operations and development is provided by federal annual contributions, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Summary of HUD programs (continued)

Housing Assistance Payments Programs

The Housing Assistance Payments Programs primarily utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. Funding of the program is provided by federal housing assistance contributions from HUD.

6. Assets, liabilities and net assets

a. *Receivables, net*

Material receivables consist of all revenues earned at year-end and not yet received. The HUD receivable is principally a result of grant revenue being accrued for allowable program expenses not yet funded. An allowance for uncollectible amounts is based on periodic aging.

b. *Inventory*

Inventory, consisting principally of materials held for use or consumption, is recorded at the weighted average cost. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. Based on management's experience with the types of items in inventory and related usage plans, there is no allowance recognized as of September 30, 2009.

c. *Capital assets, net*

The Authority's policy is to capitalize purchased assets with a value in excess of \$1,000 and self-constructed assets with a value in excess of \$5,000, and a useful life in excess of one year. The Authority capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair market value on the date contributed.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Structures and improvements	15 - 40 years
Leasehold improvements	15 - 40 years
Equipment	3 - 7 years

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net assets (continued)

d. *Intangibles, net*

Intangible assets consist of bond issuance costs and loan closing costs, and are being amortized on the straight line basis over thirty (30) years. The intangible assets have a cost of \$441,879 and are being presented net of accumulated amortization of \$140,998. For the year ended September 30, 2009, amortization expense was \$17,806, which is reflected in interest expense.

e. *Accrued compensated absences*

Full-time permanent employees are granted leave benefits to specified maximums depending on tenure with the Authority. Generally, after six months of service, employees are entitled to all vested accrued leave upon termination and the estimated liability and expenditure is recorded in the financial statements. Leave time in excess of 480 hours becomes critical leave and is only available for extended illnesses.

f. *Eliminations*

i.) *Interprogram*

In the normal course of operations, certain programs pay for common costs that create interprogram receivables or payables. These interprogram receivables or payables are eliminated for the presentation of the Authority as a whole. For the year ended September 30, 2009, \$3,883,973 was eliminated from the balance sheet.

ii.) *Fee for service*

The Authority's Central Office Cost Center (COCC) internally charges fees to the Asset Management Projects and Section 8 programs of the Authority. These charges include management fees, bookkeeping fees, front-line service fees and asset management fees. For financial reporting purposes \$3,623,914 of fee for service charges have been eliminated for the year ended September 30, 2009.

g. *Net assets*

In accordance with GASB No. 34, total equity as of September 30, 2009, is classified into three components of net assets:

i.) *Invested in capital assets, net of related debt*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction and improvements of those assets.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net assets (continued)

g. *Net assets (continued)*

ii.) Restricted net assets

This category consists of net assets restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The balance sheet of the Authority reports \$833,155 of restricted net assets (see Note B-6).

iii.) *Unrestricted net assets*

This category includes all of the remaining net assets that do not meet the definition of the other two categories.

7. Application of FASB standards

GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*, offers the option of following all Financial Accounting Standards Board ("FASB") standards issued after November 30, 1989, unless the latter conflicts with or contradicts GASB pronouncements, or not following FASB standards issued after such date. The Authority elected the option to not follow FASB pronouncements issued after November 30, 1989.

Discretely presented component unit (BPAAL)

BPAAL is a for profit limited partnership, follows all applicable FASB standards regardless of issue date, and does not follow GASB standards.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES

1. Deposits and investments

As of September 30, 2009, the Authority's cash and cash equivalents consists of cash in banks of \$9,965,774, including \$9,718,608 of an overnight sweep with an underlying investment in a government security. The Authority had no investments as of September 30, 2009.

In accordance with GASB 40, The Authority's exposure to risk is disclosed as follows:

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's policy to limit its exposure to declines in fair values of its investment portfolio is to only invest in HUD allowed investments and to monitor investments. As of September 30, 2009, the Authority was not subject to interest rate risk since they had no investments.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies of the United States of America. As of September 30, 2009, the Authority was not exposed to credit risk since they follow HUD regulations.

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority does have a deposit policy for custodial credit risk, which requires collateral to be held in the Authority's name by its agent or by the bank's trust department. As of September 30, 2009, none of the Authority's bank balances were exposed to custodial credit risk.

Restricted Cash

As of September 30, 2009, restricted cash consists of:

Current		
Voucher HAP Reserves	\$	333,854
Tenant security deposits		269,473
Trustee Funds Gregory West:		
Replacement reserve fund		95,733
Operating reserve fund		234,220
Revenue fund		91,054
Riviera replacement reserve fund		78,294
Subtotal current		<u>1,102,628</u>
Noncurrent		
Family Self-Sufficiency program		238,479
	\$	<u><u>1,341,107</u></u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

Current receivables

As of September 30, 2009, receivables, net consist of:

Current		
HUD receivable	\$	583,591
Due from other governments		197,626
Tenant receivables		125,672
Other receivables		<u>60,401</u>
		967,290
Allowance for doubtful accounts - tenants		<u>(45,448)</u>
	\$	<u>921,842</u>

Noncurrent receivables

As provided in the Brentwood mixed financing agreements, the Authority financed a portion of the construction. The \$13,857,561 mortgage due from BPAAL bears interest at 4.35%, matures in July 2060, and is secured by the Brentwood Park Apartments. Interest and principal are payable from available cash flows as defined in the mixed financing agreements.

In 2002, the Authority lent \$1,500,000 to Vestcor Fund XVI, LTD, ("Vestcor"), from funds provided by the City of Jacksonville. The loan is documented by a promissory note, 0% interest, ballooning on the maturity date of March 13, 2042 (a 40 year note). The Authority has a 40-year commitment with Vestcor as discussed further in Note B-11-f. On February 8, 2010 the Authority determined that the entire note may not be collectable based on foreclosure proceedings initiated in 2010 by the first mortgage holder of Vestcor's apartment complex. As a result, the Authority is reflecting an allowance against the note receivable of \$1,500,000.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

3. Capital assets

A summary of changes in capital assets is as follows:

	Balance at October 1, 2008	Transfers in/ Additions	Transfers out/ Deletions	Balance at September 30, 2009
Non-depreciable:				
Land	\$ 17,805,628	\$ -	\$ -	\$ 17,805,628
Construction in progress	69,052	888,609	(310,371)	647,290
Total non-depreciable	<u>17,874,680</u>	<u>888,609</u>	<u>(310,371)</u>	<u>18,452,918</u>
Depreciated:				
Structures and improvements	121,217,718	851,989	-	122,069,707
Leasehold improvements	35,611	-	-	35,611
Equipment	4,319,362	146,045	(304,811)	4,160,596
Total depreciated	<u>125,572,691</u>	<u>998,034</u>	<u>(304,811)</u>	<u>126,265,914</u>
Total capital assets	<u>143,447,371</u>	<u>1,886,643</u>	<u>(615,182)</u>	<u>144,718,832</u>
Less accumulated depreciation				
Structures and improvements	(63,230,373)	(4,481,971)	-	(67,712,344)
Leasehold improvements	(15,827)	(2,374)	-	(18,201)
Equipment	(3,762,677)	(242,886)	304,557	(3,701,006)
Total accumulated depreciation	<u>(67,008,877)</u>	<u>(4,727,231)</u>	<u>304,557</u>	<u>(71,431,551)</u>
Capital assets, net	<u>\$ 76,438,494</u>	<u>\$ (2,840,588)</u>	<u>\$ (310,625)</u>	<u>\$ 73,287,281</u>

4. Accrued liabilities

As of September 30, 2009, accrued liabilities consist of:

Accrued salaries	\$ 482,826
Accrued compensated absences	613,775
Accrued interest payable	57,984
Insurance reserves	148,659
Due to other PHA projects	306
	<u>\$ 1,303,550</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

5. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at October 1, 2008	Additions	Payments	Payable at September 30, 2009	Due Within One Year
Gregory West revenue bonds	\$ 5,650,000	\$ -	\$ (120,000)	\$ 5,530,000	\$ 125,000
Riviera note payable	1,506,085	-	(27,686)	1,478,399	29,102
Total long-term debt	7,156,085	-	(147,686)	7,008,399	154,102
Compensated absences	865,127	781,899	(716,853)	930,173	613,775
Other noncurrent liabilities	208,444	134,055	(97,221)	245,278	-
Total noncurrent liabilities	<u>\$ 8,229,656</u>	<u>\$ 915,954</u>	<u>\$ (961,760)</u>	<u>\$ 8,183,850</u>	<u>\$ 767,877</u>

Long-term debt at September 30, 2009 consists of the following:

a. *Gregory West revenue bonds*

The bonds consist of \$6,235,000 in Tax Exempt AAA Multifamily Revenue Bonds with The Bank of New York, trustee, issued January 2001, with an effective interest rate of 6.25% and a maturity date of February 2031.

The bonds are rated "AAA" because of a guarantee of payments of principal and interest by Fannie Mae. Interest expense on these bonds totaled \$360,564, including amortization, during fiscal year 2009. These bonds were used to refinance Gregory West Apartments note payable and are secured by the apartment property and a lien on the revenues from the operation of the apartments. Principal will amortize on a modified mortgage basis over the term of the bonds.

Bond prepayments are prohibited for the first ten years, carry a premium for the next two years, and thereafter may be prepaid in whole without premium. If the Authority converts any units to traditional public housing they may be required to prepay a portion of the bonds without premium.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

5. Noncurrent liabilities (continued)

b. *Riviera note payable*

A note payable for \$3,300,000 was entered into on July 1, 2002 with The Julius Finegold Revocable Trust with an interest rate of 5.00% and a maturity date of June 1, 2035. During 2005, the note was paid down by \$1,716,000. Interest expense on this note totaled \$74,560 during fiscal year 2009. The proceeds from this note payable were used to purchase apartment property. The note is secured by the apartment property and a lien on the revenues from the operation of the apartments. Interest only was due and payable on the note until June 1, 2005, at which time principal and interest became payable on a monthly basis until the maturity date stated above.

As of September 30, 2009, the future principal maturities are as follows for the years ending September 30:

	Gregory West Revenue Bonds		Riviera Note Payable	
	Principal	Interest	Principal	Interest
2010	\$ 125,000	\$ 345,625	\$ 29,102	\$ 73,259
2011	140,000	337,813	30,591	71,770
2012	140,000	329,063	32,156	70,205
2013	155,000	320,313	33,801	68,560
2014	165,000	310,625	35,531	66,830
2015-2019	985,000	1,386,563	206,854	304,952
2020-2024	1,340,000	1,036,875	265,468	246,338
2025-2029	1,825,000	561,562	340,691	171,116
2030-2034	655,000	54,688	437,229	74,578
2035	-	-	66,976	1,262
	<u>\$ 5,530,000</u>	<u>\$ 4,683,127</u>	<u>\$ 1,478,399</u>	<u>\$ 1,148,870</u>

6. Net assets

At September 30, 2009, restricted net assets consists of the following:

Voucher HAP reserves	\$ 333,854
Gregory West replacement reserve fund	95,733
Gregory West operating reserve	234,220
Gregory West revenue fund	91,054
Riviera replacement reserve fund	78,294
	<u>\$ 833,155</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

7. BPAAL activity

During this fiscal year, the Authority and BPAAL engaged in several transactions that are reflected in these basic financial statements. The Authority recognized \$602,804 of mortgage note interest from BPAAL. At September 30, 2009, the Authority's receivables from BPAAL are \$1,490,711 for interest, \$1,400,000 for the developer fee, and \$13,857,561 for the construction loan. The Authority's only payable to BPAAL is the \$268,046 remaining balance of the \$989,000 accrued development deficit. In addition, during the fiscal year the Authority provided rental subsidy payments to BPAAL of \$498,112 for low rent public housing and \$392,547 for housing assistance payments to Section 8 tenants. The Authority also subsidized the public housing tenant security services with \$146,000 from a HUD Capital Fund grant.

8. Leasing activities

The Authority is the lessor of dwelling units to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue. Rental property consists of land and buildings with an estimated cost of \$136,658,568 and associated accumulated depreciation of \$66,717,902.

9. Retirement plans

- *Defined benefit pension plan*

Substantially all of the employees of the Authority are eligible and approximately half participate in and contribute to the City of Jacksonville General Employees Pension Plan (the "Plan"), as amended. The Plan is a cost-sharing multi-employer contributory defined benefit pension plan. There is no separate financial report for the Plan.

The Plan provides for retirement, survivor, death and disability benefits. Under normal retirement provisions, a member may retire after reaching age 55 with at least 20 years of credited service, or at age 65 with at least 5 years of credited service. The requirements for early retirement are: (1) age 50 to age 55, 20 to 29 years of service, benefits rate reduced 0.5% for each month of age before age 55; (2) under age 50, 25 to 29 years of service, benefit accrual rate reduced from 2% to 2.5% per year; and (3) any age after 30 years of creditable service at the normal benefit rate of 2.5% per year.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

9. Retirement plans (continued)

- *Defined benefit pension plan (continued)*

Benefits vest after 5 years of credited service equal to 2.5% of a member's average earnings for each year of credited service up to 32 years with a maximum of 80%. Average earnings are the average monthly salary or wages for the highest 36 consecutive months of employment within the last ten years preceding retirement. The regular benefit is increased by up to 3% on the first full pay date of April each year after the fifth anniversary. A monthly supplement is payable equal to \$3 times the number of years of creditable service to subsidize retiree's health insurance. However, only that portion of the increase in excess of the supplement is payable. Members who terminate covered employment with less than five years of credited service shall be paid a refund of 100% of their contributions to the Plan. The members contribution rate may change based on the earnings of the Plan's investments. There is no mandatory retirement age. The Authority's contributions and percentage of qualifying wages for the current and past two years are as follows:

<u>Year</u>	<u>Percentage</u>	<u>Contributions</u>
September 30, 2009	10.43%	\$ 404,641
September 30, 2008	10.96%	\$ 407,691
September 30, 2007	11.68%	\$ 464,459

Subsequent event

Effective October 1, 2009, employees have a choice between the defined benefit plan and a new defined contribution 403(b) plan. Vesting in the 403(b) plan is the same as the defined benefit plan. The Authority will contribute the same percentage to the defined contribution plan as it contributes to the defined benefit plan.

- *Deferred compensation plan*

All of the Authority's employees may participate in the City of Jacksonville's 457 deferred compensation plan after ninety (90) days of employment. Employees may contribute 100% of compensation up to the IRS contribution limits for regular and catch-up contributions. Employees are 100% vested in their balances upon contribution to the Plan, and the Authority makes no matching contributions.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

10. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased, and the Authority participates in a commercial risk management pool to cover designated exposures and potential loss situations. The Authority participates in the City's experience rated self-insurance plan that provides for comprehensive general liability and workers' compensation insurance, with excess coverage of \$1 million on an occurrence basis for workers' compensation claims over \$1 million.

The Authority's property is insured for \$175 million through the Florida Public Housing Self Insurance Fund, a public entity risk pool. The pool does not retain the risk of loss and the entire pool has a \$25 million loss limit for any one occurrence or named storm. In addition, the Authority has \$7.5 million of flood insurance coverage in the aggregate per policy year.

There were no significant reductions of insurance coverage from prior years and settlements did not exceed insurance coverage for each of the past three years.

Annually, the Authority reviews and estimates its risk for claims in process and claims incurred but not yet reported. Actual results could differ from these estimates and a gain or loss could be incurred. As of September 30, 2009, the financial statements of the Authority reflects a \$151,038 receivable from the City's pool and a contingent liability for unknown claims of \$148,659.

11. Commitments and contingencies

a. *Legal*

The Authority is party to various pending or threatened legal actions arising in the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any ultimate liability is not expected to have a material adverse effect on the Authority's financial position.

b. *Grants and contracts*

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such examinations.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

b. Grants and contracts (continued)

The Authority has received cumulative funding in excess of housing assistance payments ("HAP") and earned administrative fees through the Section 8 Housing Choice Voucher Program (the "Program") under the implementation of the Consolidated Appropriations Act 2005, Funding Provisions for the Housing Choice Voucher Program. Due to decreases in federal funding, HUD decreased their HAP payments made to the Authority, forcing them to use their HAP reserves. As of September 30, 2009, the remaining HAP reserve of \$333,854 is subject to possible future recapture.

c. Funds awarded

The Authority receives funding from HUD through Capital Fund and Capital Fund Recovery Act programs to help subsidize the cost of project repairs, improvements, certain operating costs and loans to tax credit projects. Unspent funded awards as of September 30, 2009 amounted to \$8,171,119 for Capital Fund, and \$7,186,142 for the Recovery Act grants.

d. The Oaks at Durkeeville Homes

The Authority holds second mortgages on 25 single-family dwelling units constructed as part of The Oaks at Durkeeville redevelopment project. The units were sold to eligible low-income individuals with approximately 50% of the purchase financed by the Authority through second mortgages. The mortgages are repayable, on a prorated basis, if the residents move out or resell the property within 15 years from the date of purchase. Due to the contingency nature of the mortgages, they are not reflected in the Authority's financial statements.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

e. Lindsey Terrace

The Authority has entered into a 40-year regulatory and operating agreement with Vestcor Fund XVI, LTD. to provide operating subsidy to Lindsey Terrace Apartments commencing January 2002. In exchange for the subsidy, the Authority has the right to lease 84 units to public housing tenants. The subsidy is \$347 per unit per month, or approximately \$350,000 annually with a maximum 3% per year escalation clause. The subsidy actually remitted by the Authority to Vestcor is net of the rent billed to Authority tenants. The net subsidy paid for the year ending September 30, 2009 was approximately \$248,000.

f. Environmental issues

A parcel of land owned by the Authority has been identified as being contaminated with petroleum waste. Although the Authority's responsibility has not been identified, the City of Jacksonville has assumed the responsibility for the site clean up. The financial statements for the Authority for the year ended September 30, 2009, do not reflect any charges to operations for this contingency since amounts, if any, attributed to the Authority can not be reasonably determined.

12. Concentrations

For the year ended September 30, 2009, approximately 88% of all revenues and 25% of current receivables reflected in the basic financial statements are from HUD.

13. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format treats several items differently than the financial statements; (1) depreciation expense and housing assistance payments are excluded from operating activities, (2) investment revenue is included in operating activities, (3) and tenant revenue and bad debt expense are reflected separately. In addition, the financial data schedule combines the Authority's discrete component units' financial activities into a total column the same as blended component units of the Authority.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

14. Segment information

The Authority issued multifamily revenue bonds to refinance Gregory West Apartments. Investors in the revenue bonds rely solely on the revenues generated by the rental income of the apartments to fund the liability. Summary financial information for Gregory West is presented below.

Condensed Statement of Net Assets

Assets:

Current assets	\$ 238,518
Restricted assets	445,462
Due from other programs	1,187,640
Capital assets	5,124,598
Other noncurrent assets	268,386
Total assets	<u>7,264,604</u>

Liabilities:

Current liabilities	191,924
Current liabilities payable from restricted assets	24,455
Noncurrent liabilities	5,405,000
Total liabilities	<u>5,621,379</u>

Net assets:

Invested in capital assets, net of related debt	(405,402)
Restricted	421,007
Unrestricted	1,627,620
Total net assets	<u>\$ 1,643,225</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

14. Segment information (continued)

Condensed Statement of Revenues, Expenses, and Changes in Net Assets

Tenant revenue, net	\$	1,281,370
Other operating revenues		7,198
Depreciation		(161,894)
Other operating expenses		(609,616)
Operating income		517,058
Nonoperating revenues and (expenses)		
Interest income		971
Interest expense		(348,002)
Change in net assets		170,027
Beginning net assets		1,473,198
Ending net assets	\$	1,643,225

Condensed Statement of Cash Flows

Net cash provided by (used in):		
Operating activities	\$	(300,698)
Capital and related financing activities		(468,002)
Investing activities		971
Net decrease in cash		(767,729)
Beginning cash		1,250,619
Ending cash	\$	482,890

15. Subsequent Events

In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through April 1, 2010, the date the financial statements were available to be issued.

16. Discretely presented component unit - BPAAL

a. *Deposits and investments*

As of September 30, 2009, BPAAL's cash balance, including an overnight repurchase agreement, is \$519,000 in excess of FDIC insurance. BPAAL's restricted cash consists of tenant security deposits in the amount of \$65,978, and replacement reserve in the amount of \$155,374.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

16. Discretely presented component unit - BPAAL (continued)

b. Capital assets

As of September 30, 2009, BPAAL had capital assets consisting of:

Land	\$ 6,258,733
Structures and improvements	26,410,200
Equipment	620,393
	<hr/>
	33,289,326
Less accumulated depreciation	(2,252,715)
	<hr/>
	\$ 31,036,611

c. Intangibles

BPAAL's intangible assets consist of start up, tax credit and closing costs which are being amortized over the fixed life of the partnership and debt. The total cost of \$600,571 is being presented net of accumulated amortization of \$131,124. Amortization expense for the year was \$36,000.

d. Mortgage note payable

The note payable to the Authority for \$13,857,561 has an interest rate of 4.35% and a maturity date of July 25, 2060. Interest was \$602,804 for the fiscal year. Principal and interest are payable from available cash flows as defined in the Amended and Restated Agreement of Limited Partnership. The note is secured by the Brentwood Park Apartments and a lien on the revenues from the operation of the apartments.

e. Invested in capital assets, net of related debt

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets. In addition to the mortgage payable, BPAAL has reduced the net asset amount by directly related construction liabilities.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

16. Discretely presented component unit - BPAAL (continued)

f. *Grant revenue*

BPAAL received \$644,112 of funding from the Jacksonville Housing Authority, \$498,112 represents subsidy from HUD that is to be used for public housing units, and \$146,000 is from a Capital Fund grant. In addition, BPAAL's tenant revenue includes \$392,547 of Section 8 subsidy received from the Authority.

g. *Contingencies*

i. *Affordability reserve*

Coincident with the funding of the final scheduled capital payment from BPAAL's limited partner, BPAAL is required to establish an affordability reserve of approximately \$691,000

h. *Subsequent events*

In preparing these financial statements, BPAAL's Management has evaluated events and transactions for potential recognition or disclosure through April 1, 2010, the date the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES

Year ended September 30, 2009

PROGRAM	FL29P CFP 501-07	FL29P CFP 501-08	FL29P CFP 501-09	FL29P CFRH 501-06	FL29P CFRH 503-06	FL29P CFRH 501-07	FL29P CFRH 501-08	FL29P CFRH 501-09	Total
BUDGET	\$ 3,445,493	\$ 3,831,717	\$ 3,823,599	\$ 223,849	\$ 198,261	\$ 356,831	\$ 423,025	\$ 309,345	\$ 12,612,120
ADVANCES									
Cash receipts - prior years	\$ 1,399,875	-	-	-	-	-	-	-	\$ 1,399,875
Cash receipts - current year	1,776,610	1,013,227	-	-	-	-	-	-	2,789,837
Cumulative as of September 30, 2009	3,176,485	1,013,227	-	-	-	-	-	-	4,189,712
COSTS									
Prior years	1,588,466	-	-	-	-	-	-	-	1,588,466
Current year	1,664,219	1,188,316	-	-	-	-	-	-	2,852,535
Cumulative as of September 30, 2009	3,252,685	1,188,316	-	-	-	-	-	-	4,441,001
RECEIVABLE FROM HUD	\$ 76,200	\$ 175,089	-	-	-	-	-	-	\$ 251,289
SOFT COSTS									
Prior years	\$ 1,331,129	-	-	-	-	-	-	-	\$ 1,331,129
Current year	549,386	1,090,361	-	-	-	-	-	-	1,639,747
Cumulative as of September 30, 2009	1,880,515	1,090,361	-	-	-	-	-	-	2,970,876
HARD COSTS									
Prior years	257,337	-	-	-	-	-	-	-	257,337
Current year	1,114,833	97,955	-	-	-	-	-	-	1,212,788
Cumulative as of September 30, 2009	1,372,170	97,955	-	-	-	-	-	-	1,470,125
CUMULATIVE HARD AND SOFT COSTS	\$ 3,252,685	\$ 1,188,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,441,001

SCHEDULE OF ACTUAL CAPITAL FUND RECOVERY ACT PROGRAM COSTS AND ADVANCES

Year ended September 30, 2009

FL29S 001501-09 STIMULUS FORMULA	FL001 00000709R		FL001 00001209R		FL001 00001409R		FL001 00001509R		FL001 00001709R		FL001 00001809R		FL001 00004609R		FL001 00004709R		TOTAL
	STIMULUS COMPETITIVE	\$															
\$ 5,385,663	\$	304,000	\$	146,000	\$	400,000	\$	388,000	\$	416,000	\$	178,000	\$	238,000	\$	122,000	\$ 7,577,663
\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 195,938
195,938																	195,938
195,938																	195,938
-																	-
391,521																	391,521
391,521																	391,521
\$ 195,583	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 195,583
\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 198,162
198,162																	198,162
198,162																	198,162
-																	-
193,359																	193,359
193,359																	193,359
\$ 391,521	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 391,521

PROGRAM
BUDGET

ADVANCES

Cash receipts - prior years
Cash receipts - current year
Cumulative as of September 30, 2009

COSTS

Prior years
Current year
Cumulative as of September 30, 2009

RECEIVABLE FROM HUD

SOFT COSTS

Prior years
Current year
Cumulative as of September 30, 2009

HARD COSTS

Prior years
Current year
Cumulative as of September 30, 2009

CUMULATIVE HARD AND SOFT COSTS

SINGLE AUDIT SECTION

Jacksonville Housing Authority

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended September 30, 2009

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal CFDA Number	Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
Low Rent Public Housing	14.850	\$ 8,766,747
Section 8 Housing Choice Voucher Program	14.871	46,177,264
Section 8 Moderate Rehabilitation	14.856	2,286,867
Section 8 Moderate Rehabilitation - SRO	14.249	544,653
Capital Fund Program FL 2007	14.872	1,664,219
Capital Fund Program FL 2008	14.872	1,188,316
Capital Fund Stimulus (Formula) Recovery Act	14.885	391,521
Resident Opportunity and Supportive Services	14.870	188,454
Public Housing Family Self Sufficiency	14.877	42,886
Neighborhood Networks Grant (ROSS)	14.875	72,243
Shelter Plus Care	14.238	103,483
Pass through program from City of Jacksonville HOME Investment Partnership Program	14.239	43,046
Pass through program from City of Jacksonville CDBG FSS Program	14.246	49,000
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		61,518,699
U.S. DEPARTMENT OF AGRICULTURE		
Child and Adult Food Care Program - Award I-1288 - pass through program from the Florida Department of Health	10.558	62,332
TOTAL EXPENDITURES OF FEDERAL AWARDS		\$ 61,581,031

Jacksonville Housing Authority

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended September 30, 2009

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Jacksonville Housing Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program, CFDA Number 14.871, an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the amount of administrative and assistance paid by the Authority.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

BREVARD OFFICE

3035 Spyglass Hill Rd.
Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

ORLANDO OFFICE

480 N. Orlando Ave.

Suite 210

Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

WEST PALM OFFICE

301 Clematis Street

Suite 3000

V. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

www.bermanhopkins.com

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

We have audited the financial statements of the business-type activity and the discretely presented component unit of the Jacksonville Housing Authority (the "Authority"), as of and for the year ended September 30, 2009, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 1, 2010. The financial statements of the Authority's discretely presented component unit, Brentwood Park Apartments Associates, LTD. were not audited in accordance with *Government Auditing Standards*. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Jacksonville Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Commissioners, management, and others within the Jacksonville Housing Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHarr
CPAs and Associates, LLP

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

BREVARD OFFICE

8035 Spyglass Hill Rd.
Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

Compliance

We have audited the compliance of the activity of the Jacksonville Housing Authority (the "Authority"), with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended September 30, 2009. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

ORLANDO OFFICE

480 N. Orlando Ave.
Suite 218
Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Jacksonville Housing Authority's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

WEST PALM OFFICE

301 Clematis Street
Suite 3000

W. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

www.bermanhopkins.com

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2009.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Board of Commissioners, management, and others within the Jacksonville Housing Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Jacksonville Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

September 30, 2009

A. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: **Unqualified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiencies identified that are not considered to be material weaknesses? **No**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiencies identified that are not considered to be material weaknesses? **No**

Type of auditors' report issued on compliance for major programs: **Unqualified**

There are no audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133.

The programs tested as major programs are as follows:

Section 8 Housing Choice Voucher - CFDA No. 14.871

The threshold for distinguishing types A and B programs was **\$1,847,431**

Did the auditee qualify as a low-risk auditee? **No**

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None reported.

C. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAMS

None reported.

Jacksonville Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

September 30, 2009

PRIOR YEAR AUDIT FINDINGS

08-1 Eligibility

Section 8 Housing Choice Voucher Program, CFDA Number 14.871
Other matter required to be reported in accordance with OMB Circular A-133

Condition: Out of a total tenant population of approximately 6,300, 40 tenant files were tested. For the files tested, housing assistance payments to two tenants over fourteen (14) of the program's 75,386 total units months leased had incorrect payments totaling \$274. The details of the deficiencies are as follows:

- One file had an incorrect payment standard,
- Two files had incorrect calculations of tenant income,
- One file did not have a properly completed release of information form.

Auditors' Recommendation: The Authority needs to review the staffing levels in place and the appropriate skill sets to ensure proper contract administration and compliance with the Authority's procedures, systems and controls. The Authority needs to correct the deficiencies noted in the tested files.

Current Year Status: Cleared.

08-2 Special Tests and Provisions

Section 8 Housing Choice Voucher Program, CFDA Number 14.871
Other matter required to be reported in accordance with OMB Circular A-133

Condition: During the year, the Authority began the process of converting to new software. The Authority was not instructed to properly code all terminated participants prior to conversion. As a result, the new software recoded and reactivated terminated participants to a current status participants paying landlords HAP beginning June 1, 2008, approximately \$40,000 of ineligible housing assistance payments.

Auditors' Recommendation: The Authority should consult with its new software vendor and review, and modify as appropriate, its HAP procedures. In addition, the Authority should obtain reimbursement from landlords for all ineligible housing assistance payments.

Current Year Status: Cleared.

JHA Audited Financial Statements for

Year ended Sept 30-2009

As Prepared by:

Berman Hopkins Wright & LaHam

**JACKSONVILLE
HOUSING AUTHORITY**

**Basic
Financial Statements and
Supplemental Information**

**Year ended
September 30, 2009**

BERMAN HOPKINS
WRIGHT & LAHAM
CPAS AND ASSOCIATES, -LLP-

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

BREVARD OFFICE

8035 Spyglass Hill Rd.

Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

We have audited the accompanying financial statements of the business-type activity and the discretely presented component unit of the Jacksonville Housing Authority (the "Authority"), as of and for the year ended September 30, 2009, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

ORLANDO OFFICE

480 N. Orlando Ave.

Suite 218

Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. The financial statements of the Authority's discretely presented component unit, Brentwood Park Apartments Associates, LTD. was not audited in accordance with *Government Auditing Standards*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

WEST PALM OFFICE

301 Clematis Street

Suite 3000

W. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activity and the discretely presented component unit of the Authority, as of September 30, 2009, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated April 1, 2010, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management Discussion and Analysis as listed in the table of contents is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedule and schedules of actual program costs and advances are presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development, and are not a required part of the basic financial statements of the Authority. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements of the Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Management Discussion and Analysis

As management of the Jacksonville Housing Authority (the "Authority"), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended September 30, 2009. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the President & Chief Executive Officer, Ronnie A. Ferguson, Jacksonville Housing Authority, 1300 Broad Street, Jacksonville, FL 32202.

Financial Highlights

- The assets of the Authority exceeded its liabilities as of September 30, 2009 by \$97,706,000 (net assets).
- The Authority's cash balances as of September 30, 2009 were \$9,966,000, representing a decrease of \$1,500,000.
- The Authority had revenue from the U.S. Department of Housing and Urban Development ("HUD") of \$61,500,000, which includes funds for capital asset activities.
- Public housing has maintained occupancy of 98% for the fiscal year.
- The Authority utilized 100% of its Section 8 budget authority.
- The Authority received "High Performer" status through HUD's financial assessment system. The Authority has received this score since the GAAP conversion in September 1999. The "High Performer" status is the best rating an authority can receive.
- Brentwood Park Apartments Associates, LTD. is a discretely presented component unit of the Authority. Its financial information is presented separately in the accompanying financial statements and is not included in this management discussion and analysis.

Overview of Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a single business-type activity prepared on an accrual basis. Over time, significant changes in the Authority's net assets serve as a useful indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any authority, the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of capital assets.

Overview of Financial Statement (continued)

The following statements are included:

- Balance Sheet - reports the Authority's assets, liabilities and net assets at the end of the fiscal year. You can think of the Authority's net assets as the difference between what the Authority owns (assets) and what the Authority owes (liabilities).
- Statement of Revenue, Expenses, and Changes in Net Assets - this statement presents information showing how the Authority's net assets increased or decreased during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will result in cash inflows and cash outflows in prior or future periods.
- Statement of Cash Flows - this statement presents information showing the total cash receipts and cash disbursements of the Authority during the current fiscal year. The statement reflects the net changes in cash resulting from operations plus any other cash requirements during the current year (i.e. capital additions, debt service, prior period obligations, etc.). In addition, the statement reflects the receipt of cash that was obligated to the Authority in prior periods and subsequently received during the current fiscal year (i.e. accounts receivable, notes receivable etc.).
- Notes to the Basic Financial Statements - notes to the Basic Financial Statements provide additional information that is essential to a full understanding of the data provided. These notes give greater understanding on the overall activity of the Authority and how values are assigned to certain assets and liabilities and the longevity of these values. In addition, notes reflect the impact (if any) of any uncertainties the Authority may face.

In addition to the basic financial statements listed above, our report includes supplemental information. This information is to provide more detail on the Authority's various programs and the required information mandated by regulatory bodies that fund the Authority's various programs.

Financial Analysis

Net Assets (in thousands of dollars)

	2009	2008	Net Change	Variance (%)
Current assets	\$ 13,284	\$ 15,129	\$ (1,845)	(12.20)
Capital assets, net	73,287	76,438	(3,151)	(4.12)
Other noncurrent assets	21,379	22,358	(979)	(4.38)
Total assets	<u>\$ 107,950</u>	<u>\$ 113,925</u>	<u>\$ (5,975)</u>	<u>(5.24)</u>
Current liabilities	\$ 2,828	\$ 3,627	\$ (799)	(22.03)
Long-term debt	6,854	7,008	(154)	(2.20)
Other noncurrent liabilities	562	503	59	11.73
Total liabilities	<u>10,244</u>	<u>11,138</u>	<u>(894)</u>	<u>(8.03)</u>
Invested in capital assets, net	66,279	69,283	(3,004)	(4.34)
Restricted net assets	833	5,182	(4,349)	(83.93)
Unrestricted net assets	30,594	28,322	2,272	8.02
Total net assets	<u>97,706</u>	<u>102,787</u>	<u>(5,081)</u>	<u>(4.94)</u>
Total liabilities and net assets	<u>\$ 107,950</u>	<u>\$ 113,925</u>	<u>\$ (5,975)</u>	<u>(5.24)</u>

Current Assets decreased by \$1,845,000 largely due to cash being used in operations.

Net Capital Assets decreased by \$3,151,000 mainly due to depreciation.

Total Assets decreased by \$5,975,000 mainly due to a decrease in net capital assets, \$1,500,000 of cash used in operations, and a \$1,500,000 allowance for the doubtful collection of a note receivable.

Total Liabilities reflect an \$894,000 decrease in the current year largely due to a decrease in deferred revenue and payments on long-term debt.

Net Assets - The difference between an organization's assets and its liabilities is its net assets. Net assets are categorized as one of three types.

1. Invested in capital assets, net - capital assets, net of accumulated depreciation and related debt is due to the capital asset and long-term debt activity;
2. Restricted - the Authority's net assets whose use is subject to constraints imposed by law or agreement consisting primarily of debt service reserves and HAP equity;
3. Unrestricted - the Authority's net assets that are neither invested in capital assets nor restricted which increase principally due to operations. These resources are available to meet the Authority's ongoing obligations to its residents and creditors.

Financial Analysis (continued)

Changes in Net Assets
(in thousands of dollars)

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>	<u>Variance (%)</u>
Operating revenue				
HUD revenue	\$ 60,021	\$ 59,983	\$ 38	0.06
Other revenue	7,080	6,827	253	3.71
Total operating revenue	<u>67,101</u>	<u>66,810</u>	<u>291</u>	<u>0.44</u>
Operating expenses				
Housing assistance payments	47,357	44,295	3,062	6.91
Depreciation	4,727	4,954	(227)	(4.58)
Administrative	7,781	7,586	195	2.57
Tenant services	983	949	34	3.58
Utilities	1,960	1,669	291	17.44
Maintenance	6,386	6,408	(22)	(0.34)
Protective services	548	548	-	-
General	2,781	2,989	(208)	(6.96)
Total operating expenses	<u>72,523</u>	<u>69,398</u>	<u>3,125</u>	<u>4.50</u>
Operating income (loss)	<u>(5,422)</u>	<u>(2,588)</u>	<u>(2,834)</u>	<u>(109.51)</u>
Non operating revenues (expenses)				
Grant revenue	233	153	80	52.29
Gain (loss) on disposal of capital assets	19	(1)	20	2,000.00
Mortgage interest income	603	603	-	-
Interest income - unrestricted	5	118	(113)	(95.76)
Interest income - restricted	15	10	5	50.00
Interest expense	(440)	(442)	2	(0.45)
Note receivable collectability allowance	(1,500)	-	(1,500)	(100.00)
Total non operating revenues (expenses)	<u>(1,065)</u>	<u>441</u>	<u>(1,506)</u>	<u>(341.50)</u>
Change in net assets before capital contributions	<u>(6,487)</u>	<u>(2,147)</u>	<u>(4,340)</u>	<u>(202.14)</u>
Capital contributions	<u>1,406</u>	<u>577</u>	<u>829</u>	<u>143.67</u>
Change in net assets	<u>(5,081)</u>	<u>(1,570)</u>	<u>(3,511)</u>	<u>(223.63)</u>
Total net assets - beginning	<u>102,787</u>	<u>104,357</u>	<u>(1,570)</u>	<u>(1.50)</u>
Total net assets - ending	<u>\$ 97,706</u>	<u>\$ 102,787</u>	<u>\$ (5,081)</u>	<u>(4.94)</u>

Financial Analysis (continued)

Total Operating Revenue increased by \$291,000 primarily because of an increase in the developer fee earned for construction of the Brentwood complex.

Operating Expenses are categorized by the Authority as administrative, tenant services, utilities, maintenance, protective services, general, depreciation expense and housing assistance payments. The increase in housing assistance payments of \$3,062,000 is primarily attributable to lease-up efforts and utilizing prior year unspent voucher program revenue.

Administrative expense increased by \$195,000 due to an increase in salary and benefit expense and general office expenses.

Tenant services increased by \$34,000 mainly due to an increase in salary and benefit expense.

Utilities increased by \$291,000 due primarily to increases in electric cost and use.

Maintenance expense decreased by \$22,000 due to decreases in grounds and routine maintenance expenses.

General expense decreased by \$208,000 due primarily to decreases in insurance and compensated absences expenses.

Total Operating Expenses increased by \$3,125,000 is primarily the result of increases in housing assistance payments and utilities.

Non Operating Revenues (Expenses) decreased by \$1,506,000 primarily due to the note receivable collectability allowance.

Capital Asset And Debt Activity

At the end of fiscal year 2009, the investment in the Authority's capital assets decreased. The decrease was primarily attributed to \$4,727,000 of depreciation expense exceeding \$1,576,000 of capital expenditures. There are no commitments for acquisition of capital assets. The Authority has \$8,166,000 of unspent capital grants and \$7,518,000 of unspent recovery grants which will be spent primarily on capital assets over the next several years.

Capital assets net change consists of acquisitions of \$1,576,000 net of \$4,727,000 of depreciation. Construction in process of \$310,000, consisting primarily of building improvements, was completed and disposals were \$300,000 of fully depreciated equipment. The acquisitions are principally renovations to various apartment complexes, the acquisition of office and maintenance equipment and purchases of computer equipment.

At the end of the fiscal year 2009 the Authority had debt of \$7,008,000. This balance represents a decrease from that of the previous year-end of \$148,000, or 2%. Since no new debt was issued during fiscal year 2009, this decrease is the result of principal paid on debt existing at the beginning of the year.

Jacksonville Housing Authority

BALANCE SHEET

September 30, 2009

ASSETS	<u>Primary Government</u>	<u>Component Unit</u>
CURRENT ASSETS		
Cash - unrestricted	\$ 8,624,667	\$ 499,087
Cash - restricted	1,102,628	221,352
Receivables, net	921,842	24,248
Prepaid expenses	928,185	103,072
Developer fee receivable	1,400,000	-
Development deficit guaranty receivable	-	268,046
Inventory	306,314	17,709
Total current assets	13,283,636	1,133,514
NONCURRENT ASSETS		
Cash - restricted	238,479	-
Mortgage receivable	13,857,561	-
Interest receivable from BPAAL	1,490,711	-
Intangibles, net	300,881	469,447
Capital assets, net	73,287,281	31,036,611
Investment in BPAAL	5,491,067	-
Other assets	100	4,000
Total assets	\$ 107,949,716	\$ 32,643,572
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Current portion of long-term debt	\$ 154,102	\$ -
Accounts payable	743,016	110,603
Development deficit guaranty payable	268,046	-
Accrued liabilities	1,303,550	-
Due to HUD	4,818	-
Tenant security deposits	269,473	65,978
Deferred revenue	20,647	9,778
Developer fee payable	-	1,400,000
Other current liabilities	64,718	42,407
Total current liabilities	2,828,370	1,628,766
NONCURRENT LIABILITIES		
Long-term debt	6,854,297	13,857,561
Accrued compensated absences	316,398	-
Interest payable to JHA	-	1,490,711
Other noncurrent liabilities	245,278	-
Total liabilities	10,244,343	16,977,038
NET ASSETS		
Invested in capital assets, net of related debt	66,278,882	15,779,050
Restricted net assets	833,155	155,374
Unrestricted net assets	30,593,336	(267,890)
Total net assets	97,705,373	15,666,534
Total liabilities and net assets	\$ 107,949,716	\$ 32,643,572

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

Year ended September 30, 2009

	Primary Government	Component Unit
OPERATING REVENUES		
HUD operating revenues	\$ 60,020,506	\$ 644,112
Tenant revenue, net	6,052,199	1,008,637
Other operating revenue	1,028,132	4,843
Total operating revenues	<u>67,100,837</u>	<u>1,657,592</u>
OPERATING EXPENSES		
Administrative	7,780,435	237,824
Tenant services	983,238	693
Utilities	1,960,217	280,941
Maintenance	6,385,956	691,486
Protective services	548,206	97,908
General	2,780,336	281,874
Depreciation expense	4,727,231	788,435
Housing assistance payments	47,357,165	-
Total operating expenses	<u>72,522,784</u>	<u>2,379,161</u>
OPERATING INCOME (LOSS)	<u>(5,421,947)</u>	<u>(721,569)</u>
NONOPERATING REVENUES (EXPENSES)		
Grant revenue	233,189	-
Gain (loss) on disposal of capital assets	18,512	(3,622)
Mortgage interest income	602,804	-
Interest income - unrestricted	5,259	39
Interest income - restricted	14,856	-
Interest expense	(440,368)	(638,804)
Note receivable collectability allowance	(1,500,000)	-
Total nonoperating revenues (expenses)	<u>(1,065,748)</u>	<u>(642,387)</u>
Change in net assets before capital contributions	(6,487,695)	(1,363,956)
CAPITAL CONTRIBUTIONS		
HUD capital grants	1,406,147	-
Reduction in capital investment	-	(100,000)
Change in net assets	<u>(5,081,548)</u>	<u>(1,463,956)</u>
Total net assets - beginning	<u>102,786,921</u>	<u>17,130,490</u>
Total net assets - ending	<u>\$ 97,705,373</u>	<u>\$ 15,666,534</u>

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF CASH FLOWS

Year ended September 30, 2009

	Primary Government
CASH FLOWS FROM OPERATING ACTIVITIES	
HUD operating grants received	\$ 59,804,765
Collections from tenants	5,995,558
Collections from other sources	1,011,014
Payments to employees	(10,220,102)
Payments to suppliers	(10,359,325)
Housing assistance payments	(47,357,165)
Net cash used in by operating activities	<u>(1,125,255)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Grant revenue	<u>222,995</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
HUD capital grants received	1,501,147
Proceeds from disposal of assets	18,766
Payments on long-term debt	(147,686)
Interest paid	(424,954)
Purchase of property and equipment	(1,576,272)
Net cash used in capital and related financing activities	<u>(628,999)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>19,714</u>
NET DECREASE IN CASH	<u>(1,511,545)</u>
Cash at beginning of year	<u>11,477,319</u>
Cash at end of year	<u><u>\$ 9,965,774</u></u>
AS PRESENTED ON THE ACCOMPANYING BALANCE SHEET:	
Cash - unrestricted	\$ 8,624,667
Cash - restricted - current	1,102,628
Cash - restricted - noncurrent	238,479
	<u><u>\$ 9,965,774</u></u>

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

STATEMENT OF CASH FLOWS (continued)

Year ended September 30, 2009

RECONCILIATION OF OPERATING LOSS TO NET CASH USED IN OPERATING ACTIVITIES	<u>Primary Government</u>
Operating loss	\$ (5,421,947)
Adjustments to reconcile operating loss to net cash used in operating activities	
Depreciation	4,727,231
Provision for bad debt, net of recoveries	223,213
(Increase) decrease in assets:	
Receivables	257,576
Prepaid expenses	(102,195)
Deferred developer's fee	(200,000)
Inventory	34,601
Increase (decrease) in liabilities:	
Accounts payable	92,072
Accrued liabilities	(22,980)
Due to HUD	1,167
Tenant security deposits	(3,975)
Deferred revenue	(567,481)
Other liabilities	(142,537)
Net cash used in operating activities	<u>\$ (1,125,255)</u>

SUPPLEMENTAL DISCLOSURE OF NON-CASH INFORMATION

The investment in BPAAL and development deficit guaranty payable were each reduced by \$100,000 due to a change in estimate of the final capital contribution (see Note A-1).

The accompanying notes are an integral part of this financial statement.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

Jacksonville Housing Authority (the "Authority"), a governmental agency, was created pursuant to Florida Statutes Chapter 421 by the City of Jacksonville, Florida (the "City") on October 1, 1994. The primary purpose of the Authority is to develop, acquire and operate safe, decent, sanitary, and affordable housing for low-income families in Duval County in accordance with federal legislation and regulations.

The Authority's governing board consists of a seven member Board of Commissioners (the "Board"), which is appointed by the Mayor of the City. The Authority is not a component unit of the City, as defined in Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Reporting Entity*, (as amended by GASB Statement No. 39), as the Board independently oversees the Authority's operations.

The definition of the reporting entity as defined by GASB No. 14 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government.

Blended component units

Some component units, despite being legally separate are so integrated with the primary government that they are in substance part of the primary government. The Authority's operations include three blended component units, which are included in the basic financial statements in the column titled primary government in the government-wide financial statements. These are legally separate entities for which the Authority is financially accountable and that have the same governing board as the Authority. The blended component units are as follows:

- Brentwood Park GP, Inc.
- JHA Brentwood Park Development, LLC.
- JHA Development, Inc.

All of the above component units are associated with the redevelopment of the Brentwood property, except for the JHA Development, Inc., which is a non-profit incorporated to assist the Authority with low-income housing activities.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Discretely Presented component unit

The following component unit meets the criteria for discrete presentation and is presented in the component unit column in the government-wide financial statements in order to clearly distinguish its balances and transactions from the primary government.

- Brentwood Park Apartments Associates, LTD. ("BPAAL")

BPAAL is a for-profit, limited partnership created to redevelop the Brentwood Park Apartments. Brentwood Park GP, Inc., a blended component unit of the Authority, is the general partner of the partnership. BPAAL is not a governmental entity and does not follow government accounting. However, for presentation purposes, certain transactions may be reflected differently in these financial statements than in BPAAL's separately issued information.

The complex was substantially completed in December 2006 except for the community center which was completed in April 2007. Construction was funded from the Limited Partner's capital contributions associated with the purchase of low-income housing tax credits estimated in the amount of \$15,741,000, from the HOPE VI HUD program award of \$20,000,000 and through other sources.

As stipulated in the Amended and Restated Agreement of Limited Partnership (the "Agreement"), BPAAL received capital contributions from its Limited Partner totaling \$14,166,900 and a final capital contribution of approximately \$1,224,000 is due coincident upon meeting specific operational and construction benchmarks. The Authority reflects a \$5,491,067 capital investment in BPAAL consisting of the estimated development deficit obligation of \$989,000 and site and land improvements to the complex of \$4,502,067 funded with the Authority's HOPE VI and other grants.

As part of the relationship with the Authority, the Authority earned a \$1,400,000 developer fee, accrued an estimated development deficit obligation of \$989,000, and provided a \$13,546,942 construction loan. Once the final capital payment is received from the Limited Partner, the Authority is required to establish a \$1,200,000 operating deficit escrow account to provide for the Authority's obligation to fund up to \$1,200,000 of BPAAL operating shortfalls. In addition, the Authority annually earns a management fee of 5% to 10% on specific receipts that is payable from operating cash flows as defined in the Agreement.

BPAAL has a fiscal year end of December 31, which differs from the Authority's year end. For consolidation purposes, the information identified in these accompanying financial statements is presented for the twelve month period ending and as of September 30, 2009. Separate financial information for BPAAL can be obtained from the Authority.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

Funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditure/expenses.

For financial reporting purposes, the Authority reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activity generally arises from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Authority consists primarily of rental charges to tenants and operating grants from HUD, and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Authority include the cost of administration, utilities, maintenance, protective services, tenant services, general operations, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Authority's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net assets.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting (continued)

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded in the period incurred.

For financial reporting purposes, the Authority considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net assets. As provided by GASB No. 34 and related guidance, tenant revenue is reported net of \$223,213 of bad debt expense.

4. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

5. Summary of HUD programs

The accompanying basic financial statements include the activities of several housing programs subsidized by HUD at the Authority. A summary of each significant program is provided below.

Low Rent Public Housing Programs

The Low Rent Housing Programs include asset management projects ("AMPs"), which receive operating and capital fund subsidy.

The purpose of the public housing program is to provide decent and affordable housing to low-income families at reduced rents. The developments are owned, maintained and managed by the Authority. The developments/units are acquired, developed and modernized under HUD's Capital Fund programs. Funding of the program operations and development is provided by federal annual contributions, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Summary of HUD programs (continued)

Housing Assistance Payments Programs

The Housing Assistance Payments Programs primarily utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. Funding of the program is provided by federal housing assistance contributions from HUD.

6. Assets, liabilities and net assets

a. *Receivables, net*

Material receivables consist of all revenues earned at year-end and not yet received. The HUD receivable is principally a result of grant revenue being accrued for allowable program expenses not yet funded. An allowance for uncollectible amounts is based on periodic aging.

b. *Inventory*

Inventory, consisting principally of materials held for use or consumption, is recorded at the weighted average cost. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. Based on management's experience with the types of items in inventory and related usage plans, there is no allowance recognized as of September 30, 2009.

c. *Capital assets, net*

The Authority's policy is to capitalize purchased assets with a value in excess of \$1,000 and self-constructed assets with a value in excess of \$5,000, and a useful life in excess of one year. The Authority capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair market value on the date contributed.

Depreciation has been provided using the straight-line method over the estimated useful lives, which range as follows:

Structures and improvements	15 - 40 years
Leasehold improvements	15 - 40 years
Equipment	3 - 7 years

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net assets (continued)

d. *Intangibles, net*

Intangible assets consist of bond issuance costs and loan closing costs, and are being amortized on the straight line basis over thirty (30) years. The intangible assets have a cost of \$441,879 and are being presented net of accumulated amortization of \$140,998. For the year ended September 30, 2009, amortization expense was \$17,806, which is reflected in interest expense.

e. *Accrued compensated absences*

Full-time permanent employees are granted leave benefits to specified maximums depending on tenure with the Authority. Generally, after six months of service, employees are entitled to all vested accrued leave upon termination and the estimated liability and expenditure is recorded in the financial statements. Leave time in excess of 480 hours becomes critical leave and is only available for extended illnesses.

f. *Eliminations*

i.) *Interprogram*

In the normal course of operations, certain programs pay for common costs that create interprogram receivables or payables. These interprogram receivables or payables are eliminated for the presentation of the Authority as a whole. For the year ended September 30, 2009, \$3,883,973 was eliminated from the balance sheet.

ii.) *Fee for service*

The Authority's Central Office Cost Center (COCC) internally charges fees to the Asset Management Projects and Section 8 programs of the Authority. These charges include management fees, bookkeeping fees, front-line service fees and asset management fees. For financial reporting purposes \$3,623,914 of fee for service charges have been eliminated for the year ended September 30, 2009.

g. *Net assets*

In accordance with GASB No. 34, total equity as of September 30, 2009, is classified into three components of net assets:

i.) *Invested in capital assets, net of related debt*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction and improvements of those assets.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Assets, liabilities and net assets (continued)

g. *Net assets (continued)*

ii.) Restricted net assets

This category consists of net assets restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The balance sheet of the Authority reports \$833,155 of restricted net assets (see Note B-6).

iii.) *Unrestricted net assets*

This category includes all of the remaining net assets that do not meet the definition of the other two categories.

7. Application of FASB standards

GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*, offers the option of following all Financial Accounting Standards Board ("FASB") standards issued after November 30, 1989, unless the latter conflicts with or contradicts GASB pronouncements, or not following FASB standards issued after such date. The Authority elected the option to not follow FASB pronouncements issued after November 30, 1989.

Discretely presented component unit (BPAAL)

BPAAL is a for profit limited partnership, follows all applicable FASB standards regardless of issue date, and does not follow GASB standards.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES

1. Deposits and investments

As of September 30, 2009, the Authority's cash and cash equivalents consists of cash in banks of \$9,965,774, including \$9,718,608 of an overnight sweep with an underlying investment in a government security. The Authority had no investments as of September 30, 2009.

In accordance with GASB 40, The Authority's exposure to risk is disclosed as follows:

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's policy to limit its exposure to declines in fair values of its investment portfolio is to only invest in HUD allowed investments and to monitor investments. As of September 30, 2009, the Authority was not subject to interest rate risk since they had no investments.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the Authority's policy to follow the HUD regulations by only having direct investments and investments through mutual funds to direct obligations, guaranteed obligations, or obligations of the agencies of the United States of America. As of September 30, 2009, the Authority was not exposed to credit risk since they follow HUD regulations.

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority does have a deposit policy for custodial credit risk, which requires collateral to be held in the Authority's name by its agent or by the bank's trust department. As of September 30, 2009, none of the Authority's bank balances were exposed to custodial credit risk.

Restricted Cash

As of September 30, 2009, restricted cash consists of:

Current		
Voucher HAP Reserves	\$	333,854
Tenant security deposits		269,473
Trustee Funds Gregory West:		
Replacement reserve fund		95,733
Operating reserve fund		234,220
Revenue fund		91,054
Riviera replacement reserve fund		78,294
Subtotal current		<u>1,102,628</u>
Noncurrent		
Family Self-Sufficiency program		238,479
		<u>\$ 1,341,107</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

2. Receivables, net

Current receivables

As of September 30, 2009, receivables, net consist of:

Current		
HUD receivable	\$	583,591
Due from other governments		197,626
Tenant receivables		125,672
Other receivables		<u>60,401</u>
		967,290
Allowance for doubtful accounts - tenants		<u>(45,448)</u>
	\$	<u>921,842</u>

Noncurrent receivables

As provided in the Brentwood mixed financing agreements, the Authority financed a portion of the construction. The \$13,857,561 mortgage due from BPAAL bears interest at 4.35%, matures in July 2060, and is secured by the Brentwood Park Apartments. Interest and principal are payable from available cash flows as defined in the mixed financing agreements.

In 2002, the Authority lent \$1,500,000 to Vestcor Fund XVI, LTD, ("Vestcor"), from funds provided by the City of Jacksonville. The loan is documented by a promissory note, 0% interest, ballooning on the maturity date of March 13, 2042 (a 40 year note). The Authority has a 40-year commitment with Vestcor as discussed further in Note B-11-f. On February 8, 2010 the Authority determined that the entire note may not be collectable based on foreclosure proceedings initiated in 2010 by the first mortgage holder of Vestcor's apartment complex. As a result, the Authority is reflecting an allowance against the note receivable of \$1,500,000.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

3. Capital assets

A summary of changes in capital assets is as follows:

	Balance at October 1, 2008	Transfers in/ Additions	Transfers out/ Deletions	Balance at September 30, 2009
Non-depreciable:				
Land	\$ 17,805,628	\$ -	\$ -	\$ 17,805,628
Construction in progress	69,052	888,609	(310,371)	647,290
Total non-depreciable	<u>17,874,680</u>	<u>888,609</u>	<u>(310,371)</u>	<u>18,452,918</u>
Depreciated:				
Structures and improvements	121,217,718	851,989	-	122,069,707
Leasehold improvements	35,611	-	-	35,611
Equipment	4,319,362	146,045	(304,811)	4,160,596
Total depreciated	<u>125,572,691</u>	<u>998,034</u>	<u>(304,811)</u>	<u>126,265,914</u>
Total capital assets	<u>143,447,371</u>	<u>1,886,643</u>	<u>(615,182)</u>	<u>144,718,832</u>
Less accumulated depreciation				
Structures and improvements	(63,230,373)	(4,481,971)	-	(67,712,344)
Leasehold improvements	(15,827)	(2,374)	-	(18,201)
Equipment	(3,762,677)	(242,886)	304,557	(3,701,006)
Total accumulated depreciation	<u>(67,008,877)</u>	<u>(4,727,231)</u>	<u>304,557</u>	<u>(71,431,551)</u>
Capital assets, net	<u>\$ 76,438,494</u>	<u>\$ (2,840,588)</u>	<u>\$ (310,625)</u>	<u>\$ 73,287,281</u>

4. Accrued liabilities

As of September 30, 2009, accrued liabilities consist of:

Accrued salaries	\$ 482,826
Accrued compensated absences	613,775
Accrued interest payable	57,984
Insurance reserves	148,659
Due to other PHA projects	306
	<u>\$ 1,303,550</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

5. Noncurrent liabilities

A summary of changes in noncurrent liabilities is as follows:

	Payable at October 1, 2008	Additions	Payments	Payable at September 30, 2009	Due Within One Year
Gregory West revenue bonds	\$ 5,650,000	\$ -	\$ (120,000)	\$ 5,530,000	\$ 125,000
Riviera note payable	1,506,085	-	(27,686)	1,478,399	29,102
Total long-term debt	7,156,085	-	(147,686)	7,008,399	154,102
Compensated absences	865,127	781,899	(716,853)	930,173	613,775
Other noncurrent liabilities	208,444	134,055	(97,221)	245,278	-
Total noncurrent liabilities	<u>\$ 8,229,656</u>	<u>\$ 915,954</u>	<u>\$ (961,760)</u>	<u>\$ 8,183,850</u>	<u>\$ 767,877</u>

Long-term debt at September 30, 2009 consists of the following:

a. *Gregory West revenue bonds*

The bonds consist of \$6,235,000 in Tax Exempt AAA Multifamily Revenue Bonds with The Bank of New York, trustee, issued January 2001, with an effective interest rate of 6.25% and a maturity date of February 2031.

The bonds are rated "AAA" because of a guarantee of payments of principal and interest by Fannie Mae. Interest expense on these bonds totaled \$360,564, including amortization, during fiscal year 2009. These bonds were used to refinance Gregory West Apartments note payable and are secured by the apartment property and a lien on the revenues from the operation of the apartments. Principal will amortize on a modified mortgage basis over the term of the bonds.

Bond prepayments are prohibited for the first ten years, carry a premium for the next two years, and thereafter may be prepaid in whole without premium. If the Authority converts any units to traditional public housing they may be required to prepay a portion of the bonds without premium.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

5. Noncurrent liabilities (continued)

b. *Riviera note payable*

A note payable for \$3,300,000 was entered into on July 1, 2002 with The Julius Finegold Revocable Trust with an interest rate of 5.00% and a maturity date of June 1, 2035. During 2005, the note was paid down by \$1,716,000. Interest expense on this note totaled \$74,560 during fiscal year 2009. The proceeds from this note payable were used to purchase apartment property. The note is secured by the apartment property and a lien on the revenues from the operation of the apartments. Interest only was due and payable on the note until June 1, 2005, at which time principal and interest became payable on a monthly basis until the maturity date stated above.

As of September 30, 2009, the future principal maturities are as follows for the years ending September 30:

	Gregory West Revenue Bonds		Riviera Note Payable	
	Principal	Interest	Principal	Interest
2010	\$ 125,000	\$ 345,625	\$ 29,102	\$ 73,259
2011	140,000	337,813	30,591	71,770
2012	140,000	329,063	32,156	70,205
2013	155,000	320,313	33,801	68,560
2014	165,000	310,625	35,531	66,830
2015-2019	985,000	1,386,563	206,854	304,952
2020-2024	1,340,000	1,036,875	265,468	246,338
2025-2029	1,825,000	561,562	340,691	171,116
2030-2034	655,000	54,688	437,229	74,578
2035	-	-	66,976	1,262
	<u>\$ 5,530,000</u>	<u>\$ 4,683,127</u>	<u>\$ 1,478,399</u>	<u>\$ 1,148,870</u>

6. Net assets

At September 30, 2009, restricted net assets consists of the following:

Voucher HAP reserves	\$ 333,854
Gregory West replacement reserve fund	95,733
Gregory West operating reserve	234,220
Gregory West revenue fund	91,054
Riviera replacement reserve fund	78,294
	<u>\$ 833,155</u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

7. BPAAL activity

During this fiscal year, the Authority and BPAAL engaged in several transactions that are reflected in these basic financial statements. The Authority recognized \$602,804 of mortgage note interest from BPAAL. At September 30, 2009, the Authority's receivables from BPAAL are \$1,490,711 for interest, \$1,400,000 for the developer fee, and \$13,857,561 for the construction loan. The Authority's only payable to BPAAL is the \$268,046 remaining balance of the \$989,000 accrued development deficit. In addition, during the fiscal year the Authority provided rental subsidy payments to BPAAL of \$498,112 for low rent public housing and \$392,547 for housing assistance payments to Section 8 tenants. The Authority also subsidized the public housing tenant security services with \$146,000 from a HUD Capital Fund grant.

8. Leasing activities

The Authority is the lessor of dwelling units to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Authority may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue. Rental property consists of land and buildings with an estimated cost of \$136,658,568 and associated accumulated depreciation of \$66,717,902.

9. Retirement plans

- *Defined benefit pension plan*

Substantially all of the employees of the Authority are eligible and approximately half participate in and contribute to the City of Jacksonville General Employees Pension Plan (the "Plan"), as amended. The Plan is a cost-sharing multi-employer contributory defined benefit pension plan. There is no separate financial report for the Plan.

The Plan provides for retirement, survivor, death and disability benefits. Under normal retirement provisions, a member may retire after reaching age 55 with at least 20 years of credited service, or at age 65 with at least 5 years of credited service. The requirements for early retirement are: (1) age 50 to age 55, 20 to 29 years of service, benefits rate reduced 0.5% for each month of age before age 55; (2) under age 50, 25 to 29 years of service, benefit accrual rate reduced from 2% to 2.5% per year; and (3) any age after 30 years of creditable service at the normal benefit rate of 2.5% per year.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

9. Retirement plans (continued)

- *Defined benefit pension plan (continued)*

Benefits vest after 5 years of credited service equal to 2.5% of a member's average earnings for each year of credited service up to 32 years with a maximum of 80%. Average earnings are the average monthly salary or wages for the highest 36 consecutive months of employment within the last ten years preceding retirement. The regular benefit is increased by up to 3% on the first full pay date of April each year after the fifth anniversary. A monthly supplement is payable equal to \$3 times the number of years of creditable service to subsidize retiree's health insurance. However, only that portion of the increase in excess of the supplement is payable. Members who terminate covered employment with less than five years of credited service shall be paid a refund of 100% of their contributions to the Plan. The members contribution rate may change based on the earnings of the Plan's investments. There is no mandatory retirement age. The Authority's contributions and percentage of qualifying wages for the current and past two years are as follows:

<u>Year</u>	<u>Percentage</u>	<u>Contributions</u>
September 30, 2009	10.43%	\$ 404,641
September 30, 2008	10.96%	\$ 407,691
September 30, 2007	11.68%	\$ 464,459

Subsequent event

Effective October 1, 2009, employees have a choice between the defined benefit plan and a new defined contribution 403(b) plan. Vesting in the 403(b) plan is the same as the defined benefit plan. The Authority will contribute the same percentage to the defined contribution plan as it contributes to the defined benefit plan.

- *Deferred compensation plan*

All of the Authority's employees may participate in the City of Jacksonville's 457 deferred compensation plan after ninety (90) days of employment. Employees may contribute 100% of compensation up to the IRS contribution limits for regular and catch-up contributions. Employees are 100% vested in their balances upon contribution to the Plan, and the Authority makes no matching contributions.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

10. Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. As part of the Authority's risk management program, certain commercial insurance policies are purchased, and the Authority participates in a commercial risk management pool to cover designated exposures and potential loss situations. The Authority participates in the City's experience rated self-insurance plan that provides for comprehensive general liability and workers' compensation insurance, with excess coverage of \$1 million on an occurrence basis for workers' compensation claims over \$1 million.

The Authority's property is insured for \$175 million through the Florida Public Housing Self Insurance Fund, a public entity risk pool. The pool does not retain the risk of loss and the entire pool has a \$25 million loss limit for any one occurrence or named storm. In addition, the Authority has \$7.5 million of flood insurance coverage in the aggregate per policy year.

There were no significant reductions of insurance coverage from prior years and settlements did not exceed insurance coverage for each of the past three years.

Annually, the Authority reviews and estimates its risk for claims in process and claims incurred but not yet reported. Actual results could differ from these estimates and a gain or loss could be incurred. As of September 30, 2009, the financial statements of the Authority reflects a \$151,038 receivable from the City's pool and a contingent liability for unknown claims of \$148,659.

11. Commitments and contingencies

a. *Legal*

The Authority is party to various pending or threatened legal actions arising in the normal course of operations. Although the outcome of these actions is not presently determinable, it is the Authority's opinion that any ultimate liability is not expected to have a material adverse effect on the Authority's financial position.

b. *Grants and contracts*

The Authority participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Authority. As of the date of this report, management is not aware of any such examinations.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

b. Grants and contracts (continued)

The Authority has received cumulative funding in excess of housing assistance payments ("HAP") and earned administrative fees through the Section 8 Housing Choice Voucher Program (the "Program") under the implementation of the Consolidated Appropriations Act 2005, Funding Provisions for the Housing Choice Voucher Program. Due to decreases in federal funding, HUD decreased their HAP payments made to the Authority, forcing them to use their HAP reserves. As of September 30, 2009, the remaining HAP reserve of \$333,854 is subject to possible future recapture.

c. Funds awarded

The Authority receives funding from HUD through Capital Fund and Capital Fund Recovery Act programs to help subsidize the cost of project repairs, improvements, certain operating costs and loans to tax credit projects. Unspent funded awards as of September 30, 2009 amounted to \$8,171,119 for Capital Fund, and \$7,186,142 for the Recovery Act grants.

d. The Oaks at Durkeeville Homes

The Authority holds second mortgages on 25 single-family dwelling units constructed as part of The Oaks at Durkeeville redevelopment project. The units were sold to eligible low-income individuals with approximately 50% of the purchase financed by the Authority through second mortgages. The mortgages are repayable, on a prorated basis, if the residents move out or resell the property within 15 years from the date of purchase. Due to the contingency nature of the mortgages, they are not reflected in the Authority's financial statements.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

11. Commitments and contingencies (continued)

e. *Lindsey Terrace*

The Authority has entered into a 40-year regulatory and operating agreement with Vestcor Fund XVI, LTD. to provide operating subsidy to Lindsey Terrace Apartments commencing January 2002. In exchange for the subsidy, the Authority has the right to lease 84 units to public housing tenants. The subsidy is \$347 per unit per month, or approximately \$350,000 annually with a maximum 3% per year escalation clause. The subsidy actually remitted by the Authority to Vestcor is net of the rent billed to Authority tenants. The net subsidy paid for the year ending September 30, 2009 was approximately \$248,000.

f. *Environmental issues*

A parcel of land owned by the Authority has been identified as being contaminated with petroleum waste. Although the Authority's responsibility has not been identified, the City of Jacksonville has assumed the responsibility for the site clean up. The financial statements for the Authority for the year ended September 30, 2009, do not reflect any charges to operations for this contingency since amounts, if any, attributed to the Authority can not be reasonably determined.

12. Concentrations

For the year ended September 30, 2009, approximately 88% of all revenues and 25% of current receivables reflected in the basic financial statements are from HUD.

13. Financial data schedule

As required by HUD, the Authority prepares its financial data schedule in accordance with HUD requirements in a prescribed format. The schedule's format treats several items differently than the financial statements; (1) depreciation expense and housing assistance payments are excluded from operating activities, (2) investment revenue is included in operating activities, (3) and tenant revenue and bad debt expense are reflected separately. In addition, the financial data schedule combines the Authority's discrete component units' financial activities into a total column the same as blended component units of the Authority.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

14. Segment information

The Authority issued multifamily revenue bonds to refinance Gregory West Apartments. Investors in the revenue bonds rely solely on the revenues generated by the rental income of the apartments to fund the liability. Summary financial information for Gregory West is presented below.

Condensed Statement of Net Assets

Assets:

Current assets	\$	238,518
Restricted assets		445,462
Due from other programs		1,187,640
Capital assets		5,124,598
Other noncurrent assets		268,386
Total assets		<u>7,264,604</u>

Liabilities:

Current liabilities		191,924
Current liabilities payable from restricted assets		24,455
Noncurrent liabilities		5,405,000
Total liabilities		<u>5,621,379</u>

Net assets:

Invested in capital assets, net of related debt		(405,402)
Restricted		421,007
Unrestricted		1,627,620
Total net assets	\$	<u><u>1,643,225</u></u>

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

14. Segment information (continued)

Condensed Statement of Revenues, Expenses, and Changes in Net Assets

Tenant revenue, net	\$	1,281,370
Other operating revenues		7,198
Depreciation		(161,894)
Other operating expenses		(609,616)
Operating income		517,058
Nonoperating revenues and (expenses)		
Interest income		971
Interest expense		(348,002)
Change in net assets		170,027
Beginning net assets		1,473,198
Ending net assets	\$	1,643,225

Condensed Statement of Cash Flows

Net cash provided by (used in):		
Operating activities	\$	(300,698)
Capital and related financing activities		(468,002)
Investing activities		971
Net decrease in cash		(767,729)
Beginning cash		1,250,619
Ending cash	\$	482,890

15. Subsequent Events

In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through April 1, 2010, the date the financial statements were available to be issued.

16. Discretely presented component unit - BPAAL

a. Deposits and investments

As of September 30, 2009, BPAAL's cash balance, including an overnight repurchase agreement, is \$519,000 in excess of FDIC insurance. BPAAL's restricted cash consists of tenant security deposits in the amount of \$65,978, and replacement reserve in the amount of \$155,374.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

16. Discretely presented component unit - BPAAL (continued)

b. Capital assets

As of September 30, 2009, BPAAL had capital assets consisting of:

Land	\$ 6,258,733
Structures and improvements	26,410,200
Equipment	620,393
	<hr/>
	33,289,326
Less accumulated depreciation	(2,252,715)
	<hr/>
	\$ 31,036,611

c. Intangibles

BPAAL's intangible assets consist of start up, tax credit and closing costs which are being amortized over the fixed life of the partnership and debt. The total cost of \$600,571 is being presented net of accumulated amortization of \$131,124. Amortization expense for the year was \$36,000.

d. Mortgage note payable

The note payable to the Authority for \$13,857,561 has an interest rate of 4.35% and a maturity date of July 25, 2060. Interest was \$602,804 for the fiscal year. Principal and interest are payable from available cash flows as defined in the Amended and Restated Agreement of Limited Partnership. The note is secured by the Brentwood Park Apartments and a lien on the revenues from the operation of the apartments.

e. Invested in capital assets, net of related debt

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets. In addition to the mortgage payable, BPAAL has reduced the net asset amount by directly related construction liabilities.

Jacksonville Housing Authority

NOTES TO BASIC FINANCIAL STATEMENTS

September 30, 2009

NOTE B - DETAILED NOTES (continued)

16. Discretely presented component unit - BPAAL (continued)

f. Grant revenue

BPAAL received \$644,112 of funding from the Jacksonville Housing Authority, \$498,112 represents subsidy from HUD that is to be used for public housing units, and \$146,000 is from a Capital Fund grant. In addition, BPAAL's tenant revenue includes \$392,547 of Section 8 subsidy received from the Authority.

g. Contingencies

i. Affordability reserve

Coincident with the funding of the final scheduled capital payment from BPAAL's limited partner, BPAAL is required to establish an affordability reserve of approximately \$691,000

h. Subsequent events

In preparing these financial statements, BPAAL's Management has evaluated events and transactions for potential recognition or disclosure through April 1, 2010, the date the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM COSTS AND ADVANCES

Year ended September 30, 2009

PROGRAM	FL29P CFP 501-07	FL29P CFP 501-08	FL29P CFP 501-09	FL29R CFRH 501-06	FL29R CFRH 503-06	FL29R CFRH 501-07	FL29R CFRH 501-08	FL29R CFRH 501-09	Total
BUDGET	\$ 3,445,493	\$ 3,831,717	\$ 3,823,599	\$ 223,849	\$ 198,261	\$ 356,831	\$ 423,025	\$ 309,345	\$ 12,612,120
ADVANCES									
Cash receipts - prior years	\$ 1,399,875	-	-	-	-	-	-	-	\$ 1,399,875
Cash receipts - current year	1,776,610	1,013,227	-	-	-	-	-	-	2,789,837
Cumulative as of September 30, 2009	3,176,485	1,013,227	-	-	-	-	-	-	4,189,712
COSTS									
Prior years	1,588,466	-	-	-	-	-	-	-	1,588,466
Current year	1,664,219	1,188,316	-	-	-	-	-	-	2,852,535
Cumulative as of September 30, 2009	3,252,685	1,188,316	-	-	-	-	-	-	4,441,001
RECEIVABLE FROM HUD	\$ 76,200	\$ 175,089	-	-	-	-	-	-	\$ 251,289
SOFT COSTS									
Prior years	\$ 1,331,129	-	-	-	-	-	-	-	\$ 1,331,129
Current year	549,386	1,090,361	-	-	-	-	-	-	1,639,747
Cumulative as of September 30, 2009	1,880,515	1,090,361	-	-	-	-	-	-	2,970,876
HARD COSTS									
Prior years	257,337	-	-	-	-	-	-	-	257,337
Current year	1,114,833	97,955	-	-	-	-	-	-	1,212,788
Cumulative as of September 30, 2009	1,372,170	97,955	-	-	-	-	-	-	1,470,125
CUMULATIVE HARD AND SOFT COSTS	\$ 3,252,685	\$ 1,188,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,441,001

SCHEDULE OF ACTUAL CAPITAL FUND RECOVERY ACT PROGRAM COSTS AND ADVANCES

Year ended September 30, 2009

FL29S 001501-09 STIMULUS FORMULA	FL001 00000709R		FL001 00001209R		FL001 00001409R		FL001 00001509R		FL001 00001709R		FL001 00001809R		FL001 00004609R		FL001 00004709R		TOTAL
	STIMULUS COMPETITIVE	\$															
\$ 5,385,663	\$	304,000	\$	146,000	\$	400,000	\$	388,000	\$	416,000	\$	178,000	\$	238,000	\$	122,000	\$ 7,577,663
\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 195,938
195,938																	195,938
195,938																	195,938
-																	-
391,521																	391,521
391,521																	391,521
\$ 195,583	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 195,583
\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 198,162
198,162																	198,162
198,162																	198,162
-																	-
193,359																	193,359
193,359																	193,359
\$ 391,521	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 391,521

PROGRAM
BUDGET

ADVANCES

Cash receipts - prior years
Cash receipts - current year
Cumulative as of September 30, 2009

COSTS

Prior years
Current year
Cumulative as of September 30, 2009

RECEIVABLE FROM HUD

SOFT COSTS

Prior years
Current year
Cumulative as of September 30, 2009

HARD COSTS

Prior years
Current year
Cumulative as of September 30, 2009

CUMULATIVE HARD AND SOFT COSTS

SINGLE AUDIT SECTION

Jacksonville Housing Authority

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended September 30, 2009

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal CFDA Number	Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
Low Rent Public Housing	14.850	\$ 8,766,747
Section 8 Housing Choice Voucher Program	14.871	46,177,264
Section 8 Moderate Rehabilitation	14.856	2,286,867
Section 8 Moderate Rehabilitation - SRO	14.249	544,653
Capital Fund Program FL 2007	14.872	1,664,219
Capital Fund Program FL 2008	14.872	1,188,316
Capital Fund Stimulus (Formula) Recovery Act	14.885	391,521
Resident Opportunity and Supportive Services	14.870	188,454
Public Housing Family Self Sufficiency	14.877	42,886
Neighborhood Networks Grant (ROSS)	14.875	72,243
Shelter Plus Care	14.238	103,483
Pass through program from City of Jacksonville HOME Investment Partnership Program	14.239	43,046
Pass through program from City of Jacksonville CDBG FSS Program	14.246	49,000
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		61,518,699
U.S. DEPARTMENT OF AGRICULTURE		
Child and Adult Food Care Program - Award I-1288 - pass through program from the Florida Department of Health	10.558	62,332
TOTAL EXPENDITURES OF FEDERAL AWARDS		\$ 61,581,031

Jacksonville Housing Authority

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended September 30, 2009

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Jacksonville Housing Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program, CFDA Number 14.871, an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the amount of administrative and assistance paid by the Authority.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

BREVARD OFFICE

3035 Spyglass Hill Rd.
Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

ORLANDO OFFICE

480 N. Orlando Ave.

Suite 210

Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

WEST PALM OFFICE

301 Clematis Street

Suite 3000

V. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

www.bermanhopkins.com

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

We have audited the financial statements of the business-type activity and the discretely presented component unit of the Jacksonville Housing Authority (the "Authority"), as of and for the year ended September 30, 2009, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 1, 2010. The financial statements of the Authority's discretely presented component unit, Brentwood Park Apartments Associates, LTD. were not audited in accordance with *Government Auditing Standards*. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Jacksonville Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Commissioners, management, and others within the Jacksonville Housing Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHarr
CPAs and Associates, LLP

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

BREVARD OFFICE

8035 Spyglass Hill Rd.
Melbourne, FL 32940

phone 321-757-2020

fax 321-242-4844

Board of Commissioners
Jacksonville Housing Authority
Jacksonville, Florida

Compliance

We have audited the compliance of the activity of the Jacksonville Housing Authority (the "Authority"), with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended September 30, 2009. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

ORLANDO OFFICE

480 N. Orlando Ave.

Suite 218

Winter Park, FL 32789

phone 407-644-5811

fax 407-644-6022

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Jacksonville Housing Authority's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

WEST PALM OFFICE

301 Clematis Street

Suite 3000

W. Palm Beach, FL 33401

phone 561-837-6627

fax 561-837-6632

www.bermanhopkins.com

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2009.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Board of Commissioners, management, and others within the Jacksonville Housing Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

April 1, 2010
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Jacksonville Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

September 30, 2009

A. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: **Unqualified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiencies identified that are not considered to be material weaknesses? **No**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiencies identified that are not considered to be material weaknesses? **No**

Type of auditors' report issued on compliance for major programs: **Unqualified**

There are no audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133.

The programs tested as major programs are as follows:

Section 8 Housing Choice Voucher - CFDA No. 14.871

The threshold for distinguishing types A and B programs was **\$1,847,431**

Did the auditee qualify as a low-risk auditee? **No**

B. FINDINGS - FINANCIAL STATEMENTS AUDIT

None reported.

C. FINDINGS AND QUESTIONED COSTS - MAJOR FEDERAL AWARD PROGRAMS

None reported.

Jacksonville Housing Authority

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

September 30, 2009

PRIOR YEAR AUDIT FINDINGS

08-1 Eligibility

Section 8 Housing Choice Voucher Program, CFDA Number 14.871
Other matter required to be reported in accordance with OMB Circular A-133

Condition: Out of a total tenant population of approximately 6,300, 40 tenant files were tested. For the files tested, housing assistance payments to two tenants over fourteen (14) of the program's 75,386 total units months leased had incorrect payments totaling \$274. The details of the deficiencies are as follows:

- One file had an incorrect payment standard,
- Two files had incorrect calculations of tenant income,
- One file did not have a properly completed release of information form.

Auditors' Recommendation: The Authority needs to review the staffing levels in place and the appropriate skill sets to ensure proper contract administration and compliance with the Authority's procedures, systems and controls. The Authority needs to correct the deficiencies noted in the tested files.

Current Year Status: Cleared.

08-2 Special Tests and Provisions

Section 8 Housing Choice Voucher Program, CFDA Number 14.871
Other matter required to be reported in accordance with OMB Circular A-133

Condition: During the year, the Authority began the process of converting to new software. The Authority was not instructed to properly code all terminated participants prior to conversion. As a result, the new software recoded and reactivated terminated participants to a current status participants paying landlords HAP beginning June 1, 2008, approximately \$40,000 of ineligible housing assistance payments.

Auditors' Recommendation: The Authority should consult with its new software vendor and review, and modify as appropriate, its HAP procedures. In addition, the Authority should obtain reimbursement from landlords for all ineligible housing assistance payments.

Current Year Status: Cleared.

2010 Resident Advisory Board Officers:

- 1. President Vickey Murphy
- 2. Vice President Johnny Watkins
- 3. Secretary Mary Craine
- 4. Treasurer Shirley Kohn

2010 Resident Council Presidents and Addresses

- Anders Park.....Tanieka Harmon
10770 Anders Blvd # 404
Jacksonville, FL 32216

- Baldwin..... Phyllis Riggins
300 Martin Luther King Dr.
Baldwin, FL 32234

- Blodgett Villas..... Fredricka Cato
1250 North Jefferson Street # 7902
Jacksonville, FL 32209

- Brentwood Lakes..... Ronald Johnson
761 Village Center Dr. # 123
Jacksonville, FL 32206

- Colonial Village.....Tamela Mayfield
9504 103rd St. # 4
Jacksonville Fl 32210

- Centennial Townhouse East..... Ethel Evans
1041 N. Liberty Street
Jacksonville, FL 32206

- Centennial Townhouse West.....Frances Surrency
1213 Broad St.
Jacksonville, Fl 32202

- Centennial Towers..... Lelia Vann
230 E. 1st # 1103
Jacksonville Fl 32206

- Durkeeville..... Alice Melton
1605 N. Myrtle Avenue # 17
Jacksonville, FL 32209

Fairway Oaks.....	Odetta Walley 1608 Brook Forest Dr. Jacksonville, FL 32208
Hogan Creek.....	Betty Johnson 1320 Broad St # 1010 Jacksonville Fl 32202
Jax Beach.....	Booz Paul 618 5th Avenue South Jacksonville Beach, Fl 32250
Lindsey Terrace.....	Katie Merriweather 6455 Argyle Forest Blvd. #102 Jacksonville, Fl 32244
Scattered Sites.....	Betty Savage 520 E. 1 st Street Jacksonville Fl 32206
Southwind Villas.....	Drucilla Smith 8711 Newton Rd # 30 Jacksonville Fl 32216
Twin Towers.....	Michael Smith 617 W. 44th Street #116 Jacksonville FL 32208
Victory Pointe.....	Patrice McIntosh 6750 Ramona Blvd. #224 Jacksonville, Fl 32205

JHA 5-Yr & Annual Plan
PH Admin & Occ Policy Changes f/2010
AND
S8 Admin Plan Changes f/2010

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.

See Form

8. Capital Improvements

The required forms are attached with this submission.

9. Housing Needs

See form

10. See form

11. Required Submission documents

These forms and documents are attached with this submission

PH ADMISSION AND OCCUPANCY POLICY CHANGES 2016

SECTION I – DEFINITION OF TERMS

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.
11. **Live-in Aide/Caretaker (in accordance with 24 CFR 966.4, 3(ii) A, B, C):**
- C. The live-in aide is not added to the lease;
 - d. The live-in aide must pass criminal background screening and provide copies of their federal or state issued, non-expired picture identification card and social security card.
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 (42 U.S.C. 6001(7))~~ or A person who has a disability as defined in the Social Security Act Section 223, or who has a Developmental Disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 USC 15002 Section 102(8)) or as defined in the (42 USC §8013) 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 or receives 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.
25. **Violent Criminal Activity:** Means any felonious criminal activity that has ~~any elements~~ as one of its elements of use attempted use or threatened use of physical force substantial enough to cause or deemed likely to cause serious bodily injury or substantial property damage.
-

SECTION II- ELGIBILITY FOR ADMISSION:

2. **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) are declared ineligible for occupancy. Applicants denied for any of the following reasons may re-apply for housing (1) year from the date of denial, unless the (5) year ban period on admission due to a failed criminal or eviction background check expires prior to the (1) year period. Applicants denied for credit/financial reasons may reapply for housing after (1) year from the date of denial. Before such determination is made, consideration shall be given to:

3. **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) ~~(24 CFR 960.205 (b) 3)~~ (24 CFR 960.204). For the purpose of this policy, a criminal activity shall be defined as:
 - A. Any one or more felony convictions during the (5) five-year period (prior to the date of evaluation for selection. The date used will be the actual arrest date on the police report);
 - B. Two (2) 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: JHA will not count traffic offences that are recorded as a misdemeanor, unless classified as a habitual offender.

If incarcerated during a portion of the five (5) year period to the application date, the applicant or other family member must be released two (2) years prior 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 Part 2). **Any applicant who has been incarcerated after being convicted for first or second degree murder must wait seven (7) years after release to place an application, and furthermore, must not have any additional arrests for criminal offense of any nature after being released from such incarceration.** 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 application will be held in a pending state until there has been a definitive ruling on the case(s).

8. **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~~ decision 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.

12. **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.

B. **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~~ All applicants shall be placed on one of the following general waitlist and our site based Baldwin waitlist, if applicable:

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~~ TE: Head of household or spouse is elderly (62 or older) or disabled
6. BV: non-working family
7. BW: working, elderly or disabled family

b. The waiting list will be printed at the time of each selection:

1. To review and correct any errors found

2. To stamp "official" and preserve in folder
- c. The application will be completed by the applicant - signed and dated by the applicant and spouse or co-head where applicable.
- d. The applicant will be informed that JHA will proceed to verify all submitted information including, state, local, and national police reports; credit history checks; and previous landlord/residence references on all household members to the extent allowed by Florida Law.

D. Limited English Proficiency (LEP)

The purpose of the Limited English Proficiency (LEP) Plan is to ensure meaningful and reasonable access to JHA's program information to benefit from housing services and activities with hearing impairment and limited English proficiency.

A client has Limited English Proficiency (LEP) when he/she is unable to speak, read, write and understand the English language at a level that allows him/her to effectively communicate with the Jacksonville Housing Authority staff. It is not always easy to identify a person with LEP. Some clients may know enough English to manage basic life skills, but may not speak, read or understand English well enough to understand some of the complex issues they may encounter.

Policy:

No person will be denied access to JHA's program information to benefit from housing services and activities because he/she does not speak English or speaks limited English. The Jacksonville Housing Authority (JHA) will provide language assistance services as needed to clients with Limited English Proficiency (LEP) to provide meaningful and reasonable access to programs and services and ensure effective communication between the JHA staff and the client. LEP clients will be provided with language assistance services at no cost to them in a reasonable and timely manner during normal business hours

Specific language needs or preferences will be assessed for all persons making such requests for services to JHA staff. Staff in turn must inform all clients of their right to interpreter services at no cost to them and offer interpretation and or translation services in a language they understand and in a manner that preserves confidentiality.

The JHA staff will use "Language Identification" cards (Attachment A) to help clients with LEP to identify their language needs, "Language Identification" posters will also be displayed in conspicuous locations throughout reception areas and all other locations and buildings. "Language Identification" cards are made available in approximately twenty four (24) principle languages. (See Attachment A) Copies of "Language Identification" cards can be downloaded from the Federal U.S. Department of Housing and Urban Development (www.HUD.gov).

The JHA will ensure that interpreters are competent to provide interpreter services. The interpreter will be proficient in both English and the requested language and be able to accurately convey information in both languages. Assurance of all interpreters competency will be provided by the contract vendor.

JHA staff is prohibited from requiring or asking LEP persons to bring their own translator unless specifically requested by that person. An LEP person can request that an adult family member or friend provide interpretation services. This practice should be allowed by the requestor's choice. There are some situations where family members or friends may be inappropriate (domestic abuse or sexual assault). Therefore JHA staff will arrange for the appropriate language assistance.

Please Note: For sign language interpreters, all clients will be required to complete a *Request for Reasonable Accommodation form*. For further information related to JHA's Reasonable Accommodation and Equal Housing Opportunity Policy, please contact the Senior Director of Section 8 (LAC).

SECTION III –CERTIFICATION AND DOCUMENTATION OF APPLICATION INFORMATION

2. **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 a current 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 citizens receive assistance. Prorating will be done in accordance with federal guidelines in 24 CFR 5.520
6. **Local Preference:** JHA does use local preference for admissions:
 - C. Working Families
 - a. Applicant family must have the head of household, 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~~ 25 hours per week continuously for at least 6 months.

SECTION VI – APPLICATION POOL

3. **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)~~ twenty-five (25) 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.

SECTION V – Resident Selection Policy

4. Occupancy Guidelines

I. Bedroom Size Determination

Single parent military members are required to provide a family plan that designates who will have temporary custody of their children in the event that they are deployed. For the purposes of household composition and bedroom size determination, JHA will require all of the following documentation to allow children in these circumstances to be added to the assisted household for the duration of the parent's deployment.

- Military deployment orders with an effective date
 - A Power of Attorney granting custody and responsibility listing the children
 - A Certificate of Acceptance as Guardian (DA Form 5840) or equivalent form
 - Military dependant identification cards for each child.
-

SECTION IX – OCCUPANCY POLICY

1. **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.
 - A. Who qualify as a family or single person as defined in Section I.
 - B. 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.
 - C. The family composition conforms to the occupancy guidelines as established in Section V.
 - D. Each resident shall be required to live at the JHA Public Housing for at least ~~two (2)~~ **years** one (1) year 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.
4. **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 the decrease or increase in income the manager must:
 - A. Require the resident to submit the proper documentation to substantiate the change.
 - B. Verify the information by contacting the appropriate resource (i.e. Employer, DCF, and Social Security Office. Use the 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.

- C. 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 resident 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. Document and property file the supporting verification in the resident's file.
- J. Process the income adjustment within (10) ten 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 Part 4 and Section IX Part 3.
 - 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 of rental payment, a credit will be made to the resident's account.
- e. If the overpayment by the resident is equal or more than two (2) months of rental payment, 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 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 and medical.) No changes will be completed without the appropriate documentation submitted by the resident

(i.e. birth certificate, marriage license, ECT.) 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's 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, or notarized statement from resident.

K. Reporting to the Housing Authority

The family must declare a member as permanently or temporarily absent in writing to the housing authority with the occurrence of the circumstance. The housing authority will advise the family at the time, what the options are and how it might affect the Total Tenant Payment and the bedroom size.

Any adult family member(s) requesting to be removed from the household must submit documentary evidence before she/he is removed from the household.

Evidence includes, but not limited to:

- a. A new driver's license with the new address
- b. A new lease with the new address
- c. College registration in another city or state
- d. Utility or other bills showing another address
- e. In extreme circumstances when this information is unattainable we will accept notarized letter from head of household.

The family should be counseled at briefings and re-examinations of the effect of the permanent/temporary absence policy on their income.

S8-- Administrative Plan Changes 2010

SECTION I – STATEMENT OF POLICIES AND OBJECTIVES

Shelter Plus Care Denial or Termination of Assistance

All participants under the Shelter Plus Care program shall have access to the Hearing procedures as outlined:

The housing authority may deny or terminate assistance for the following reasons:

- Families who have committed program abuse or fraud in any federal housing assistance program (this assumes that program abuse or fraud is substantiated and that a Repayment Agreement was not entered into)
- Families who are in default of an executed Repayment Agreement; these families may be allowed to remain in the program until a recertification, but would not be allowed to move until a debt is paid ~~to date~~ **current**
- Families whose Total Tenant Payment is sufficient to pay the full gross rent and 180 days have elapsed since the last HAP payment
- Families whose ~~adult~~ members do not provide their social security information or any other documentation required, within the time required by the housing authority
- If a family breaches a repayment agreement to repay funds to the agency
- When a preponderance of evidence indicates criminal or drug related activity by any family member or guest
- If a family member is convicted of manufacturing or producing methamphetamine (speed) on the premises of the assisted unit in violation of federal or state law. This would be grounds for permanent denial of further assistance
- A registered sex offender is permanently barred from participation in the assistance programs.
- Families who violate the family obligations

E. Limited English Proficiency (LEP)

The purpose of the Limited English Proficiency (LEP) Plan is to ensure meaningful and reasonable access to JHA's program information to benefit from housing services and activities with hearing impairment and limited English proficiency.

A client has Limited English Proficiency (LEP) when he/she is unable to speak, read, write and understand the English language at a level that allows him/her to effectively communicate with the Jacksonville Housing Authority staff. It is not always easy to identify a person with LEP. Some clients may know enough English to manage basic life skills, but may not speak, read or understand English well enough to understand some of the complex issues they may encounter.

Policy:

No person will be denied access to JHA's program information to benefit from housing services and activities because he/she does not speak English or speaks limited English. The Jacksonville Housing Authority (JHA) will provide language assistance services as needed to clients with Limited English Proficiency (LEP) to provide meaningful and reasonable access to programs and services and ensure

effective communication between the JHA staff and the client. LEP clients will be provided with language assistance services at no cost to them in a reasonable and timely manner during normal business hours

Specific language needs or preferences will be assessed for all persons making such requests for services to JHA staff. Staff in turn must inform all clients of their right to interpreter services at no cost to them and offer interpretation and or translation services in a language they understand and in a manner that preserves confidentiality.

The JHA staff will use "Language Identification" cards (Attachment A) to help clients with LEP to identify their language needs, "Language Identification" posters will also be displayed in conspicuous locations throughout reception areas and all other locations and buildings. "Language Identification" cards are made available in approximately twenty four (24) principal languages. (See Attachment A) Copies of "Language Identification" cards can be downloaded from the Federal U.S. Department of Housing and Urban Development (www.HUD.gov).

The JHA will ensure that interpreters are competent to provide interpreter services. The interpreter will be proficient in both English and the requested language and be able to accurately convey information in both languages. Assurance of all interpreters competency will be provided by the contract vendor.

JHA staff is prohibited from requiring or asking LEP persons to bring their own translator unless specifically requested by that person. An LEP person can request that an adult family member or friend provide interpretation services. This practice should be allowed by the requestor's choice. There are some situations where family members or friends may be inappropriate (domestic abuse or sexual assault). Therefore JHA staff will arrange for the appropriate language assistance.

Please Note: For sign language interpreters, all clients will be required to complete a *Request for Reasonable Accommodation form*. For further information related to JHA's Reasonable Accommodation and Equal Housing Opportunity Policy, please contact the Senior Director of Section 8 (LAC).

SECTION II – ELIGIBILITY FOR ADMISSION

To be eligible for admission, an applicant must meet HUD's criteria for eligibility determination, as well as any additional criteria established by the housing authority.

A. Family Composition

4. Elderly Household

An elderly household is one whose head or spouse meets the following definitions (unless otherwise approved by HUD). The head, spouse or sole member must be:

- 62 years of age or older or

C. Mandatory Social Security Numbers

Families are required to provide Social Security Numbers for all family members ~~age 6 and older~~ prior to admission, if they have been issued a number by the Social Security Administration.

All members of the family defined above must either:

- Submit Social Security Number documentation; or

- Sign a certification if they have not been assigned a Social Security Number. If the individual is under 18, his or her parent or guardian must execute the certification. If the participant who has signed a certification form obtains a Social Security Number, it must be disclosed ~~at the next regularly scheduled income reexamination~~ within 90 days.
- Some household members are exempt from the SSN disclosure requirement. These include:
 - CFR 5.216(a)
 - Individuals who do not contend eligible immigration status (“noncontending” family members in a mixed family paying prorated rent).
 - CFR 5.216 (e)
 - Current residents who had not previously disclosed a SSN, and who were at least 62 years old on January 31, 2010. The exemption applies at all future reexaminations, and continues if the individual transfers to a new unit or receives another form of housing assistance.
 - Household members who have already provided a valid SSN prior to January 31, 2010. The new regulation does not require the PHA to re-verify the SSNs of current residents whose SSN have been validated through HUD’s automated system.

Verification will be done through the provision of a valid original Social Security card issued by the Social Security Administration, or other official documentation as identified in the pre-application process.

Applicants may not become participants until the documentation is provided. The applicant will retain their position on the waiting list during this period.

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 and;~~

- ~~a. NCIC national criminal background check;~~
- ~~b. Credit check~~

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 allow by Florida Law. Additional screening may be conducted on credit, evictions and checks of previous debt to JHA or other PHAs. An NCIC check will be conducted on any applicant that has resided outside Duval County in the last five (5) years, prior to application.

Applications will be accepted with a federal or state issued, non-expired picture identification card and a social security card.

C. Initial Determination of Family Eligibility

The following criteria determine program eligibility:

A family is eligible when classified as a “Very Low-Income Family” or “Extremely Low Income Family” as determined by income limits established by U.S. HUD for the Jacksonville Metropolitan Statistical Area, using thirty percent (30%) of median income for Extremely Low and fifty percent (50%) of the area median income for Very Low Income.

- 2. Applicants who fall into one of the following categories relating to criminal activity will be declared ineligible if:
 - a. Any one (1) or more felony conviction(s) during a five (5) year period prior to the date of application.

- b. Two (2) or more misdemeanor convictions(s), 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 a five (5) year period prior to date of application.
- c. A family member who has been convicted of manufacturing or producing methamphetamine on the premises of an assisted unit or who is a registered sex offender shall be barred permanently from receiving Section 8 assistance.
- d. Applicants who have been evicted from Public Housing or other assisted housing because of drug-related activities, fraud, criminal activities, any evictions within five (5) years of the date of the eviction.
- e. Any member of the household has engaged in illegal drug use or trafficking within the last year. A conviction is not required. This may be shown by arrest(s) for drug use or trafficking.
- f. Any member of the household is an alcohol abuser, whom the JHA has reasonable cause to believe that they may threaten the health, safety, or right of peaceful enjoyment by other residents.
- g. 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.
- h. Any applicant who has been incarcerated after being convicted for first or second degree murder must wait seven (7) years after release to place an application, and furthermore, must not have any additional arrests for criminal offense of any nature after being released from such incarceration.

If applicants have been deemed ineligible due to any of the above-listed reasons in paragraphs 1(a) through 1(h), it is assumed that admitting them would adversely affect the health and safety of other residents. The burden of overcoming this decision shall be upon the applicant. Consideration will be given to: (a) favorable changes in 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, (b) extenuating circumstances that indicate the applicant could be a responsible resident.

SECTION IV – ESTABLISHING AND MAINTAINING THE WAITING LIST

B. Local Preferences

Current Local Preferences

- 1. Preference for single persons who are 62 years old or older, or disabled, over other single persons
- 2. Families with disabilities
- 3. Families specifically displaced because of Jacksonville Housing Authority action
- 4. Veterans. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list.

5. A person who is displaced is one whose dwelling is condemned by governmental action (federal, state or local); or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.
6. **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.

SECTION V – SUBSIDY STANDARDS

A. Bedroom Size Determination

Single parent military members are required to provide a family plan that designates who will have temporary custody of their children in the event that they are deployed. For the purposes of household composition and bedroom size determination, JHA will require all of the following documentation to allow children in these circumstances to be added to the assisted household for the duration of the parent's deployment.

- Military deployment orders with an effective date
- A Power of Attorney granting custody and responsibility listing the children
- A Certificate of Acceptance as Guardian (DA Form 5840) or equivalent form
- Military dependant identification cards for each child.

SECTION VI – INCOME CONSIDERATIONS AND DETERMINATION OF TOTAL TENANT PAYMENT

This section applies to all programs.

A. Income

The total tenant payment is calculated in accordance with Federal Law.

The housing authority defines income, assets and allowance in accordance with federal regulations.

Adjusted Income: is the gross annual income minus allowable ~~any income~~ deductions

3. Regular Contributions and Gifts

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 cash contributions and/or gifts for the household cannot exceed the utility allowance unless the gift contribution will be included if the family provides a minimum of 6 months bank statements showing the exact amount of the contribution claimed.

It does not include casual occasional contributions or sporadic gifts.

4. Alimony and Child Support

Regular alimony and child support payments received are counted as income. Lump Sum child support payments received during the previous twelve (12) month period are included and are counted as part of the annual child support income.

H. Reporting to the Housing Authority

The family must declare a member as permanently or temporarily absent in writing to the housing authority with the occurrence of the circumstance. The housing authority will advise the family at that time, what the options are and how it might affect the Total Tenant Payment and the certificate or voucher size.

Any adult family member(s) requesting to be removed from the household must submit documentary evidence before he/she is removed from the household.

Evidence includes, but not limited to:

- A new driver's license with the new address
- A new lease with the new address
- College registration in another city or state
- Utility or other bills showing another address
- In extreme circumstances when this information is unattainable we will accept notarized letter from head of household.

The family should be counseled at briefings and re-examinations of the effect of the permanent/temporary absence policy on their income.

SECTION VIII – BRIEFING OF FAMILIES AND ISSUANCE OF HOUSING VOUCHER

5. Household Obligations Under the Voucher Program

Generally, under the voucher programs, the relationship between resident and landlord is the same as in the private housing market.

However, once a household receives a voucher, the family has the following additional obligations as well as to comply with those obligations described in the regulations.

- Find a rental unit which is the correct size
- Return proper forms to the housing authority within the voucher period so the unit may be approved
- Obtain approval of the JHA prior to moving into a dwelling. If a family moves into the unit prior to the approval, then the family will be responsible for the entire rent amount. Unless the owner and the JHA have agreed to reduce the rent amount for qualification.
- Keep appointments set by the housing authority for determination of continued eligibility

- Notify the housing authority in a timely manner of changes in household composition and certain types of changes in income (changes must be submitted in writing and within ten (10) business days of the change)
 - Notify the housing authority and owner prior to moving from their unit
 - To prevent multiple subsidies, all family members must maintain the assisted residence as the primary residence.
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SECTION XV – ANNUAL ACTIVITIES

A. Annual Recertification

3. A family's eligibility for housing assistance continues until the amount payable by the family has totaled the gross rent or total tenant payment has equaled the gross rent for the dwelling unit it occupies for a six (6) month period ~~or until the anniversary date of the contract if less than six (6) months.~~

SECTION XVII – TIMELY REPORTING OF INFORMATION

D. 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 will be evaluated to assess the conduct of the requested additional member. JHA will conduct local and/or national police checks on requested household members to the extent allowable by Florida Law. Additional screening may be conducted on credit, evictions and checks of previous debt to JHA or other PHAs. A NCIC check will be conducted on any additional member request that has resided outside Duval County in the last five (5) years, prior to the request.

SECTION XX – DENIAL OR TERMINATION OF ASSISTANCE TO THE FAMILY BY JHA

For deceased single member households or a household where the remaining sole member is a live-in-aide, JHA is required to discontinue HAP to the owner no later than the first of the following month after death has occurred

A registered sex offender is permanently barred from participation in the assistance programs.

If the housing authority refuses the resident continued assistance, the resident must be notified in writing and offered an opportunity for an informal hearing. The hearing would take place prior to the termination of assistance. In the event the resident makes written hearing appeal requests the agency may extend the HAP for an additional month to accommodate the hearing request schedule.

Whenever the housing authority terminates assistance to the family, the housing authority must give both the family and owner a full thirty (30) day written notice, which states:

- The reasons for the termination
- The effective date of the termination
- The family's right to request an informal hearing
- The household's responsibility to pay rent to the owner if it remains in occupancy.

Termination of assistance in the event of death of a single member family or family skip will be effective the first of the month following the death or skip. If assistance has already been paid prior to the discovery of the death or skip the agency will initiate action to recover the overpaid HAP from the Property Manager or Owner.

Section XXVIII – IMPLEMENTATION OF COST SAVING MEASURES DUE TO HAP SHORTFALL AS A RESULT OF CONGRESSIONAL APPROPRIATIONS ACTIONS

Rescinding vouchers for a number of families necessary to meet financial obligations of the Section 8 Program. In the event this option is implemented, priority will be given to senior and/or disabled households. Following this exemption, selection will be done by random lottery.

Terminating Vouchers

Should HUD provide insufficient funding to support Housing Assistance Contracts (HAP) under the JHA Housing Choice Voucher Program, JHA will immediately implement a plan to bring the expenditure for HAP agreements into compliance with available funds. The following methods will be used to decrease the number of families receiving assistance:

1. Review rent reasonableness.
2. Adjust the payment standard.
3. Request HUD authority to adjust the percentage of income in calculation of rent.
4. Portability absorption from other jurisdictions will be reviewed for administration/billing for new transfer client families.
5. Rescinding issued vouchers for families that have not yet entered into contracts.
6. Do not enter into contracts for renewals or mover contracts.
7. Do not enter into contract for turnover units.
8. If not replacing turnover units will not lower the expenditures to meet the funding limitations in a timely manner, JHA will terminate housing assistance contracts selected via a lottery as follows:
 - a. A lottery will be set to ensure fair and unbiased process in selecting Housing Assistance Payments to be terminated.
 - b. Current Housing Choice Voucher participants will be placed in a selection pool.
 - c. The elderly and disabled are exempt from the procedure for withdrawing vouchers for funding deficiencies.

Compliance/Resolution
Documents for JHA
5-Yr/Annual Plan FY10

PHA Certifications of Compliance with the PHA Plans and Related Regulations: 2010-JHA-14
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 ~~Annual~~ Annual PHA Plan for the PHA fiscal year beginning 10/01/2010, 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

FL001

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵
 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 of the Board of Commissioners

Signature

Edward Lane III

Date

June 21, 2010

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: 2010-JHA-15

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

FL001

PHA Name

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)

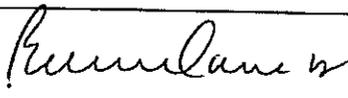
Name of Authorized Official

Edward Lane III

Title

Chairman of the Board of Commissioners

Signature



Date

June 21, 2010

RESOLUTION NO: 2010-JHA-16

RESOLUTION APPROVING THE REVISION
TO THE ADMISSIONS AND OCCUPANCY POLICY FOR
THE JACKSONVILLE HOUSING AUTHORITY

- WHEREAS, the Jacksonville Housing Authority has solicited public comments
On proposed changes to the Admissions and Occupancy Policy;
- WHEREAS, a public meeting was held on May 13, 2010 in the Conference
Room, 1300 Broad Street, Jacksonville FL 32202, at which said
Comments were received from resident association leaders, Legal
Aid representatives and public housing residents;
- WHEREAS, the Jacksonville Housing Authority has revised its Admissions
and Occupancy Policy;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the
Jacksonville Housing Authority that said Admissions and Occupancy Policy, October
2010; be formally revised and accepted. This revised Policy shall be effective on
October 1, 2010.

Adopted:



Edward Lane, Chairman

June 21, 2010

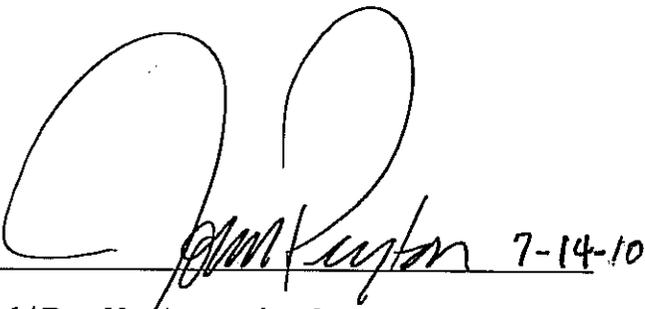
Date

**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.



Signed / Dated by Appropriate State or Local Official

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.)

1. Type of Federal Action: <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	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Ronnie A. Ferguson</u> Title: <u>President & CEO</u> Telephone No.: <u>904-630-3869</u> Date: <u>7/4/10</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

X

7/14/10

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.

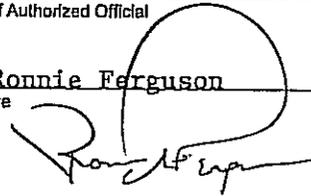
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 Ronnie Ferguson	Title President & CEO
Signature 	Date (mm/dd/yyyy) 2/14/10

**PUBLIC HEARING AGENDA FOR
JHA'S ANNUAL/5 YEAR PLAN
THURSDAY, MAY 13, 2010**

Welcome – Jay Plotkin, Moderator – 5 minutes

Ronnie Ferguson, President & CEO, JHA – 5 minutes

Fred McKinnies, Sr. Vice President, JHA – 5 minutes

- **Section 8 – Larry Gonzalez (15 minutes)**

Review any wording changes agreed to by Legal Aid and JHA's attorney for the revised Section 8 Administration Plan (Soozie LaRussa and Richard Wishart)

Additional discussion, questions and answers

- **Public Housing – Jayne Hoover (20 minutes)**

Review any wording changes agreed to by Legal Aid and JHA's attorney for the revised PH Admissions & Occupancy Policy (Greta Arguello, Soozie LaRussa and Jayne Hoover)

Review any wording changes agreed to by Legal Aid and JHA's attorney for the revised PH Dwelling Lease (Soozie LaRussa and Jayne Hoover)

Additional discussion, questions and answers

- **Public comments from the floor (2 minute limit per person) – 10minutes**
- **Closing remarks by JHA and moderator – 5 minutes**

Kirkland, Dale

From: Don Freeman [Don.Freeman@jaxlegalaid.org]
Sent: Thursday, July 15, 2010 10:41 AM
To: Kirkland, Dale
Subject: RE: Comments from the RAB to accompany JHA's annual/5 yr plan

The attorney for our RAB did not find it necessary to write a response to the A+D/Admin Plan changes - problems were resolved successfully this time in the meeting @ the public hearing.

*Dale Kirkland
Admin Asst.*

Dale-
At this moment, I am not aware of any submissions we will be making to the Annual/5 year Plan. I'd love to get updated/revised copies of the new AOP, Admin Plan, and lease as soon as they are available.
Thanks.
Don

From: Kirkland, Dale [mailto:DKirkland@JAXHA.org]
Sent: Tuesday, July 13, 2010 5:32 PM
To: Don Freeman; Jeff Haynie
Cc: Hoover, Jayne
Subject: Comments from the RAB to accompany JHA's annual/5 yr plan

We are wrapping up the final loose sends to file this by our deadline on this Friday, 7/16 and I have not seen any comments from either of you on behalf of the RAB. Please forward a copy to me by fax by 10 am on Thursday, 7/15 so they can be included with our submission. If they are in the mail, I apologize for the unneeded reminder.

Dale Kirkland
Administrative Assistant
Property Management Division
Jacksonville Housing Authority
1300 Broad Street
Jacksonville FL 32202
904-630-3890 fax 904-4688

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This email was Anti Virus checked by Astaro Security Gateway. <http://www.astaro.com>

***Please note that under Florida's very broad public records law, most written communications to or from city officials are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

5-YEAR & ANNUAL PLAN ATTACHMENTS
PHA Fiscal Year Beginning 10/2010

1.0 – 5.1 See Form

5.2 JHA is proud to report on the progress made in meeting the goals and objectives of the 5-Year Plan approved for FY05.

- Construction of the Brentwood Lake Apartments, JHA's latest HOPE VI development, was completed in 2006 to meet the terms of the tax credit program used to supplement development funds. This AMP is a mixed financed, multi-family development containing 126 Public Housing units, 100 affordable tax credit units and a 100 unit multi-story building for disabled and senior residents. A community center building houses a computer lab, library and social service staff. We partner with the University of Florida/Shands for an onsite health clinic and Jacksonville Urban League for a Head Start Center. The NFL's YET Center is adjacent and houses a Boys and Girls Club too.
- During the years of the 5-Year Plan, JHA maintained high-performer status in public housing. Section 8 high-performer status was maintained in all but the current year. We are actively working with the Jacksonville Field Office to regain this programs high-performer status for the coming fiscal year.
- JHA fulfilled all terms of the Consent Decree in advance of the time required and the final report was filed with the DOJ in December 2007.
- Social Services continue to be delivered to JHA residents in both the Public Housing and Section 8 programs through the efforts of its Resident Opportunities Division.
- JHA applied for and obtained 150 PBV's, of which 75 were assigned and are in use in Brentwood Lake Apartments. The remaining 75 PBV's were shared with our business partner, Vestcor. This helps fulfill JHA's goal of looking for additional ways to offer affordable housing to low-income residents and families who would not qualify for public housing but are still in need of affordable rents.
- JHA continues to look for other ways of meeting the needs of the area's low, very low and extremely low-income residents. During FY08, JHA's Section 8 program partnered with the City of Jacksonville's Tenant Based Assistance program (TBA) for rental assistance for a one (1) year period, that was extended into FY09 until funding is exhausted, which is expected by end of the current calendar year of 2010.
- JHA's Section 8 program is currently partnering with the VA under the VASH program, which enables eligible veterans to obtain housing and we are close to our Voucher allotment of 210 PBV's. We continue to participate in the SRO and Shelter Care Plus programs, which reach out to homeless individuals with disabilities.
- JHA was awarded \$5.3M in ARRA funding and completed allocating the funds during the time established by the program. We continue meeting the goals and deadlines of the program and were successful in also being awarded additional grants under the competitive bid process to be used for water/energy conservation projects.
- To facilitate communication with our residents, landlords and the community, JHA redesigned its web site. The redesign is user friendly, provides information to prospective and current participants, contains application forms for Public

Housing and Section 8, and includes the ability for applicants to verify their name is on the wait list for the program(s) they applied to. AMP pages provide photos of the site with amenity highlights. HR employment and Purchasing vendor applications are also included. Resident Opportunities is also included featuring services for Public Housing and Section 8 residents.

- The self-sufficiency programs operated by the JHA are:

Neighborhood Network Centers located at Brentwood Lakes through CAP grant and other CDBG grant and Fairway Oaks through a HUD grant disbursed from 2007-2010.

Resident Opportunities for Self-Sufficiency (ROSS) program was awarded grants from US HUD for 2007-2010.

Section 8 Family Self-Sufficiency Program helps targeted families through JHA CAP funds and CDBG grants each year. Public Housing families also participate in this same program through a US HUD grant.

Section 8 Homeownership Program originally began by US HUD is currently funded by CDBG.

JHA also implemented a school incentive program called "Steps to Success" in partnership with two local agencies. The Hicks Prep Club continues in partnership with the University of North Florida to encourage graduating high school seniors to take advantage of scholarship and is available to public housing, Section 8, federally subsidized, and Habijax families.

PHA Plan Elements:

- 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 January and April 2010 and approved to include resolutions for the revision ARRA grant. 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
 - © 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 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.

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 Office of Public and Indian Housing
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Part I: Summary							
PHA Name/Number Jacksonville Housing Authority		Locality (City/County & State) Jacksonville/Duval Florida			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement	2,077,069	2,212,069	2,431,569	2,381,569	
C.	Management Improvements		758,734	758,734	758,734	758,734	
D.	PHA-Wide Non-dwelling Structures and Equipment		568,500	433,500	214,000	264,000	
E.	Administration		379,367	379,367	379,367	379,367	
F.	Other		10,000	10,000	10,000	10,000	
G.	Operations		-	-	-	-	
H.	Demolition						
I.	Development						
J.	Capital Funding Financing - Debt Service						
K.	Total CFP Funds		3,793,670	3,793,670	3,793,670	3,793,670	
L.	Total Non-CFP Funds						
M.	Grand Total		3,793,670	3,793,670	3,793,670	3,793,670	

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Part II: Supporting Pages - Physical Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Anders FL1-15				Anders FL1-15			
	Site Improvement			5,000	Site Improvement			5,000
	Fencing			35,000				
	ADA Sidewalks/site			2,000	ADA Sidewalks/site			2,000
	Unit Renov/Modernization			5,000	Unit Renov/Modernization			10,000
	ADA Compliance			2,000	ADA Compliance			2,000
	Cabinets			8,000	Cabinets			5,000
	Dwelling Equipment			5,000	Dwelling Equipment			5,000
	Anders Scattered Sites FL1-15				Anders Scattered Sites FL1-15			
	ADA Sidewalks			2,000	ADA Sidewalks			2,000
	Landscaping			7,000	Landscaping			4,056
	Site Improvement			5,000	Site Improvement			5,000
	Unit Renov/Modernization			5,000	Unit Renov/Modernization			5,000
					New Floor Tile		15 Units	50,000
	HVAC			30,000				
	ADA Compliance			2,000	ADA Compliance			2,000
	Cabinets			5,000	Cabinets			5,000
	Dwelling Equipment			5,000	Dwelling Equipment			5,000
	Forest Meadows E FL1-15				Forest Meadows E FL1-15			
	Siding Replacement				Siding Replacement			
	Sidewalks/Curbs			2,500	Sidewalks/Curbs			2,500
	Site Improvement			10,000	Site Improvement			5,000
	ADA Sidewalks/site			5,000	ADA Sidewalks/site			5,000
	Sign			1,000	Storm Drainage Pump			19,000
	Landscaping			5,000	Landscaping			5,000
	Site Improvement			5,000	Site Improvement			5,000
	Unit Renov/Modernization			10,000	Unit Renov/Modernization			5,000
	Cabinets			5,000	Cabinets			5,000
	Dwelling Equipment			2,000	Dwelling Equipment			2,000

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Forest Meadows W FL1-15			Forest Meadows W FL1-15		
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		
	Site Improvement		18,000	Site Improvement		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
				New Floor Tile	10 Units	34,000
	ADA Compliance		5,000	ADA Compliance		5,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		213,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		224,556
	Baldwin FL1-46			Baldwin FL1-46		
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Paving		5,000	Paving		5,000
	Tree Trimming		5,000	Tree Trimming		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
	Roofs		5,000			
	Cabinets		5,000	Cabinets		5,000
	HVAC		20,000	HVAC		20,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Colonial FL 1-46			Colonial FL 1-46		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		5,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		5,000	ADA Compliance		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Baldwin & Colonial FL1-46		94,000	Subtotal Baldwin & Colonial FL1-46		84,000
	Blodgett FL1-32			Blodgett FL1-32		

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Landscaping		3,000	Landscaping		3,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Tree Trimming		5,000	Tree Trimming		5,000
	Unit Renov/Modernization		10,000	Unit Renov/Modernization		10,000
				Security Screens		50,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		5,000	Cabinets		5,000
	HVAC		5,000	HVAC		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Blodgett FL1-32		42,000	Blodgett FL1-32		92,000
	Centennial Tower FL1-17			Centennial Tower FL1-17		
	Site Improvement		15,000	Site Improvement		5,000
	Sidewalks/Paving		5,000	Sidewalks/Paving		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Elevators		5,000	Elevators		5,000
	Paving		25,000	Paving		25,000
	Roof Repair		5,000	Roof Repair		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Centennial Tower FL1-17		79,000	Subtotal Centennial Tower FL1-17		69,000
	Centennial TH East FL1-18			Centennial TH East FL1-18		
	Paving/Curbs		25,000	Paving/Curbs		25,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	ADA Compliance		5,000	ADA Compliance		5,000
	Remodel Bathrooms		40,000			
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Centennial TH West FL1-18			Centennial TH West FL1-18		
	Tree Removal		8,500	Tree Removal		5,000
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	Remodel Bathrooms		40,000			
	ADA Compliance		5,000	ADA Compliance		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		2,000
	Subtotal Centennial Townhomes E&W FL1-18		175,500	Subtotal Centennial Townhomes E&W FL1-18		89,000
	Fairway Oaks FL1-12			Fairway Oaks FL1-12		
	Sidewalks		5,000	Sidewalks		5,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Window Screens		105,000	Paving		70,000
	Landscaping		5,000	Landscaping		5,000
	Site Improvement		15,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Fairway Oaks Scat Sites-FL1-12			Fairway Oaks Scat Sites-FL1-12		
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		1,000	ADA Sidewalks/site		1,000
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization		5,000
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		165,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		120,000
	Hogan Creek FL1-19			Hogan Creek FL1-19		

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Landscaping		3,000	Landscaping		3,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Elevators		5,000	Elevators		5,000
	Handrails		25,000	Window Replacement		190,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	ADA Compliance		5,000	ADA Compliance		2,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Hogan Creek FL1-19		67,000	Subtotal Hogan Creek FL1-19		229,000
	Jax Beach FL1-07			Jax Beach FL1-07		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Landscaping/Tree Trimming		2,000	Landscaping/Tree Trimming		
	Site Improvement		5,000	Site Improvement		5,000
	Site Lighting		5,000			
	Parking Pads/Asphalt Sealing		10,000	Paving		5,000
	Security Screens		25,000			
	Roofing		5,000	Roofing		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Jax Beach Scattered Sites FL1-07			Jax Beach Scattered Sites FL1-07		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Exterior Lighting		15,000			
	Site Improvement		5,000	Site Improvement		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
				Vinyl Siding		90,000
	Cabinets		5,000	Cabinets		5,000
	Dwelling Equipment		1,000	Dwelling Equipment		1,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-07		112,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-		150,000
	Lindsey Terrace FL1-45			Lindsey Terrace FL1-45		
	Subtotal Lindsey Terrace FL1-45		-	Subtotal Lindsey Terrace FL1-45		-
	Oaks of Durkeeville FL1-36			Oaks of Durkeeville FL1-36		
				Dumpster Enclosures		15,000
	Landscaping/Trees		6,000	Landscaping/Trees		5,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Paving/Fencing		2,000	Paving/Fencing		2,000
	Elevator		5,000	Elevator		5,000
	ADA Compliance		5,000	ADA Compliance		2,000
				Paint All Buildings		76,000
	Lock Replacement		5,000	Roofs		5,000
	Cabinets		5,000	Cabinets		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Oaks of Durkeeville FL1-36		50,000	Subtotal Oaks of Durkeeville FL1-36		137,000
	Riviera South FL 1-47			Riviera South FL 1-47		
	Site Improvement		5,000	Site Improvement		5,000
				Site Lighting		10,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		30,000
	Painting		80,000	Window Replacement		75,000
	Cabinets		7,056	Cabinets		5,000
	Paving		15,000	Paving		15,000
	Landscaping		5,000	Landscaping		5,000

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Riviera South FL1-47		129,056	Subtotal Riviera South FL1-47		152,000
	Scattered Sites FL1-27,28,29,31			Scattered Sites FL1-27,28,29,31		
	Fencing		10,000	Fencing		5,000
	Sidewalks		3,000	Sidewalks		5,000
	Site Improvement		5,000	Site Improvement		5,000
	ADA Sidewalks/site		2,000	ADA Sidewalks/site		2,000
	Landscaping		5,000	Landscaping		5,000
	Landscaping/Tree Trimming		2,000	Landscaping/Tree Trimming		15,000
	Gutters		20,000	Vinyl Tile Replacement		90,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		20,000
	ADA Compliance		4,000	ADA Compliance		4,000
	Install Wooden Closet Doors		20,000	Window Blinds for Units		10,000
	Cabinets		5,000	Cabinets		5,000
				Roofing		100,000
	Painting/Pressure Wash	25 Bldgs	62,500			
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Scattered Sites FL1-27,28,29,31		153,500	Subtotal Scattered Sites FL1-27,28,29,31		271,000
	Southwind FL1-13			Southwind FL1-13		
	Site Improvement		5,000	Site Improvement		20,000
	ADA Compliance/Sidewalk		2,000	ADA Compliance/Sidewalk		2,000
	Landscaping		5,000	Site Lighting		50,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		10,000
	Roofs		10,000	Roofs		10,000
	Cabinets		5,000	Cabinets		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Subtotal Southwind FL1-13		42,000	Subtotal Southwind FL1-13		107,000
	Twin Towers FL1-10			Twin Towers FL1-10		
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
				Concrete Pads		60,000
	Site Improvement		5,000	Site Improvement		25,000
	Site Lighting		5,000	Site Lighting		5,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		30,000
	Window Replacement		276,000	Window Replacement		124,000
	Elevator Repairs/Renov		10,000	Elevator Repairs/Renov		10,000
	ADA Compliance		2,000	ADA Compliance		2,000
	Cabinets		10,000	Cabinets		5,500
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Twin Towers FL1-10		325,000	Subtotal Twin Towers FL1-10		268,500
	Brentwood FL1-48			Brentwood FL1-48		
	ADA Compliance		2,000	ADA Compliance		2,000
	Elevator		3,000	Elevator		3,000
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization		5,000
	Subtotal Brentwood FL1-48		10,000	Subtotal Brentwood FL1-48		10,000
	Victory Point FL1-14			Victory Point FL1-14		
	Sidewalks		2,000	Sidewalks		2,000
	ADA Compliance		3,000	ADA Compliance		3,000
	Site Improvement		5,000	Site Improvement		30,000
	Paving		25,000	Paving		10,000
	Tree Trimming		4,513	Tree Trimming		10,000
	ADA Sidewalks		2,000	ADA Sidewalks		2,000
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization		11,513

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Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Roofing		300,000			
	ADA Compliance		3,000	ADA Compliance		3,000
	Cabinets		5,000	Cabinets		10,000
	Dwelling Equipment		5,000	Dwelling Equipment		5,000
	Subtotal Victory Point FL1-14		364,513	Subtotal Victory Point FL1-14		86,513
	PHA Wide - FL01			PHA Wide - FL01		
	A&E		50,000	A&E		50,000
				Site Maps/Signs		67,500
	Mold Remediation		5,000	Mold Remediation		5,000
	Dwelling Equipment			Dwelling Equipment		
	Subtotal PHA Wide - FL01		55,000	Subtotal PHA Wide - FL01		122,500
	Subtotal of Estimated Costs		2,077,069	Subtotal of Estimated Costs		2,212,069

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name	General	Quantity	Estimated Cost	Development Number/Name	General	Quantity
	Description of Major Work Catagories				Description of Major Work Catagories		
	Anders FL1-15				Anders FL1-15		
	Site Improvement			5,000	Site Improvement		
	ADA Sidewalks/site			2,000	ADA Sidewalks/site		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	ADA Compliance			2,000	ADA Compliance		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			3,000	Dwelling Equipment		
	Anders Scattered Sites FL1-15				Anders Scattered Sites FL1-15		
	ADA Sidewalks			2,000	ADA Sidewalks		
	Landscaping			5,000	Landscaping		
	Site Improvement			5,000	Site Improvement		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	ADA Compliance			2,000	ADA Compliance		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			3,000	Dwelling Equipment		
	Forest Meadows E FL1-15				Forest Meadows E FL1-15		
	Siding Replacement				Siding Replacement		
	Sidewalks/Curbs			2,500	Sidewalks/Curbs		
	Site Improvement			5,000	Site Improvement		
	ADA Sidewalks/site			5,000	ADA Sidewalks/site		
	Sign				Sign		
	Landscaping			4,000	Landscaping		
	Site Improvement			5,000	Site Improvement		
	Unit Renov/Modernization			10,000	Unit Renov/Modernization		
	Cabinets			3,000	Cabinets		
	Dwelling Equipment			2,000	Dwelling Equipment		

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Forest Meadows W FL1-15			Forest Meadows W FL1-15	
	ADA Sidewalks/site			ADA Sidewalks/site	
	Site Improvement		5,000	Site Improvement	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	ADA Compliance		5,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W		119,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W	
	Baldwin FL1-46			Baldwin FL1-46	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
				Paving	
	Tree Trimming		4,000	Tree Trimming	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	Cabinets		5,000	Cabinets	
	HVAC		20,000	HVAC	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Colonial FL 1-46			Colonial FL 1-46	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		2,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Baldwin & Colonial FL1-46		76,000	Subtotal Baldwin & Colonial FL1-46	
	Blodgett FL1-32			Blodgett FL1-32	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Landscaping		3,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Tree Trimming		2,056	Tree Trimming	
	Unit Renov/Modernization		10,000	Unit Renov/Modernization	
	Gutters		15,000	New Doors	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	HVAC		415,000	HVAC	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Blodgett FL1-32		460,056	Blodgett FL1-32	
	Centennial Tower FL1-17			Centennial Tower FL1-17	
	Site Improvement		5,000	Site Improvement	
	Sidewalks/Paving		5,000	Sidewalks/Paving	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Elevators		5,000	Elevators	
	Paving		15,000	Paving	
	Roof Repair		5,000	Roof Repair	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Centennial Tower FL1-17		55,000	Subtotal Centennial Tower FL1-17	
	Centennial TH East FL1-18			Centennial TH East FL1-18	
	Paving/Curbs		5,000	Paving/Curbs	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	ADA Compliance		3,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Centennial TH West FL1-18			Centennial TH West FL1-18	
	Tree Removal		3,000	Tree Removal	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		5,000	ADA Compliance	
	Dwelling Equipment		2,000	Dwelling Equipment	
	Subtotal Centennial Townhomes E&W FL1-18		59,000	Subtotal Centennial Townhomes E&W FL1-18	
	Fairway Oaks FL1-12			Fairway Oaks FL1-12	
	Sidewalks		5,000	Sidewalks	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Landscaping		5,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		2,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Fairway Oaks Scat Sites-FL1-12			Fairway Oaks Scat Sites-FL1-12	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		1,000	ADA Sidewalks/site	
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization	
	Cabinets		2,000		
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		48,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12	
	Hogan Creek FL1-19			Hogan Creek FL1-19	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Landscaping		3,000	Landscaping	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Elevators		5,000	Elevators	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		3,000	Cabinets	
	ADA Compliance		5,000	ADA Compliance	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Hogan Creek FL1-19		38,000	Subtotal Hogan Creek FL1-19	
	Jax Beach FL1-07			Jax Beach FL1-07	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Landscaping/Tree Trimming		3,000	Landscaping/Tree Trimming	
	Site Improvement		5,000	Site Improvement	
	Parking Pads/Asphalt Sealing		10,000	Parking Pads/Asphalt Sealing	
	Roofing			Roofing	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Cabinets		5,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Jax Beach Scattered Sites FL1-07			Jax Beach Scattered Sites FL1-07	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Concrete Sidewalk Repairs		5,000		
	Site Improvement		5,000	Site Improvement	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Range Hoods		20,000		
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		1,000	Dwelling Equipment	

Part II: Supporting Pages - Physical Nees Work Statement (s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-	86,000		Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-
	Lindsey Terrace FL1-45			Lindsey Terrace FL1-45
	Subtotal Lindsey Terrace FL1-45	-		Subtotal Lindsey Terrace FL1-45
	Oaks of Durkeeville FL1-36			Oaks of Durkeeville FL1-36
	Sidewalk Repairs	5,000		
	Landscaping/Trees	5,000		Landscaping/Trees
	Site Improvement	5,000		Site Improvement
	ADA Sidewalks/site	2,000		ADA Sidewalks/site
	Paving/Fencing	2,000		Paving/Fencing
	Elevator	5,000		Elevator
	ADA Compliance	2,000		ADA Compliance
	Roofs	50,000		
	Cabinets	3,000		Cabinets
	Unit Renovation/Modernization	10,000		Unit Renovation/Modernization
	Dwelling Equipment	3,000		Dwelling Equipment
	Subtotal Oaks of Durkeeville FL1-36	92,000		Subtotal Oaks of Durkeeville FL1-36
	Riviera South FL 1-47			Riviera South FL 1-47
	Site Improvement	5,000		Site Improvement
	Storm Drains	15,000		
	ADA Sidewalks/site	2,000		ADA Sidewalks/site
	Unit Renovation/Modernization	20,000		Unit Renovation/Modernization
	HVAC	50,000		Exterior Door Replacement
	Cabinets	5,000		Cabinets
	Paving	5,000		Paving
	Landscaping	3,000		Landscaping

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Riviera South FL1-47		108,000	Subtotal Riviera South FL1-47	
	Scattered Sites FL1-27,28,29,31			Scattered Sites FL1-27,28,29,31	
	Fencing		5,000	Fencing	
	Sidewalks		3,000	Sidewalks	
	Site Improvement		5,000	Site Improvement	
	ADA Sidewalks/site		2,000	ADA Sidewalks/site	
	Landscaping		3,000	Landscaping	
				Clothesline Replacement	
	Landscaping/Tree Trimming		5,000	Landscaping/Tree Trimming	
				Vinyl Siding	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	ADA Compliance		2,000	ADA Compliance	
	Window Blinds for Units		10,000	Window Blinds for Units	
	Cabinets		3,000	Cabinets	
	Roofing		300,000		
	Utility Room Rehab/Replace Posts on Porches		150,000		
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Scattered Sites FL1-27,28,29,31		501,000	Subtotal Scattered Sites FL1-27,28,29,31	
	Southwind FL1-13			Southwind FL1-13	
	Site Improvement		5,000	Site Improvement	
	ADA Compliance/Sidewalk		2,000	ADA Compliance/Sidewalk	
	Pond Sides Reinforcement		40,000	Landscaping	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Roofs		5,000	Roofs	
				Conversion from Gas	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Subtotal Southwind FL1-13		68,000	Subtotal Southwind FL1-13	
	Twin Towers FL1-10			Twin Towers FL1-10	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Concrete Pads		30,000		
	Site Improvement		5,000	Site Improvement	
	Balcony Repairs		340,000		
	Site Lighting		5,000	Site Lighting	
	Unit Renovation/Modernization		10,000	Unit Renovation/Modernization	
	Window Replacement		150,000	Window Replacement	
	Elevator Repairs/Renov		5,000	Elevator Repairs/Renov	
	ADA Compliance		2,000	ADA Compliance	
	Cabinets		3,000	Cabinets	
	Dwelling Equipment		3,000	Dwelling Equipment	
	Subtotal Twin Towers FL1-10		555,000	Subtotal Twin Towers FL1-10	
	Brentwood FL1-48			Brentwood FL1-48	
	ADA Compliance		2,000	ADA Compliance	
	Elevator		3,000	Elevator	
				Gutters and Splash Guards	
	Unit Renovation/Modernization		5,000	Unit Renovation/Modernization	
	Subtotal Brentwood FL1-48		10,000	Subtotal Brentwood FL1-48	
	Victory Point FL1-14			Victory Point FL1-14	
	Sidewalks		2,000	Sidewalks	
	ADA Compliance		3,000	ADA Compliance	
	Site Improvement		5,000	Site Improvement	
	Paving		5,000	Paving	
	Tree Trimming		5,000	Tree Trimming	
	ADA Sidewalks		2,000	ADA Sidewalks	
	Unit Renovation/Modernization		11,013	Unit Renovation/Modernization	

Part II: Supporting Pages - Physical Nees Work Statement (s)					
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014	
	Screens		40,000	Paint Buildings	
	ADA Compliance		3,000	ADA Compliance	
	Cabinets		5,000	Cabinets	
	Dwelling Equipment		5,000	Dwelling Equipment	
	Subtotal Victory Point FL1-14		86,013	Subtotal Victory Point FL1-14	
	PHA Wide - FL01			PHA Wide - FL01	
	A&E		40,000	A&E	
	Site Maps/Signs		25,000	Site Maps/Signs	
	Mold Remediation		5,000	Mold Remediation	
	Dwelling Equipment			Dwelling Equipment	
	Subtotal PHA Wide - FL01		70,000	Subtotal PHA Wide - FL01	
	Subtotal of Estimated Costs		2,431,569	Subtotal of Estimated Costs	

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Estimated Cost
5,000
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10,000
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5,000
5,000
137,500
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2,000
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3,000
5,000
67,000

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3,000
5,000
2,000
4,000
10,000
145,000
2,000
5,000
400,000
5,000
581,000
5,000
5,000
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5,000
10,000
2,000
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5,000
49,000
4,000
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2,000
10,000
5,000

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5,000
5,000
4,000
5,000
10,000
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67,000
5,000
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5,000
50,000

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3,000
5,000
2,000
2,000
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10,000
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42,000
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10,000
5,000
1,000

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5,000
5,000
2,000
2,000
5,000
2,000
3,000
10,000
3,000
37,000
5,000
2,000
10,000
50,000
5,000
5,000
3,000

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3,000
83,000
5,000
5,000
5,000
2,000
5,000
7,000
5,000
200,000
10,000
4,000
10,000
3,000
5,000
266,000
5,000
2,000
10,000
10,000
15,000
5,000
5,000

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52,000
2,000
5,000
5,000
10,000
250,000
5,000
2,000
5,000
5,000
289,000
2,000
3,000
344,000
5,000
354,000
2,000
3,000
5,000
50,000
5,000
2,000
17,013

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78,000
3,000
5,000
5,000
175,013
45,056
25,000
5,000
75,056
2,381,569

Capital Fund Program -- Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Anders FL1-15				Anders FL1-15			
	Security Services			5,000	Security Services			5,000
	Anders Scattered Sites FL1-15			500	Anders Scattered Sites FL1-15			500
	Forest Meadows E FL1-15				Forest Meadows E FL1-15			
	Security Services			5,000	Security Services			5,000
	Forest Meadows W FL1-15				Forest Meadows W FL1-15			
	Security Services			5,000	Security Services			5,000
	Social Services				Social Services			
	Subtotal Anders, Anders Scat Sites, Forrest Mdws E & W			15,500	Subtotal Anders, Anders Scat Sites, Forrest Mdws E & W			15,500
	Baldwin FL1-46				Baldwin FL1-46			
	Security Services			1,000	Security Services			1,000
	Social Services			500	Social Services			500
	Colonial FL 1-46				Colonial FL 1-46			
	Security Services			5,000	Security Services			5,000
	Subtotal Baldwin & Colonial FL1-46			6,500	Subtotal Baldwin & Colonial FL1-46			6,500
	Blodgett FL1-32				Blodgett FL1-32			
	Security Services			5,000	Security Services			5,000
	Social Services				Social Services			
	Blodgett FL1-32			5,000	Blodgett FL1-32			5,000
	Centennial Tower FL1-17				Centennial Tower FL1-17			

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Security Services			115,000	Security Services			115,000
	Social Services			1,000	Social Services			1,000
	Subtotal Centennial Tower FL1-17			116,000	Subtotal Centennial Tower FL1-17			116,000
	Centennial TH East FL1-18				Centennial TH East FL1-18			
	Security Services			3,000	Security Services			3,000
	Social Services			500	Social Services			500
	Centennial TH West FL1-18				Centennial TH West FL1-18			
	Security Services			3,000	Security Services			3,000
	Social Services			500	Social Services			500
	Subtotal Centennial Townhomes E&W FL1-18			7,000	Subtotal Centennial Townhomes E&W FL1-18			7,000
	Fairway Oaks FL1-12				Fairway Oaks FL1-12			
	Security Services			2,000	Security Services			2,000
	Fairway Oaks Scat Sites-FL1-12				Fairway Oaks Scat Sites-FL1-12			
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000
	Hogan Creek FL1-19				Hogan Creek FL1-19			
	Security Services			93,375	Security Services			95,000
	Social Services			1,000	Social Services			1,000
	Subtotal Hogan Creek FL1-19			94,375	Subtotal Hogan Creek FL1-19			96,000
	Jax Beach FL1-07				Jax Beach FL1-07			
	Security Services			5,000	Security Services			5,000

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost
	Social Services				Social Services			
	Jax Beach Scattered Sites FL1-07				Jax Beach Scattered Sites FL1-07			
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-07			5,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-			5,000
	Lindsey Terrace FL1-45				Lindsey Terrace FL1-45			
	Security Services				Security Services			
	Subtotal Lindsey Terrace FL1-45			-	Subtotal Lindsey Terrace FL1-45			-
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36			
	Security Services			130,000	Security Services			133,015
	Social Services				Social Services			
	Subtotal Oaks of Durkeeville FL1-36			130,000	Subtotal Oaks of Durkeeville FL1-36			133,015
	Riviera South FL 1-47				Riviera South FL 1-47			
	Security Services			5,000	Security Services			5,000
	Mngmnt Services				Mngmnt Services			
	Subtotal Riviera South FL1-47			5,000	Subtotal Riviera South FL1-47			5,000
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31			
	Security Services			5,000	Security Services			5,000
	Subtotal Scattered Sites FL1-27,28,29,31			5,000	Subtotal Scattered Sites FL1-27,28,29,31			5,000
	Southwind FL1-13				Southwind FL1-13			
	Security Services			5,000	Security Services			5,000

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Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Social Services			500	Social Services			500
	Subtotal Southwind FL1-13			5,500	Subtotal Southwind FL1-13			5,500
	Twin Towers FL1-10				Twin Towers FL1-10			
	Security Services			183,015	Security Services			190,000
	Social Services			1,500	Social Services			1,500
	Subtotal Twin Towers FL1-10			184,515	Subtotal Twin Towers FL1-10			191,500
	Brentwood FL1-48				Brentwood FL1-48			
	Security Services			85,000	Security Services			85,000
	Subtotal Brentwood FL1-48			85,000	Subtotal Brentwood FL1-48			85,000
	Victory Point FL1-14				Victory Point FL1-14			
	Security Services			10,000	Security Services			10,000
	Subtotal Victory Point FL1-14			10,000	Subtotal Victory Point FL1-14			10,000
	PHA Wide - FL01				PHA Wide - FL01			
	Training			5,000	Training			5,000
	Social Services			47,344	Social Services			47,344
	Planned Management Fees			30,000	Planned Management Fees			18,375
	Subtotal PHA Wide - FL01			82,344	Subtotal PHA Wide - FL01			70,719
	Subtotal of Estimated Costs			758,734	Subtotal of Estimated Costs			758,734

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Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Other Costs				Other Costs			
	Anders, Anders Scat Sites,Forrest Mdws E & W				Anders, Anders Scat Sites,Forrest Mdws E & W			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	FMW Storage/Maintenance Shop			100,000	Renovate Community Center			3,000
					Demolish Basketball Court			5,000
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-Dwelling Equipment			7,000	Non-Dwelling Equipment			7,000
	Baldwin & Colonial FL1-46				Baldwin & Colonial FL1-46			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-Dwelling Equipment			2,000	Non-Dwelling Equipment			2,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Blodgett FL1-32				Blodgett FL1-32			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Security Camera System			150,000				
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Centennial Tower FL1-17				Centennial Tower FL1-17			
	Non Dwelling structure			5,000	Non Dwelling structure			5,000
	Booster Pump Package				New Generators			
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Centennial Townhomes E&W FL1-18				Centennial Townhomes E&W FL1-18			
	Expand Lobby & Bathroom				Expand Lobby & Bathroom			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000

Capital Fund Program -- Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Mailbox Replacement			5,000				
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Fairway Oaks & Fairway Oaks Scat Sites FL 1-12				Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Hogan Creek FL1-19				Hogan Creek FL1-19			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Common Area Door Replacement			50,000				
					Remodel Lobby			116,500
	Cameras			10,000	Nurse Call Station Replacement			100,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Jacksonville Beach & Jax Beach Scat Sites FL1-07				Jacksonville Beach & Jax Beach Scat Sites FL1-07			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Daycare Renovation			17,500				
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Riviera South FL 1-47				Riviera South FL 1-47			
	Non-dwelling structure			2,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31			

Capital Fund Program -- Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement (s)								
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012				
See Annual Statement	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Categories	General	Quantity	Estimated Cost
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Vehicle Replacement							
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Southwind FL1-13				Southwind FL1-13			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Mailbox Replacement			5,000				
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Twin Towers FL1-10				Twin Towers FL1-10			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	Brentwood FL1-48				Brentwood FL1-48			
	Victory Point FL1-14				Victory Point FL1-14			
	Non-dwelling structure			5,000	Non-dwelling structure			5,000
					Mailbox Replacement			5,000
	Non-dwelling equipment			5,000	Non-dwelling equipment			5,000
	PHA Wide - FL01				PHA Wide - FL01			
	Non-dwelling Structure			5,000	Non-dwelling Structure			10,000
	Vehicle Replacement			30,000	Vehicle Replacement			30,000
	PHA-Wide Non-dwelling Structures and Equipment			568,500	PHA-Wide Non-dwelling Structures and Equipment			433,500
	Operations				Operations			
	Central Office Fees			379,367	Central Office Fees			379,367
	Relocation			10,000	Relocation			10,000
	Totals			1,716,601	Totals			1,581,601

Part II: Supporting Pages - Physical Nees Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014	
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General Quantity
	Anders FL1-15				Anders FL1-15	
	Security Services			5,000	Security Services	
	Anders Scattered Sites FL1-15			500	Anders Scattered Sites FL1-15	
	Forest Meadows E FL1-15				Forest Meadows E FL1-15	
	Security Services			5,000	Security Services	
	Forest Meadows W FL1-15				Forest Meadows W FL1-15	
	Security Services			5,000	Security Services	
	Social Services				Social Services	
	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W			15,500	Subtotal Anders, Anders Scat Sites,Forrest Mdws E & W	
	Baldwin FL1-46				Baldwin FL1-46	
	Security Services			1,000	Security Services	
	Social Services			500	Social Services	
	Colonial FL 1-46				Colonial FL 1-46	
	Security Services			5,000	Security Services	
	Subtotal Baldwin & Colonial FL1-46			6,500	Subtotal Baldwin & Colonial FL1-46	
	Blodgett FL1-32				Blodgett FL1-32	
	Security Services			5,000	Security Services	
	Social Services				Social Services	
	Blodgett FL1-32			5,000	Blodgett FL1-32	
	Centennial Tower FL1-17				Centennial Tower FL1-17	

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014		
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Security Services			115,000	Security Services		
	Social Services			1,000	Social Services		
	Subtotal Centennial Tower FL1-17			116,000	Subtotal Centennial Tower FL1-17		
	Centennial TH East FL1-18				Centennial TH East FL1-18		
	Security Services			3,000	Security Services		
	Social Services			500	Social Services		
	Centennial TH West FL1-18				Centennial TH West FL1-18		
	Security Services			3,000	Security Services		
	Social Services			500	Social Services		
	Subtotal Centennial Townhomes E&W FL1-18			7,000	Subtotal Centennial Townhomes E&W FL1-18		
	Fairway Oaks FL1-12				Fairway Oaks FL1-12		
	Security Services			2,000	Security Services		
	Fairway Oaks Scat Sites-FL1-12				Fairway Oaks Scat Sites-FL1-12		
	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12			2,000	Subtotal Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		
	Hogan Creek FL1-19				Hogan Creek FL1-19		
	Security Services			95,000	Security Services		
	Social Services			1,000	Social Services		
	Subtotal Hogan Creek FL1-19			96,000	Subtotal Hogan Creek FL1-19		
	Jax Beach FL1-07				Jax Beach FL1-07		
	Security Services			5,000	Security Services		

Part II: Supporting Pages - Physical Nees Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014	
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General Quantity
	Social Services				Social Services	
	Jax Beach Scattered Sites FL1-07				Jax Beach Scattered Sites FL1-07	
	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-			5,000	Subtotal Jacksonville Beach & Jax Beach Scat Sites FL1-	
	Lindsey Terrace FL1-45				Lindsey Terrace FL1-45	
	Security Services				Security Services	
	Subtotal Lindsey Terrace FL1-45			-	Subtotal Lindsey Terrace FL1-45	
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36	
	Security Services			133,015	Security Services	
	Social Services				Social Services	
	Subtotal Oaks of Durkeeville FL1-36			133,015	Subtotal Oaks of Durkeeville FL1-36	
	Riviera South FL 1-47				Riviera South FL 1-47	
	Security Services			5,000	Security Services	
	Mngmnt Services				Mngmnt Services	
	Subtotal Riviera South FL1-47			5,000	Subtotal Riviera South FL1-47	
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31	
	Security Services			5,000	Security Services	
	Subtotal Scattered Sites FL1-27,28,29,31			5,000	Subtotal Scattered Sites FL1-27,28,29,31	
	Southwind FL1-13				Southwind FL1-13	
	Security Services			5,000	Security Services	

Part II: Supporting Pages - Physical Nees Work Statement (s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014	
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General Quantity
	Social Services			500	Social Services	
	Subtotal Southwind FL1-13			5,500	Subtotal Southwind FL1-13	
	Twin Towers FL1-10				Twin Towers FL1-10	
	Security Services			190,000	Security Services	
	Social Services			1,500	Social Services	
	Subtotal Twin Towers FL1-10			191,500	Subtotal Twin Towers FL1-10	
	Brentwood FL1-48				Brentwood FL1-48	
	Security Services			85,000	Security Services	
	Subtotal Brentwood FL1-48			85,000	Subtotal Brentwood FL1-48	
	Victory Point FL1-14				Victory Point FL1-14	
	Security Services			10,000	Security Services	
	Subtotal Victory Point FL1-14			10,000	Subtotal Victory Point FL1-14	
	PHA Wide - FL01				PHA Wide - FL01	
	Training			5,000	Training	
	Social Services			47,344	Social Services	
	Planned Management Fees			18,375	Planned Management Fees	
	Subtotal PHA Wide - FL01			70,719	Subtotal PHA Wide - FL01	
	Subtotal of Estimated Costs			758,734	Subtotal of Estimated Costs	

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Other Costs				Other Costs		
	Anders, Anders Scat Sites,Forrest Mdws E & W				Anders, Anders Scat Sites,Forrest Mdws E & W		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Office Rehab			5,000	Non-dwelling structure		
	Non-Dwelling Equipment			7,000	Non-Dwelling Equipment		
	Baldwin & Colonial FL1-46				Baldwin & Colonial FL1-46		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-Dwelling Equipment			2,000	Non-Dwelling Equipment		
	Office Rehab			5,000			
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Blodgett FL1-32				Blodgett FL1-32		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Centennial Tower FL1-17				Centennial Tower FL1-17		
	Non Dwelling structure			5,000	Non Dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Centennial Townhomes E&W FL1-18				Centennial Townhomes E&W FL1-18		
	Expand Lobby & Bathroom				Expand Lobby & Bathroom		
	Non-dwelling structure			5,000	Non-dwelling structure		

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013				Work Statement for Year 5 FFY 2014		
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Fairway Oaks & Fairway Oaks Scat Sites FL 1-12				Fairway Oaks & Fairway Oaks Scat Sites FL 1-12		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Hogan Creek FL1-19				Hogan Creek FL1-19		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Office Furniture			5,000			
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Jacksonville Beach & Jax Beach Scat Sites FL1-07				Jacksonville Beach & Jax Beach Scat Sites FL1-07		
		0			Maintenance Shop/Laundry Facility		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Oaks of Durkeeville FL1-36				Oaks of Durkeeville FL1-36		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Riviera South FL 1-47				Riviera South FL 1-47		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Scattered Sites FL1-27,28,29,31				Scattered Sites FL1-27,28,29,31		

Part II: Supporting Pages - Physical Nees Work Statement (s)							
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014			
See Annual Statement	Development Number/Name Description of Major Work Catagories	General	Quantity	Estimated Cost	Development Number/Name Description of Major Work Catagories	General	Quantity
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Southwind FL1-13				Southwind FL1-13		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Twin Towers FL1-10				Twin Towers FL1-10		
	Non-dwelling structure			5,000	Non-dwelling structure		
					Replace Auditorium Roof		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	Brentwood FL1-48				Brentwood FL1-48		
	Victory Point FL1-14				Victory Point FL1-14		
	Non-dwelling structure			5,000	Non-dwelling structure		
	Non-dwelling equipment			5,000	Non-dwelling equipment		
	PHA Wide - FL01				PHA Wide - FL01		
	Non-dwelling Structure			10,000	Non-dwelling Structure		
	Vehicle Replacement			30,000	Vehicle Replacement		
	PHA-Wide Non-dwelling Structures and Equipment			214,000	PHA-Wide Non-dwelling Structures and Equipment		
			0				
			0				
	Operations				Operations		
	Central Office Fees			379,367	Central Office Fees		
	Relocation			10,000	Relocation		
				1,362,101	Totals		

Urban Development
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Estimated Cost
5,000
500
5,000
5,000
15,500
1,000
500
5,000
6,500
5,000
5,000

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and Indian Housing
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Estimated Cost
115,000
1,000
116,000
3,000
500
3,000
500
7,000
2,000
2,000
95,000
1,000
96,000
5,000

Urban Development
and Indian Housing
OMB No. 2577-0226
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Estimated Cost
5,000
-
133,015
133,015
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
 and Indian Housing
 IIMB No. 2577-0226
 Expires 4/30/2011

Estimated Cost
500
5,500
190,000
1,500
191,500
85,000
85,000
10,000
10,000
5,000
47,344
18,375
70,719
758,734

Urban Development
and Indian Housing
OMB No. 2577-0226
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Estimated Cost
5,000
5,000
5,000
7,000
5,000
2,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
and Indian Housing
OMB No. 2577-0226
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Estimated Cost
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000
5,000

Urban Development
 and Indian Housing
 IIMB No. 2577-0226
 Expires 4/30/2011

Estimated Cost
5,000
5,000
5,000
5,000
5,000
60,000
5,000
5,000
5,000
10,000
30,000
264,000
379,367
10,000
1,412,101