

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>Jefferson County Housing Authority</u> PHA Code: <u>AL-086</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>574</u> Number of HCV units: <u>1678</u> Number of Shelter Plus Care units: <u>500</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:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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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: To provide decent, safe, sanitary, and affordable housing and related services to qualified citizens of Jefferson County, Alabama.																										
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. See pages 2 to 4 of this document for an updated listing of PHA goals and objectives.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. a. No PHA Plan elements have been significantly revised by the PHA since the last Annual Plan submission. See pages 5 to 21 of this document for an update status report on all PHA plan elements. b. Copies of the JCHA 5 Year and Annual PHA plan may be obtained at the Main administrative offices located at 3700 Industrial Parkway, Birmingham, AL 35217 and the PHA development management offices located at 2100 Walker Chapel Road, Fultondale, AL 35068; 4501 Little Drive Bessemer, AL 35023, and 601 Pecan Street Warrior, AL 35180 as well as the Jefferson County Office of Community and Economic Development at 716 Richard Arrington, Jr., Blvd, Birmingham, AL 35203.																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI – no current or planned activities</p> <p>b. Mixed finance development activities – no current or planned activities</p> <p>c. Demolition and/or disposition: 1. a Development Name: Scattered Site Houses, Project number AL09P086019; disposition, approved on 08/11/06, number of units affected 40, total development; projected end date: 12/31/2010 1. a. Development Name: Scattered Site Houses, Project Number AL09PO86020, Disposition, Approved on 08/11/2006, number of units affected 2, which is part of the development, projected end date: 12/31/2010.</p> <p>d. Conversion of Public Housing – No plans during this fiscal year.</p> <p>e. Homeownership: the following homeownership projects are planned for this annual plan tenure: 1a. Development name: Scattered Site Houses, Project Number AL09P086019; Authority Section 32 of the USHA of 1937, approved 11/05/1996, amended 03/26/1998, number of units affected 43. 12 of the original 43 are still affected. 1a. Development Name: Scattered Site Houses, Project Number AL09PO86020, Authority Section 32 of the USHA of 1937, approved 11/05/1996 and amended 03/26/1998; number of units affected 2, which is part of the development.</p> <p>f. Project Based Vouchers; Not applicable</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 attached submission</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><i>See attached submission</i></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>
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>See pages 24-25 for information regarding the waiting list for JCHA Public Housing and Section 8. These pages represent information on families awaiting housing in JCHA. This information has been submitted to Jefferson County Office of Economic Development for inclusion in their annual plan.</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>JCHA’s strategy for addressing housing needs is as follows: 1. Apply for any and all available vouchers as they become available. 2. Turn key all vacant apartments within shortest time frame to allow for lease-up. 3. Remain active in area networking opportunities such as United Way, Volunteer organizations to promote/discuss available housing options. 4. Actively seek funding for additional building opportunities as they become available.</p>

<p>10.0</p>	<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. See pages 26-27 of this document for a statement regarding PHA’s progress in meeting mission and goals.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” SEE BELOW:</p> <p>Criteria for Substantial Deviations and Significant Amendments (1) Amendment and Deviation Definitions 24 CFR Part 903.7 (r) PHAs are required to define and adopt their own standards of substantial deviation from the 5 year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the annual plan to full public hearing and HUD review before implementation.</p> <p>A. Substantial deviation from the 5-year plan: The Housing Authority does recognize the need for public notification for items contained within the 5 year and annual plans. This authority shall make proper notification for any Substantial Deviation from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with the U.S. Department of Housing and Urban Development requirements. Substantial deviation or significant amendment or modification shall mean those of the mission statement, goals and objective, capital fund program or changes in significant expenditures. And changes in statutory requirement for administration of Public Housing requiring public comment and/or public hearing.</p> <p>B. Significant amendment or modification to the annual plan: A significant amendment or modification to the annual plan shall be construed to mean the following:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items not currently included in the annual statement or the 5 year action plan or changes in use of replacement reserve funds under the capital fund not to exceed Two Hundred Thousand Dollars (\$200,000) • Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p>
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<p>11.0</p>	<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> <p>See attached submission</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 there under 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.

5.2 Goals and Objectives

Goal One: Expand the supply of assisted housing

Objectives: Apply for additional rental vouchers as available
Reduce public housing vacancies
Leverage private or other public funds to create additional housing opportunities

Goal Two: Improve the quality of assisted housing

Objectives: Improve public housing management (PHAS Scores)
Improve voucher management (SEMAP Scores)
Increase customer satisfaction
Concentrate on efforts to improve specific management functions (e.g. public housing finance, voucher unit inspections)
Renovate or modernize public housing units

Goal Three: Increase assisted housing choices

Objectives: Provide voucher mobility counseling
Conduct outreach efforts to potential voucher landlords
Continue voucher homeownership program
Continue public housing or other homeownership programs
Implement public housing site-based waiting lists
Look for ways to speed up of Housing Choice Vouchers

Goal Four: Provide an improved living environment

Objectives: Continue to implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
Continue to look for ways to improve security in public housing
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

Objectives: Increase the number and percentage of employed persons in assisted families
Provide or attract supportive services to improve assistance recipients' employability
Provide or attract supportive services to increase independence for the elderly or families with disabilities

Goal Six: Ensure equal opportunity and affirmatively further fair housing

Objectives: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
Apply for available funds to construct housing for the elderly/disabled

Goal Seven: Administrative/Non-profit activities: continue to develop the administrative and management capability to support employees and activities of the Authority and related entities

Objectives: Continue to look for ways to develop non-traditional revenue generators
Establish and maintain a performance and team oriented work environment that encourages and rewards innovative and entrepreneurial thinking and action
Establish and maintain an organization that provides affordable housing and related services that are responsive to the demands of the market and its customers
Continue to review and refine internal operations to insure compliance with regulatory demands and to maximize internal efficiency

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

Objectives: Insure programs are consistent, adequate, and reach all housing communities and tenants
Involve residents, property managers, section 8 staff and maintenance in the planning process
Increase internal connections between community service programs to recognize and utilize the continuous range of services available to residents and clients
Provide professional development opportunities for staff and training for residents in community development information and techniques
Seek out and apply for all relevant grant opportunities which, if funded, will provide for quality services and programs for Jefferson County residents.

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

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

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

Objectives: Work with finance to improve CFP grants and budgetary process
Improve inventory process and procedure
Coordinate risk management with Housing Management
Continue to improve communication between Housing Management and Maintenance

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

Objectives: Increase the number of units available to low-income families
Work to increase the desirability and livability of Public Housing
Work with other departments to continue the aesthetic plan for our properties
Work to acquire more vouchers
Seek additional accessible housing opportunities
Work to improve joint working relations with other departments

Seek ways to solve problems and in a more expedient and efficient manner
Seek ways to decrease the number of homeless
Provide on-going professional training and development
Update public housing, shelter plus care and section 8 admin plans
Work to improve resident satisfaction
Update utility allowance study
Update rent reasonableness study
Monitor quality control system for all housing programs
Insure that the public will have a more positive perception of public housing residents, section 8 and shelter plus care participants

Goal Twelve: Section 8 Contract Administration: Fully develop and implement Section 8 contract

Administration function

Objectives: Meet or exceed all work plan goals in all states – achieved over 99% of incentives in 2009.
Provide professional training and development for employees, property owners and managers
Work to eliminate/reduce properties opting out of Section 8 programs
Establish positive working relationship with all property owners and managers, and HUD offices
Upgrade information systems to improve work efficiencies and data security
Prepare for the re-bid of contracts

6.0 PHA Plan elements status updates

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

Public Housing

Eligibility for public housing is verified for applying families within 7-10 days of application. Non-income screening factors for determining eligibility include verification of criminal or drug-related activity, rental history, housekeeping, and credit report review. Criminal records are requested from local and state law enforcement agencies for screening purposes but the PHA has not implemented screening FBI criminal reports to date.

Waiting List organization is accomplished through maintaining three separate site-based lists at each of the PHAs development site management offices. Families may apply for housing at any of the sites and may be on all three of the waiting lists simultaneously. Families are given three or more vacant unit choices before they fall to the bottom or are removed from the waiting list.

Admissions preferences are not income targeted. Preferences have been adopted to accommodate involuntary displacement (disaster, government action, action of housing owner, inaccessibility and property disposition), victims of domestic violence, working families and those unable to work because of age or disability, and those enrolled currently in educational, training, or upward mobility programs. Preferences are weighted as follows: 1st to working families and those unable to work because of age or disability, elderly over single adults, victims of domestic violence, and date and time of application.

Transfers within public housing units take precedence over new admissions if there are emergencies that arise, if there is medical justification, to meet requirements of the Violence Against Women Act, or if there are administrative reasons determined by the PHA (example: to permit modernization work).

Occupancy information is listed in the following information: the PHA lease, Admissions and Continued Occupancy policy, PHA briefing seminars or written materials and video/DVD presentation at orientation. Residents must notify the PHA of changes in family composition at the annual reexamination and lease renewal, at family's request for revision and at any time the family composition changes.

JCHA's Deconcentration rule is as follows:

1. Objective: The objective of the Deconcentration rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 % of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments.

2. Actions: To accomplish the Deconcentration goals, the housing authority will take the following actions:

a. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.

b. To accomplish the goals of: 1. Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and 2. not housing families with incomes that exceed 30% of the area median income in affected developments that have 60% or more of the total households living in the development with incomes that exceed 30% of the area median income. The housing authority's ACOP, which serves as the Tenant Selection and Assignment Plan, provides for skipping families on the waiting list to accomplish these goals.

Section 8

Eligibility for Section 8 is accomplished through screening of families only to the extent required by law or regulation. Criminal records are request from local and state law enforcement agencies but not from FBI records at this time. JCHA does not provide the information gained from that screening with prospective landlords.

The **Waiting list** for Section 8 is not merged with any other existing lists. All persons may apply for section 8 assistance at the PHAs main administrative office when the waiting list is opened.

Search time for a section 8 unit is sometimes extended beyond the standard 60-day search period if the applicant is unable to find a unit they can afford or if the applicant is disabled and/or their health is a factor in their search for suitable housing.

Admissions preferences are not income targeted. Preferences have been adopted to accommodate involuntary displacement (disaster, government action, action of housing owner, inaccessibility, and property disposition) and victims of domestic violence. Equal weights are given to those preferences and also include a date and time preference. Applicants are selected through a drawing (lottery) or other random choice technique.

Special purpose section 8 assistance programs information is maintained in the section 8 administrative plan and is also provided in briefing sessions and written materials. The availability of special purpose section 8 program vouchers in provided to the public through published notices, generally in the local newspapers.

2. Statement of Financial Resources

Planned Sources and Uses

Sources of Funds	Planned Dollar Amount	Planned Uses
1. Federal Grants		
a. Public Housing Operating Fund	\$2,321,221	
b. Public Housing Capital Fund	\$962,000	
c. HOPE VI revitalization		
d. HOPE VI Demolition		
e. Annual Contributions for Section 8 Tenant Based Assistance	\$10,964,758	
f. HUD funded grants	\$99,253	Section 8 FSS/Homeownership Year One for PH Svc Coordinator grant expenses (three year grant totaling \$199,500) Wells Fargo Foundation – housing counseling
	\$47,268	
Other non-federal grants	\$4000	
g. Resident Opportunity and Self Sufficiency Grants	\$54,716	PH FSS ROSS Grant
h. Community Development Block Grant	\$176,214	Comprehensive Housing Counseling, Eldergarden Adult Day Health Center operation, public service
i. HOME		
Shelter Plus Care	\$2,644,012	Housing Assistance
2. Prior year federal grants (unobligated funds only)		
3. Public Housing Dwelling rental income	\$431,824	Maintain public housing properties, administer public housing program
4. Other income (list below)		
Late payments/excess utilities/interest income	\$138,864	Administer public housing program
5. Non-federal sources (list below)		
Management fees*	\$574,108	
Total resources	\$18,418,238	

*Fraud Recovery \$48,500 +

*Management Fees \$525,608

total reflected in line 5a. 574,108

Jefferson County Housing Authority
Phase-In Budget for Management Fees
For the Central Office Cost Center

In accordance with PIH Notice 2007-9, issued April 10, 2007, PHAs are not required to comply with the reasonableness requirements for management fees in the first year of project-based budgeting and accounting.

The Jefferson County Housing Authority has elected to obtain an additional two-year phase-in of management fees, which we have reasonable documented current fees needed to support operations at current levels and we will achieve fee reasonableness by 2011.

JCHA has elected to use the “Safe Harbor Phase-In Schedules” as outlined in the supplemental guidance for Management Fees. Fee Structure is as follows:

	Allowable fee	Year 1 – 2008	Year 2 – 2009	Year 3 – 2010	Year 4 – 2011
Management fee	46.11	56.05	54.06	52.07	46.11
Bookkeeping fee	7.50	7.50	7.50	7.50	7.50
Asset Mgt. fee	10.00	10.00	10.00	10.00	10.00
Total	63.61	73.55	71.56	69.57	63.61

Allowable management is \$63.61. JCHA’s current overhead costs are a combined fee of \$73.55 for year 1, which is a difference of \$9.94. Year 2 fees are calculated at $(\$73.55 - .2 \times \$9.94) = \$71.56$; Year 3 fees are calculated at $\$73.55 - (.4 \times \$9.94) = \$69.57$; Year 4 fees \$63.61, which is the current year fee.

**OFFICE OF THE CHIEF FINANCIAL OFFICER
Annual Budget of Services Management**

	Budget 12/31/2006	Budget 12/31/2007	Budget 12/31/2008	Budget 12/31/2009
Operating Expenses				
Traveling Expenses				
Traveling Fees	4,174	4,935	9,012	9,671
non-travel-transportation	11,005.50	1,152.50	1,152.50	11,261.50
transportation - tax/airfare	-	-	-	-
Travel - Mileage				
Management Expenses	5,077,457	5,652,063	5,652,063	5,652,063
Management Expenses	4,857,117	5,150,000	5,150,000	5,150,000
Management Expenses	220,340	502,063	502,063	502,063
Total Operating Expenses	5,866,571	6,809,058	6,809,058	6,809,058
Administrative Expenses				
Administrative Expenses	1,012,244	856,264	856,264	856,264
Administrative Expenses	4,554.04	5,455.25	5,455.25	5,455.25
Administrative - Staff Training	1,641	1,640.00	1,640.00	1,640.00
Administrative - Contract Costs	1,122.85	1,122.50	1,122.50	1,122.50
Administrative - Travel	12,412.28	12,412.00	12,412.00	12,412.00
Administrative - Books	227.24	226.75	226.75	226.75
Administrative - Supplies	544.55	544.55	544.55	544.55
Administrative - Office Supplies	1,429.94	1,429.75	1,429.75	1,429.75
Administrative - Telephone	12,222.84	12,222.50	12,222.50	12,222.50
Administrative - Postage	221.83	221.50	221.50	221.50
Administrative - Printing/Printing Services	24.27	24.25	24.25	24.25
Administrative - Insurance	11,142.15	11,142.15	11,142.15	11,142.15
Administrative - Insurance	4.17	4.00	4.00	4.00
Administrative - Printing/Supplies	447.44	447.50	447.50	447.50
Administrative - Post/Change	1,144.47	1,144.50	1,144.50	1,144.50
Office Administrative Expenses	2,121.90	2,121.50	2,121.50	2,121.50
Administrative - Post/Change	147.51	147.50	147.50	147.50
Administrative - Post/Change	447.51	447.50	447.50	447.50
Administrative - Post/Change	1,144.47	1,144.50	1,144.50	1,144.50
Administrative - Post/Change	4.17	4.00	4.00	4.00
Administrative - Post/Change	2,121.90	2,121.50	2,121.50	2,121.50
Total Administrative Expenses	1,012,244	856,264	856,264	856,264
Other Expenses				
Contract - CTE	-	-	-	-
Contract - CTE	-	-	-	-
Contract - CTE	-	-	-	-
Contract - CTE	-	-	-	-
Contract - CTE	152.25	152.25	152.25	152.25
Contract - CTE	254.25	254.25	254.25	254.25
Other Expenses	-	-	-	-
Other Expenses	-	-	-	-
Other Expenses	-	-	-	-
Other Expenses	-	-	-	-
Other Expenses	-	-	-	-

Western County Board of Health
 Annual Budget with Discretionary Management Fees

	Fiscal Year 12/31/2008	Fiscal Year 12/31/2009	Fiscal Year 12/31/2010	Fiscal Year 12/31/2011
Total Discretionary Fees	360.00	320.00	360.00	360.00
Utilities				
Water	1,000.00	1,140.00	1,200.00	1,300.00
Sewer	1,000.00	1,100.00	1,100.00	1,200.00
Gas, Electric, Telephone, etc.	600.00	600.00	600.00	600.00
Total Utilities	2,600.00	2,840.00	2,900.00	3,100.00
Maintenance				
Maintenance - Staff Salaries	200.00	200.00	200.00	200.00
Maintenance - Staff Benefits	200.00	220.00	200.00	200.00
Maintenance - Materials	1,200.00	1,200.00	1,200.00	1,200.00
Maintenance - Gas, Oil	100.00	100.00	100.00	100.00
Maintenance - Gas, Oil	-	-	-	-
Maintenance - Cleaning Units	4,000.00	4,000.00	4,000.00	4,000.00
Maintenance - Insurance	100.00	100.00	100.00	100.00
Maintenance - Miscellaneous	100.00	100.00	100.00	100.00
Maintenance - Traveling	1,000.00	1,000.00	1,000.00	1,000.00
Maintenance - Garage/Truck/Gas/Tools	700.00	700.00	700.00	700.00
Maintenance - Cleaning Units	200.00	200.00	200.00	200.00
Maintenance - Fuel	100.00	100.00	100.00	100.00
Total Maintenance	10,000.00	10,000.00	10,000.00	10,000.00
General Expenses				
Printing	1,000.00	1,000.00	1,000.00	1,000.00
Supplies	50.00	50.00	50.00	50.00
Telephone	50.00	50.00	50.00	50.00
Total General Expenses	1,050.00	1,050.00	1,050.00	1,050.00
Capital Budgeting Items				
Construction for maintenance	1,000.00	1,000.00	1,000.00	1,000.00
Total Budgeting Items	1,000.00	1,000.00	1,000.00	1,000.00
Total Operating Expenses	20,250.00	20,250.00	20,250.00	20,250.00
Net Income/Deficit	100.00	100.00	100.00	100.00

Jefferson County Housing Authority
 Fee Schedule for Payment of Monthly Rent Fees

030 Units
 Average Occupied

070
 000

Current Fees for 2008	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012
Management Fee	\$ 42.11	\$ 42.11	\$ 42.11	\$ 42.11
Management Fee	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
Management Fee	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
\$ 56.11	\$ 56.11	\$ 56.11	\$ 56.11	\$ 56.11

Management Fee	1731,720.00	\$ 1,731,720.00	1,731,720.00	1,731,720.00
Management Fee	1,400,000.00	\$ 1,400,000.00	1,400,000.00	1,400,000.00
Management Fee	1,440,000.00	\$ 1,440,000.00	1,440,000.00	1,440,000.00
	<u>4,571,720.00</u>	<u>\$ 4,571,720.00</u>	<u>4,571,720.00</u>	<u>4,571,720.00</u>

3. Rent Determination

Public Housing

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). The PHAs minimum is set between \$26 and \$50.

THE PHA has adopted the following discretionary minimum rent hardship exemption policies.

JCHA shall immediately grant an exemption from application of the minimum monthly rent to any family making a proper request in writing who is unable to pay because of financial hardship, which shall include:

- **The family has lost eligibility for or is awaiting an eligibility determination from a federal, state, or local assistance program including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for the Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.**
- **The family would be evicted as a result of the implementation of the minimum rent (this exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent).**
- **The income of the family has decreased because of changed circumstance, including loss of employment.**
- **A death in the family has occurred which affects the family circumstances.**
- **Other circumstances which may be decided by JCHA on a case-by-case basis. All of the above information must be proven by the resident providing verifiable information in writing to JCHA prior to the rent becoming delinquent and before the lease is terminated by JCHA.**

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. There are no ceiling rents. On rent determinations, the tenant must report changes in income or family composition to the PHA any time the family experiences an income increase such that the changes result in an adjustment to rent.

The PHA used the following sources of information to establish comparability: Section 8 rent reasonableness study of comparable housing, survey of rents listed in the local newspaper, and a survey of similar unassisted units in the neighborhood.

Section 8

The PHAs payment standard for section 8 tenant based assistance is above 100% but at or below 110% of FMR. The PHA chose this level because FMRs are not adequate to ensure success among assisted families in the PHAs segment of the FMR area and to increase housing options for families. Payment standards are reevaluated for adequacy annually. THE PHA considers the success rate and rent burdens of assisted families in its assessment of the adequacy of it payment standard.

The PHAs minimum is set between \$26 and \$50.

THE PHA has adopted the following discretionary minimum rent hardship exemption policies.

Management and Maintenance policies are available for review at the main administrative offices and at each of the three sites based offices. These include the Public Housing Maintenance and Management, Admissions and Continued Occupancy Policy, Procurement Policy, Document Retention Policy, Personnel Policy, Maintenance Policy, Pest Control Policy and Pet Policy. Policies are also on hand and readily accessible for review on Section 8 Management which includes the Administrative Plan for the Section 8 Voucher program and the Shelter Plus Care Administrative Plan.

5. PHA Grievance Procedures

JCHA has not established or adopted any additional grievance procedures or procedures for informal hearings other than those listed in 24 CFR Part 966, Subpart B, for residents of public housing. If a tenant wishes to initiate the PHA grievance process he/she should contact the PHA main administrative office or the PHA development management offices.

The same is true for the JCHA Section 8 program. All grievance and informal hearing procedures are consistent with 24 CFR 982. The main office should be contacted if an assisted family wishes to initiate the grievance or informal hearing process.

6. Designated Housing for Elderly and Disabled Families

The PHA is exploring the possibility of designating one housing community site for occupancy by the elderly and/or disabled during the next fiscal year.

7. Community Service and Self-Sufficiency

The PHA continues to provide a comprehensive array of programs and services for its residents resulting in self-sufficiency and enhanced living standards thanks to a combination of HUD grants, Jefferson County Office of Economic Development and generous support from the local JCHA Board of Directors. We are actively engaged in networking opportunities throughout the county agency network and enjoy a healthy relationship with the local Department of Human Resources, our TANF designated agency. Services and programs are depicted in the following chart and reflect an average of clients served from September 2009 – August 2010.

<i>Program Name and Description</i>	<i>Estimated Size</i>	<i>Allocation Method</i>	<i>Access</i>	<i>Eligibility (public housing or Section 8)</i>
Youth Programs	215 unduplicated count through Boys and Girls Clubs of Central Alabama	Self selection and outreach	On site and PHA main office	Both
Youth Programs	22 unduplicated count through Need a Chance, Inc. partnership	Self selection and outreach	On site and PHA main office	Both
Family Support Services (Family Self Sufficiency)	170 (28 PH and 142 S8)	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Economic and educational referrals through FSS	101	Self selection and outreach	Fultondale Community Center and on site as needed	Both
Housing Counseling for all residents of Jefferson	315 cases and 832 phone calls	Self selection, referrals and	Fultondale Community Center and on site as	Both, anyone

County		outreach	needed	
First Time homebuyers education	15	Self selection, referrals and outreach	Fultondale Community Center and on site as needed	Both, anyone
Adult Daycare services Note: Program ceased operation in June 2010	12 daily average	Referrals and outreach	Downtown Office of Senior Citizens Services	Anyone, particularly those of low income

Resident and Community Services continues to provide high quality programs and services to the residents served by JCHA and also residents of Jefferson County at large. The department has 4 ½ of its 5½ FTE employees funded either 100% or 75% by grant contributions. In early 2010 we were awarded a Service Coordinator grant for Public Housing for a three year grant period. The Adult Day Care ceased operation in June 2010 due to a lack of funding. Youth programs have been somewhat limited due to funding issues, but housing counseling services remain in high demand. The Service Coordinator grant will enable the HA to greatly expand services and programs to the elderly and disabled and young people overall.

Community Services requirement pursuant to section 12(c) of the US Housing Act of 1937

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

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

B. Exempt: The following adult family members are exempt from this requirement:

1. 62 years of age or older
2. Persons with qualifying disabilities which prevent the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability.
3. Persons engaged in work activities as defined in section 407 (d) of the Social Security Act.
4. Persons participating at least eight hours a month in a welfare-to-work program.
5. Persons receiving assistance from and in compliance with a state program funded under Part A, title IV of the Social Security Act.

C. Proof of Compliance: Each head of household must present to the HA office documentation that he/she and all other persons eighteen years of age or older living in the household, who are not exempt, have complied with this section. Documentation may include a letter from the agency on letterhead or other official document. Any such documentation shall be verifiable by the HA. Failure to comply with the Community Service Requirement and to provide appropriate verifiable documentation prior to the date required shall result in the lease not being renewed by the HA. Provided, however, that the HA may allow the family member who is not in compliance to complete the requirements within the following year as follows: The head of household and the person not in compliance shall sign an agreement stating that the deficiency will be cured within the next twelve months. Proof of compliance with the agreement shall be made by the head of the household annually at re-examination. Failure to comply with the agreement shall result in the lease being terminated for such non-compliance unless the person(s), other than the head of the household, no longer resides in the unit and has been removed from the lease.

D. Changes in exempt or non-exempt status will be handled during an interim or annual re-examination.

8. PHA Safety and Crime Prevention Measures

The PHA strongly believes in the need for measures to ensure the safety of public housing residents. The PHA constantly monitors residents' reports of being fearful for their safety and/or the safety of their children, they are aware of lower-level crime as reported through resident reports, police reports, observation of vandalism and/or graffiti and the reports of maintenance and resident managers as they are made aware of the alleged crime in the communities. All of the housing communities of JCHA are subject to crime, and police reports are received routinely in the offices of the resident managers. The following crime and drug prevention activities are available to each of the housing communities on a consistent basis.

- funding for off duty deputies to patrol areas
- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime prevention through environmental design
- After school and summer programs and for young people housed in the communities.
- An annual "stop the violence" rally hosted by the young people in collaboration with other youth programs in Jefferson County.
- Crime prevention discussions conducted at all community unity events
- Resident patrol/block watchers program
- Police officers are allowed to live in public housing as per CFR 960.505(b). There is also a police sub-station at our Brookside Community location.
- Law enforcement patrols above baseline services.
- Management practices such as criminal history screening and one-strike policy.

There is much coordination between area law enforcement and the PHA in the prevention of crime and drug related activity. This includes police involvement in development, implementation and/or ongoing evaluation of drug-elimination plans, in providing crime data to housing authority staff for analysis and action, establishing a physical presence on housing authority property, regularly testifying in and otherwise supporting eviction cases, regularly meeting with the PHA management and residents as needed, providing above-baseline law enforcement services, and contracting for extra patrols at all developments as needed. We are awaiting the results of a grant application for camera surveillance equipment to be placed in Brookside Community, a remote housing community in an economically stressed section of Northwestern Jefferson County.

9. Pet Policy

The PHA has adopted a pet policy in compliance with HUD regulations. It is listed below.

JEFFERSON COUNTY HOUSING AUTHORITY (JCHA)

Dwelling Lease Addendum

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

II. PET POLICY

Section I.

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 - a. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 - b. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).
 - c. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - d. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.
 - e. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 - f. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside, it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.
 - g. 1 authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
 - h. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
 - i. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement

containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

Note:

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

2. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
3. Prohibited Animals: Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, Doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets that makes noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development, within 10 days of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA=s established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.
6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or

properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

8. Pets may not be bred or used for any commercial purposes.

9. ASSISTANCE ANIMAL POLICY –Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to HA pet policies. The resident must register the animal with the HA. Registration includes the certification from a licensed veterinarian of required pet inoculations, information to identify the pet, and the name and address of the pet owner and the name and address of a responsible party to care for the pet if the owner is unable to. The resident shall furnish the HA information at each reexamination as to the status of the animal, the continued need for the animal, and the information contained hereinabove. Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or animals that provides emotional support that alleviates one or more identified symptoms or effects of a person’s disability.

Assistance animals - often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” perform many disability-related functions, including but not limited to the following:

- * Guiding individuals who are blind or have low vision;
- * Alerting individuals who are deaf or hearing impaired;
- * Providing minimal protection or rescue assistance;
- * Pulling a wheelchair;
- * Fetching items;
- * Alerting persons to impending seizures; or
- * Providing emotional support to persons with disabilities who have a disability-related need for such support.

The HA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability.

The HA’s refusal to modify or provide an exception to a “no pets” rule or policy to permit a person with a disability to use and live with an assistance animal would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless: * There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation; * There is reliable objective evidence that the animal would cause substantial physical damage to the property of others; * The presence of the assistance animal would pose an undue financial and administrative burden to the provider; or * The presence of the assistance animal would fundamentally alter the nature of the provider’s services. Assistance animals are a means to provide a reasonable accommodation for an individual with a disability, but a person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person’s disability and his or her need for the animal. The HA should verify that the individual requesting the assistance animal is a person with a disability and that the animal is needed to assist with the disability. The HA must also verify that the person is capable of taking care of the animal, or has made suitable arrangements for care of the animal in a sanitary manner which is consistent with the Pet Policy of the HA. The weight restrictions in the HA Pet Policy shall also be complied with unless waived by the Executive Director based upon each specific case. As with all other

disability-related inquiries, the HA may not ask about the nature or severity of the resident's disability. The HA may ask for third party verification

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

FEE AND DEPOSIT SCHEDULE

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

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

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

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

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (L) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENT ACKNOWLEDGMENT

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

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

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

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

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

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

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

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

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

- _____
Head of Household Signature

Date

- _____
Signature
Housing Authority Representative

Date

10. Civil Rights Certification

JCHA certifies that it is in compliance with the Civil Rights and AFFH Certification due to its adherence to documenting 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 the Jefferson County's Consolidated Plan. A signed form attesting to consistency with the County Consolidated Plan is attached to this annual plan. In addition, JCHAs affirmatively furthering fair housing statement is on file with the local HUD office and is reflected in all applicable grant applications.

11. Fiscal Year Audit – The last fiscal year audit completed for JCHA is for fiscal year ending December 31, 2009. A copy of that audit has been submitted as an attachment to this plan. It is included by separate attachment.

12. Asset Management – JCHA is actively engaged in activities that will contribute to the long-term asset management of its public housing stock. These activities currently include: development-based accounting, comprehensive stock assessment and disposition of scattered site single family houses through a homeownership program.

13. Violence Against Women Act (VAWA) – JCHA has listed as one of its goals to fully support the provisions of the VAWA and HUDs notice 2006-23 and 2006-42. In addition all paid and volunteer staff of JCHA were required to participate in an in-service sponsored by the local Department of Human Resources in early 2009. The topic was how to recognize signs of abuse and neglect and how to report suspected cases to the county agency.

JCHA Violence against Women Act goal

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

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

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

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

Jefferson County Housing Authority
Housing Needs of Families on the Waiting List for Public Housing
September, 2010

Category	Bessemer Housing Community	Warrior Housing Community	Fultondale Housing Community	Total	% of families
Waiting list total	82	69	216	367	
Extremely Low income <=30% AMI	62	54	150	266	73%
Very Low income 30% but <50%AMI)	14	15	58	87	24%
Low Income (>50% but <80% AMI)	6	0	8	14	Less than 1%
Families with children	52	43	167	262	72%
Elderly families	2	7	8	17	Less than 1%
Families with disabilities	4	27	41	72	20%
Race/White	4	48	40	92	25%
Race/Black	78	21	176	275	75%
Bedroom size					
1 bedroom	28	26	66	120	33%
2 bedroom	28	32	78	138	38%
3 Bedroom	26	10	59	95	26%
4 bedroom	0	1	13	14	Less than 1%
5 bedroom	0	0	0	0	0
6 bedroom	0	0	0	0	0

Housing Needs of Families on the Waiting List for Section 8
 Jefferson County Housing Authority
 Completed 091310

Category	Section 8/2010	Mainstream
Waiting list total	389	72
Extremely Low income <=30% AMI	296	62
Very Low income 30% but <50% AMI)	81	10
Low Income (>50% but <80% AMI)	12	0
Families with children	339	61
Elderly families	10	3
Families with disabilities	40	8
Race/White	90	17
Race/Black	297	55
Indian/Alaskan	1	

*Progress toward meeting goals and objectives
2010*

PHA Goal One Progress

PHA applies and requests additional vouchers anytime they are offered. The Public Housing Department is currently at 99% occupancy and strives to maintain 99% plus when possible. Project based accounting has been implemented and we continue to look for ways to leverage funds. We were also successful in obtaining HOME funds to construct low-income elderly apartments.

PHA Goal Two Progress

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

PHA Goal Three Progress

We continue to help our clients understand mobility so they can move to better areas and we have reduced voucher lease up time. We are continuing to work with our FSS clients to improve credit scores with the potential to increase homeownership. We continue to reach out to new landlords and work to improve our service to existing ones. We have implemented a site-based application process and waiting list.

PHA Goal Four Progress

We have implemented flat rents based on the market for the location of each property and we will continue to encourage Deconcentration in our PH developments. Efforts continue to keep resident councils active and involved. A service coordinator grant, if awarded, will provide additional staff to assist with improving quality of life and economic vitality. We plan to apply to designate certain PH units for the elderly.

PHA Goal Five Progress

Three full-time case managers, 1 PH and 2 HCV, remain on staff to assist with self-sufficiency efforts. Homeownership counseling and mortgage delinquency counseling requests have sky-rocketed but we are meeting demand. To date 15 foreclosures have been successfully mitigated. Partnerships with Need a Chance, Inc, and Boys and Girls Clubs of Central Alabama are still in place, and we are providing a myriad of services and programs for our residents through these partnerships. We continue to work with local supportive services and agencies to assist the elderly/disabled families in being more independent.

PHA Goal Six Progress

HOME funds have been approved to construct additional housing. We continue to provide training to our staff so they may help further fair housing. Education and communication will continue to ensure equal access to all of our programs. Preferences in our public housing program will enable JCHA to house more persons with disabilities first.

PHA Goal Seven Progress

Jefferson County Department of Community Development has approved HOME funds.

PHA Goal Eight Progress

Resident Services Specialist continues to work diligently to increase resident participation in all activities and events. The specialist works to keep resident councils active and viable. With the addition of a Public Housing Services Coordinator, we are planning more frequent educational opportunities for the residents

in a wide variety of topics. We are also planning for the identified needs of our elderly and disabled residents. Community building activities such as Community Unity days, Stop the Violence rallies, dental and eye clinic sign-up days, and after school and summer care programs for young people will continue as funding is provided and available. . HA continues to maintain its relationship with Boys and Girls Clubs of Central Alabama to provide after school and summer care programs in public housing owned buildings. Unfortunately our funding for Adult Daycare services ceased in June 2010 and that program has not been replaced. We plan to explore the vast opportunities for programs and services for the elderly and disabled through the possible use of Spring Gardens Multi-Purpose building set to open in the fall of 2010.

PHA Goal Nine Progress

Tenant software to track resident information has been implemented resulting in more efficient system. Scanning equipment has been installed to cut down on paperwork burden. Project based accounting for all properties continues.

PHA Goal Ten Progress

Efforts continue to develop and improve communication with residents and among departments continue.

PHA Goal Eleven Progress

PHA seeks additional vouchers as opportunities arise. We continue to keep rent reasonableness and Utility allowances updated. Continuing to utilize resident councils in enhanced ways to keep communication flowing with residents. Professional training is provided to staff as funding and scheduling allows. The additional emphasis on tenant responsibility has aided in the appearance and perception of our properties. The ACOP and Administrative Plans are reviewed and updated as needed. We continue to look for ways to improve resident satisfaction and communication.

PHA Goal Twelve Progress

Contract Administration continues to seek and acquire more units to better maximize incentives. Scanning equipment allows for better efficiency. Work with the JAHl committee to help community partners provide programs and better housing for low income clients throughout the state of Alabama. CA staff consistently meets or exceeds their goals and maximizes incentives which allow the joint venture to assist other programs that help low income residents.

JeffCo's Contract Administration Program is fully operational and in 2009 achieved over 99% of all available fees. 2010 is on track to be another successful year. The program has completed its Annual Compliance Reviews in all four states with no findings or significant management concerns. JeffCo received another unqualified audit opinion. The primary activity other than on-going operations is the preparation for the re-bid of contracts. The staff and the Board of the Corporation and the Authority will review data and decide if we will pursue states in addition to the current four.

Tuesday, September 14, 2010

The Residence Advisory Board meeting for the Capital Fund Planning was held at Jefferson County Housing Authority's Main Office Community Room at 3:00 pm.

The Contracting Purchasing Officer Keith Brooke opened the meeting. He gave the attendees copies of the Capital Fund Program Proposed Modernization Improvements for 2009/2010 and discussed briefly. In addition, he included the 5-year plan for years 2011 and 2014.

He stated that they prioritize things as needed. He said that all recommendations are subject to HUD's funding. The 2009/2010 CFP work will take place in Brookside as follows: Chelsea Gardens and Fultondale work is underway on the 2008 CFP grant.

Brookside (86-03)

Install new heating and air conditioning systems in units.
Change out appliances from Gas to Electric

Chelsea Gardens (86-11)

Add Laundry rooms on efficiency units.
Cycle paint; install thermal windows and security screens and doors.

Fultondale (86-02)

Install security screens upstairs, replace water heaters, replace plumbing fixtures, replace range hoods and back slash.

The Proposed Modernization Improvements for Capital Fund years 2011-2014:

Brookside

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

Chelsea Gardens

Install playground, and replace plumbing fixtures.

Fultondale

Rehab Bathrooms

Members of the Resident Advisory Board
 Jefferson County Housing Authority
 2010-2011

Site	Members
Bradford	Karen Elmore & Glenda Entrekin 8734 Adkins Drive Pinson, AL 35126 Willodean Dempsey 8731 Adkins Drive Pinson, AL 35126 Linda Long 8727 Adkins Drive Pinson, AL 35126
Brookside Village	Sam Williams 153 Village Circle Brookside, AL 35036
Chelsea Gardens	Janice Hall 52 Helen Street Warrior, AL 35180
Dixi Manor	Darlene Eddins 3968 Sharon Church Rd Pinson, AL 35126 Vernee' Cheeks 7855 Wisdom Way Pinson, AL 35126
Fultondale Village	Wilma Brackett 2127 Walker Chapel Circle Fultondale, AL 35068
Hickory Grove	Belinda Smith 165 Hickory Grove Drive Birmingham, AL 35217

Members of the Resident Advisory Board
 Jefferson County Housing Authority
 2010-2011

Oak Ridge	Denise Robinson 4454 Oak Ridge Circle Brighton, AL 35020
Red Hollow	Virginia Cason 113 Valley Court Birmingham, AL 35125
Terrace Manor I	Dorothea Tiller 4566 Little Drive Bessemer, AL 35022
Terrace Manor II	Monique Kennedy 4738 Little Drive Bessemer, AL 35022
Trafford	Debra Drain 149 Faucett Drive Trafford, AL 35172 Sheila Harris 119 Faucett Drive Trafford, AL 35172 Kerry & Mona Holcombe 143 Faucett Drive Trafford, AL 35172
Warrior Courts	Felicia Ellsberry 614 Pecan Street Warrior, AL 35180 William Walker 221 Willow Street Warrior, AL 35180

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

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$2,196.00		\$2,196.00	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Jefferson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R086501-07 Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,196.00		\$2,196.00		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date 6-30-2010	Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

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Part I: Summary									
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Grant Type and Number</td> <td>FFY of Grant: 2007</td> </tr> <tr> <td>Capital Fund Program Grant No: AL09P08650107</td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Replacement Housing Factor Grant No:</td> <td></td> </tr> <tr> <td>Date of CFFP:</td> <td></td> </tr> </table>	Grant Type and Number	FFY of Grant: 2007	Capital Fund Program Grant No: AL09P08650107	FFY of Grant Approval:	Replacement Housing Factor Grant No:		Date of CFFP:	
Grant Type and Number	FFY of Grant: 2007								
Capital Fund Program Grant No: AL09P08650107	FFY of Grant Approval:								
Replacement Housing Factor Grant No:									
Date of CFFP:									

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$93,482.90	\$93,482.90	\$93,482.90	\$93,482.90
3	1408 Management Improvements	\$10,000.00	\$0		
4	1410 Administration (may not exceed 10% of line 21)	\$93,482.90	\$93,482.90	\$93,482.90	\$93,482.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000.00	\$31,901.84	\$31,901.84	\$31,901.84
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000.00	\$40,526.16	\$40,526.16	\$26,070.00
10	1460 Dwelling Structures	\$398,125.87	\$348,377.42	\$348,377.42	\$285,072.59
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$16,775.00	\$16,775.00	
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000.00	\$25,545.45	\$25,545.45	\$14,089.76
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$284,737.33	\$284,737.33	\$284,737.33	\$284,737.33
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)	\$934,829.00	\$934,829.00	\$934,829.00	\$828,837.32
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 6/30/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AL09P08650107 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS	1406		\$93,482.90	\$93,482.90	\$93,482.90	\$93,482.90	
PHA-WIDE	TRAINING FOR STAFF	1408		\$10,000.00	\$0			
PHA-WIDE, ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		\$93,482.90	\$93,482.90	\$93,482.90	\$93,482.90	
PHA-WIDE , A&E FEES AND COST	A & E SERVICES	1430		\$30,000.00	\$31,901.84	\$31,901.84	\$31,901.84	
PHA-WIDE	AESTHETIC IMPROVEMENTS	1450		\$15,000.00	\$40,526.16	\$40,526.16	\$26,070.00	
PHA-WIDE	TOOLS AND EQUIPMENT	1475		\$10,000.00	\$25,545.45	\$25,545.45	\$14,089.76	
PHA-WIDE	APPLIANCES	1465.1		\$0	\$16,775.00	\$16,775.00		
86-12 DIXIMANOR	DWELLING UNITS- ADD STORAGE BUILDINGS AT DIXIMANOR	1460	44	\$393,125.87	\$285,072.59	\$285,072.59	\$285,072.59	
86-12 DIXIMANOR	REPLACE DEADBOLT LOCKS AND CORES	1460	44	\$0	\$2,876.28	\$2,876.28		
86-14 RED HOLLOW	REPLACE DEADBOLT LOCKS AND CORES	1460	26	\$0	\$1,699.62	\$1,699.62		
86-16 HICKORY GROVE	REPLACE DEADBOLT LOCKS AND CORES	1460	38	\$0	\$2,484.06	\$2,484.06		
86-16 OAK RIDGE	REPLACE DEADBOLT LOCKS AND CORES	1460	42	\$0	\$2,745.54	\$2,745.54		
86-16 TERRACE MANOR I	REPLACE DEADBOLT LOCKS AND CORES	1460	80	\$0	\$5,229.60	\$5,229.60		
86-21 TERRACE MANOR II	REPLACE DEADBOLT LOCKS AND CORES	1460	50	\$0	\$3,269.73	\$3,269.73		
86-10 WARRIOR COURTS	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	38	\$0	\$6,950.96	\$6,950.96		

86-11 CHELSEA GARDENS	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	40	\$0	\$7,316.80	\$7,316.80		
86-12 DIXIMANOR	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	44	\$0	\$8,048.48	\$8,048.48		
86-12 TRAFFORD	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	34	\$0	\$6,219.28	\$6,219.28		
86-12 BRADFORD	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	26	\$0	\$4,755.92	\$4,755.92		

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 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 II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AL09P08650107 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
86-14 RED HOLLOW	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	26	\$0	\$4,755.92	\$4,755.92		
86-16 HICKORY GROVE	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	38	\$0	\$6,952.64	\$6,952.64		

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	9/12/2009		9/12/2011		
86-10 WARRIOR COURTS	9/12/2009		9/12/2011		
86-11 CHELSEA GARDENS	9/12/2009		9/12/2011		
86-12 DIXIMANOR	9/12/2009		9/12/2011		
86-12 TRAFFORD	9/12/2009		9/12/2011		
86-12 BRADFORD	9/12/2009		9/12/2011		
86-14 RED HOLLOW	9/12/2009		9/12/2011		
86-16 HICKORY GROVE	9/12/2009		9/12/2011		

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

Part I: Summary					
PHA Name: Jefferson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R086501-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$29,820.00		\$29,820.00	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Jefferson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R086501-08 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$29,820.00		\$29,820.00		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 6-30-2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650108 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$199,526.00	\$191,446.00	\$191,446.00	\$191,446.00
3	1408 Management Improvements	\$0	\$0		
4	1410 Administration (may not exceed 10% of line 21)	\$99,763.00	\$99,763.00	\$99,763.00	\$99,763.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000.00	\$44,286.00	\$44,286.00	\$37,385.90
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000.00	\$4,293.52	\$4,293.52	\$4,293.52
10	1460 Dwelling Structures	\$373,793.69	\$301,881.17	\$301,881.17	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$0	\$50,000.00	\$50,000.00	
13	1475 Non-dwelling Equipment	\$15,000.00	\$21,413.00	\$21,413.00	\$21,413.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$284,547.31	\$284,547.31	\$284,547.31	\$284,547.31
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)	\$997,630.00	\$997,630.00	\$997,630.00	\$641,852.15
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 6/30/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AL09P08650108 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS	1406		\$199,526.00	\$191,446.00	\$191,446.00	\$191,446.00	
PHA-WIDE	TRAINING FOR STAFF	1408		\$0	\$0			
PHA-WIDE, ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		\$99,763.00	\$99,763.00	\$99,763.00	\$99,763.00	
PHA-WIDE , A&E FEES AND COST	A & E SERVICES	1430		\$20,000.00	\$44,286.00	\$44,286.00	\$37,385.90	
PHA-WIDE	AESTHETIC IMPROVEMENTS	1450		\$5,000.00	\$4,293.52	\$4,293.52	\$4,293.52	
PHA-WIDE	TOOLS AND EQUIPMENT	1475		\$15,000.00	\$21,413.00	\$21,413.00	\$21,413.00	
86-02 FULTONDALE	INSTALL SECURITY SCREENS ON SECOND STORY BUILDINGS	1460	10	\$17,290.00	\$17,290.00	\$17,290.00		
86-03 BROOKSIDE	INSTALL SECURITY SCREENS ON SECOND STORY BUILDINGS	1460	13	\$23,140.00	\$23,140.00	\$23,140.00		
86-03 BROOKSIDE	SEWER LINE REPLACEMENT FOR BROOKSIDE WASTE WATER TREATMENT PLANT	1450	1	\$0	\$0			MOVED BACK INTO 5- YEAR PLAN
86-11 CHELSEA GARDENS	ADD LAUNDRY ROOMS ON EFFICIENCY UNITS	1460	6	\$28,584.00	\$28,584.00	\$28,584.00		
86-02 FULTONDALE	REPLACE DEADBOLT LOCKS AND CORES	1460	60	\$12,000.00	\$5,719.80	\$5,719.80	\$3,003.42	
86-03 BROOKSIDE	REPLACE DEADBOLT LOCKS AND CORES	1460	82	\$16,400.00	\$7,817.06	\$7,817.06		
86-10 WARRIOR COURTS	REPLACE DEADBOLT LOCKS AND CORES	1460	38	\$7,600.00	\$3,622.54	\$3,622.54		
86-11 CHELSEA	REPLACE DEADBOLT LOCKS AND	1460	40	\$8,000.00	\$3,813.20	\$3,813.20		

GARDENS	CORES							
86-12 TRAFFORD	REPLACE DEADBOLT LOCK CORES	1460	34	\$5,100.00	\$3,241.22	\$3,241.22		
86-12 BRADFORD	REPLACE DEADBOLT LOCK CORES	1460	26	\$3,900.00	\$2,481.35	\$2,481.35		
86-12 DIXIMANOR	REPLACE DEADBOLT LOCK CORES	1460	44	\$6,600.00	\$0			MOVED TO 2007 CFP
86-14 RED HOLLOW	REPLACE DEADBOLT LOCKS AND CORES	1460	26	\$7,800.00	\$0			MOVED TO 2007 CFP

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 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 II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AL09P08650108 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
86-16 HICKORY GROVE	REPLACE DEADBOLT LOCKS AND CORES	1460	38	\$11,400.00	\$0			MOVED TO 2007 CFP
86-16 OAK RIDGE	REPLACE DEADBOLT LOCKS AND CORES	1460	42	\$12,600.00	\$0			MOVED TO 2007 CFP
86-16 TERRACE MANOR I	REPLACE DEADBOLT LOCKS AND CORES	1460	80	\$24,000.00	\$0			MOVED TO 2007 CFP
86-21 TERRACE MANOR II	REPLACE DEADBOLT LOCKS AND CORES	1460	50	\$15,000.00	\$0			MOVED TO 2007 CFP
86-10 WARRIOR COURTS	REHAB BATHROOMS	1460	38	\$158,377.69	\$190,450.00	\$190,450.00		

86-16 HICKORY GROVE	CYCLE PAINT	1460	38	\$9002.00	\$9002.00	\$9002.00		
86-16 OAK RIDGE	INSTALL CAGES OVER A.C. CONDENSING UNITS	1460	42	\$7,000.00	\$6,720.00	\$6,720.00		
86-10 WARRIOR COURTS	REHAB BATHROOMS, KITCHEN CABINETS, FLOORING AND LIGHT FIXTURES IN COMMUNITY BUILDING	1470	1	\$0	\$50,000.00	\$50,000.00		

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE	6/12/2010		6/12/2012		
AL-86-02 FULTONDALE	6/12/2010		6/12/2012		
AL-86-03 BROOKSIDE	6/12/2010		6/12/2012		
AL-86-10 WARRIOR COURTS	6/12/2010		6/12/2012		
AL-86-11 CHELSEA GARDENS	6/12/2010		6/12/2012		
AL-86-12 TRAFFORD	6/12/2010		6/12/2012		
AL-86-12 BRADFORD	6/12/2010		6/12/2012		
AL-86-12 DIXIMANOR	6/12/2010		6/12/2012		
AL- 86-14 RED HOLLOW	6/12/2010		6/12/2012		
AL-86-16 HICKORY GROVE	6/12/2010		6/12/2012		
AL-86-16 OAK RIDGE	6/12/2010		6/12/2012		
AL-86-16 TERRACE MANOR I	6/12/2010		6/12/2012		
AL-86-21 TERRACE MANOR II	6/12/2010		6/12/2012		

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

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

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$130,000.00		\$130,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$80,000.00		\$80,000.00	\$39,261.33
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,090,548.00		\$1,090,548.00	\$209,301.54
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09S08650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,300,548.00		\$1,300,548.00	\$248,562.87
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 6/30/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AL09S08650109 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE-ADMINISTRATION	ADMIN COST ASSOCIATED WITH (ARRA) GRANT	1410		\$130,000.00		\$130,000.00		
PHA-WIDE, FEES AND COST	A&E SERVICES BASED ON ACTUAL SCOPE OF WORK	1430		\$80,000.00		\$80,000.00	\$39,261.33	
AL- 86-2 FULTONDALE	CYCLE PAINT	1460	60	\$32,000.00		\$32,787.77	\$5,247.46	
AL-86- 3 BROOKSIDE	CYCLE PAINT	1460	82	\$44,000.00		\$46,288.61	\$45,183.28	
AL- 86-10 WARRIOR COURTS	ADD ATTIC INSULATION	1460	38	\$30,000.00		\$10,277.02	\$10,093.82	
AL- 86-11 CHELSEA GARDENS	ADD ATTIC INSULATION,INSTALL THERMAL WINDOWS, INSTALL SECURITY SCREENS, REPLACE FRONT AND BACK DOOR SECURITY SCREEN DOORS,CYCLE PAINT	1460	40	\$186,000.00		\$265,254.45	27,515.50	
AL- 86-12 BRADFORD	ADD ATTIC INSULATION,CYCLE PAINT	1460	26	\$32,000.00		\$32,104.65	\$8,193.46	
AL- 86-12 TRAFFORD	ADD ATTIC INSULATION, CYCLE PAINT	1460	34	\$46,000.00		\$41,983.00	\$8,757.28	
AL- 86-12 DIXIMANOR	ADD ATTIC INSULATION,CYCLE PAINT	1460	44	\$64,000.00		\$54,330.94	\$16,508.10	
86-14 RED HOLLOW	ADD ATTIC INSULATION, INSTALL THERMAL WINDOWS	1460	26	\$76,000.00		\$92,230.28	\$11,528.38	

AL-86-16 HICKORY GROVE	INSTALL THERMAL INSULATED WINDOWS, ADD ATTIC INSULATION, REPLACE FRONT SECURITY SCREEN DOORS	1460	38	\$128,000.00		\$125,848.45	\$44,834.38	
AL- 86-16 OAK RIDGE	INSTALL THERMAL WINDOWS, REPLACE FRONT SECURITY SCREEN DOORS, ADD ATTIC INSULATION	1460	42	\$145,000.00		\$115,189.26	\$16,656.02	
AL-86-16 TERRACE MANOR- I	INSTALL THERMAL WINDOWS, ADD ATTIC INSULATION	1460	80	\$247,548.00		\$198,118.72	\$10,560.58	
AL-86- 21 TERRACE MANOR II	INSTALL SECURITY SCREENS, ADD ATTIC INSULATION	1460	50	\$60,000.00		\$76,134.86	\$3,860.74	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-WIDE ADMIN	3/18/2010		3/18/2012		
PHA-WIDE, FEES & COST	3/18/2010		3/18/2012		
AL-86-2 FULTONDALE	3/18/2010		3/18/2012		
AL-86-3 BROOKSIDE	3/18/2010		3/18/2012		
AL-86-10 WARRIOR COURTS	3/18/2010		3/18/2012		
AL-86-11 CHELSEA GARDENS	3/18/2010		3/18/2012		
AL-86-12 BRADFORD	3/18/2010		3/18/2012		
AL-86-12 TRAFFORD	3/18/2010		3/18/2012		
AL-86-12 DIXIMANOR	3/18/2010		3/18/2012		
AL-86-14 REDHOLLOW	3/18/2010		3/18/2012		
AL-86-16 HICKORY GROVE	3/18/2010		3/18/2012		
AL-86-16 OAK RIDGE	3/18/2010		3/18/2012		
AL-86-16 TERRACE MANOR I	3/18/2010		3/18/2012		
AL-86-21 TERRACE MANOR II	3/18/2010		3/18/2012		

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

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6-30-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
3	1408 Management Improvements	\$10,000.00	\$10,000.00		
4	1410 Administration (may not exceed 10% of line 21)	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000.00	\$35,000.00	\$326.70	\$326.70
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000.00	\$0		
10	1460 Dwelling Structures	\$449,029.59	\$464,029.59		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000.00	\$10,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6-30-2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$283,576.41	\$283,576.41		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,002,606.00	\$1,002,606.00	\$200,326.70	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 6/30/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AL09P08650109 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS	1406		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
PHA-WIDE	TRAINING FOR STAFF	1408		\$10,000.00	\$10,000.00			
PHA-WIDE, ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
PHA-WIDE , A&E FEES AND COST	A & E SERVICES	1430		\$35,000.00	\$35,000.00	\$326.70	326.70	
PHA-WIDE	AESTHETIC IMPROVEMENTS	1450		\$15,000.00	\$0			
AL-86-12 TRAFFORD, DIXIMANOR AND BRADFORD	REHAB BATHROOMS	1460	104	\$146,423.59	\$0			MOVED BACK TO 5-YEAR PLAN
AL-86-12 DIXIMANOR	UPGRADE ELECTRICAL SERVICE FROM 60 AMPS TO 150 AMPS	1460	44	\$302,606.00	\$0			MOVED BACK TO 5-YEAR PLAN
PHA- WIDE	TOOLS AND EQUIPMENT	1475		\$10,000.00	\$10,000.00			
AL-86-03 BROOKSIDE	INSTALL HVAC SYSTEMS	1460	83	\$0	\$464,029.59			

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

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650109 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: 6/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$35,000.00	\$138,439.00		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650109 Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$35,000.00	\$138,439.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 6/30/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$94,625.00			
3	1408 Management Improvements	\$10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$94,625.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$395,867.34			
11	1465.1 Dwelling Equipment—Nonexpendable	\$34,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650110 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant:2010 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$282,134.66			
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)	\$946,252.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 7/7//2010		Signature of Public Housing Director	
				Date	

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

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650110 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$31,511.00			

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

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650110 Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$31,511.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 7/7/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650111 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$90,000.00			
3	1408 Management Improvements	\$10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$90,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$40,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$407,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P08650111 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant:2011 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$285,433.37			
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)	\$926,433.37			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 7/7/2010		Signature of Public Housing Director	
				Date	

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

Part II: Supporting Pages								
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AL09P08650111 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS	1406		\$92,000.00				
PHA-WIDE	TRAINING FOR STAFF	1408		\$10,000.00				
PHA-WIDE, ADMIN	FUNDING FOR PH STAFF IN ACCORDANCE WITH APPROVED SALARY ALLOCATION PLAN	1410		\$92,000.00				
PHA-WIDE , A&E FEES AND COST	A & E SERVICES	1430		\$40,000.00				
AL-86-02 FULTONDALE	REPLACE WATER HEATERS, RANGEHOODS, REHAB BATHROOMS, REFURBISH/REPLACE HANDRAILS ON 2-STORY UNITS	1460	60	\$130,000.00				
AL-86-12 BRADFORD	PUMP SEPTIC TANKS	1460	26	\$5,000.00				
AL-86-12 TRAFFORD	PUMP SEPTIC TANKS	1460	34	\$8,000.00				
AL- 86-12 DIXIMANOR	REHAB BATHROOMS	1460	44	\$220,000.00				
AL-86-12 DIXIMANOR	REPLACE WATER HEATERS	1460	44	\$44,000.00				

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

Part I: Summary	
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650111 Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval:	

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

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

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

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

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

Part I: Summary					
PHA Name: JEFFERSON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R08650111 Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$10,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 7/7/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number JEFFERSON COUNTY HOUSING AUTHORITY / AL-86		Locality (City/County & State) BIRMINGHAM, JEFFERSON, ALABAMA			<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 <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	\$1,062,000.00	\$1,081,000.00	\$1,162,000.00	\$1,116,000.00
C.	Management Improvements		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
E.	Administration		\$102,000.00	\$102,000.00	\$104,000.00	\$106,000.00
F.	Other- (BOND POOL DEBT)		\$285,433.37	\$283,243.85	\$285,247.39	\$281,732.80
G.	Operations		\$145,000.00	\$102,000.00	\$144,000.00	\$106,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$1,614,433.37	\$1,588,243.85	\$1,715,247.39	\$1,629,732.80
L.	Total Non-CFP Funds					
M.	Grand Total	\$946,252.00	\$1,614,433.37	\$1,588,243.85	\$1,715,247.39	\$1,629,732.80

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number JEFFERSON COUNTY HOUSING AUTHORITY AL-86		Locality (City/county & State) BIRMINGHAM, JEFFERSON, ALABAMA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	PHA-WIDE	Annual Statement	\$120,000.00	\$235,000.00	\$69,000.00	\$107,000.00
	86-2 FULTONDALE		\$130,000.00	\$300,000.00	\$80,000.00	\$132,000.00
	86-3 BROOKSIDE		\$75,000.00	\$99,000.00	\$138,000.00	\$190,000.00
	86-10 WARRIOR COURTS		\$57,000.00	\$67,000.00	\$120,000.00	\$0
	86-11 CHELSEA GARDENS		\$0	\$40,000.00	\$0	\$200,000.00
	86-12 TRAFFORD		\$61,000.00	\$0	\$0	\$170,000.00
	86-12 DIXIMANOR		\$220,000.00	\$90,000.00	\$44,000.00	\$0
	86-12 BRADFORD		\$5,000.00	\$52,000.00	\$130,000.00	\$177,000.00
	86-14 RED HOLLOW		\$130,000.00	\$26,000.00	\$39,000.00	\$0
	86-16 HICKORY GROVE		\$0	\$0	\$57,000.00	\$0
	86-16 OAK RIDGE		\$0	\$42,000.00	\$0	\$0
	86-16 TERRACE MANOR I		\$224,000.00	\$80,000.00	\$200,000.00	\$0
	86-21 TERRACE MANOR II		\$40,000.00	\$50,000.00	\$285,000.00	\$140,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-WIDE/ AESTHETIC IMPROVEMENTS, MAINTENANCE VEHICLE		\$35,000.00	PHA-WIDE / AESTHETIC IMPROVEMENTS, MAINTENANCE VEHICLE		\$35,000.00
Annual Statement						
	PHA-WIDE/ APPLIANCES, INSTALL CAGES OVER A.C. CONDENSING UNITS	560	\$85,000.00	PHA- WIDE/ APPLIANCES, SECURITY CAMERA SURVEILLANCE SYSTEMS		\$200,000.00
	FULTONDALE- 86-2/ REPLACE WATER HEATERS, RANGEHOODS, REHAB BATHROOMS, REFURBISH HANDRAILS ON 2- STORY UNITS	60	\$130,000.00	FULTONDALE-86-2/ INSTALL HVAC SYSTEM, REPAVE ROADWAY THRU COMPLEX AND PARKING LOT	60	\$300,000.00
	BROOKSIDE- 86-3/ WWTP REPAIRS, INSTALL HVAC SYSTEMS, INSTALL WIRING FOR ELECTRIC WATER HEATER AND RANGE	1	\$75,000.00	BROOKSIDE- 86-3/ RANGEHOODS, REHAB BATHROOMS, REFURBISH HANDRAILS ON 2- STORY UNITS	82	\$99,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA – WIDE / AESTHETIC IMPROVEMENTS, MAINTENANCE VEHICLE		\$35,000.00	PHA- WIDE/ AESTHETIC IMPROVEMENTS, MAINTENANCE VEHICLE		\$35,000.00
Annual	PHA –WIDE / APPLIANCES		\$34,000.00	PHA- WIDE/ APPLICANCES		\$72,000.00
Statement	FULTONDALE 86-2/ REPLACE VCT, REPLACE MAILBOXES, ADD CANOPY	60	\$80,000.00	FULTONDALE 86-2/ REPLACE ROOFS,	60	\$132,000.00
	BROOKSIDE 86-3/ REPLACE VCT, WWTP REPAIRS, INSTALL MAILBOXES, ADD CANOPY	82	\$138,000.00	BROOKSIDE 86-3/ REPLACE ROOFS	82	\$190,000.00
	WARRIOR COURTS 86-10/ REHAB KITCHENS, REPLACE WATER VALVES,	38	\$120,000.00	WARRIOR COURTS 86-10/ NO PLANS		\$0
	CHELSEA GARDENS 86-11/ NO PLANS		\$0	CHELSEA GARDENS 86-11/ REHAB BATHROOMS	40	\$200,000.00
	TRAFFORD 86-12/ NO PLANS		\$0	TRAFFORD 86-12/ REHAB KITCHENS, REPLACE INTERIOR DOORS	34	\$170,000.00
	DIXIMANOR 86-12/ REPLACE WATER HEATERS, WWTP REPAIRS	44	\$44,000.00	DIXIMANOR 86-12/ NO PLANS		\$0

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

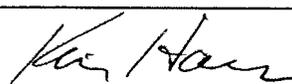
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Jefferson County
PHA Name

AL086
PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20 10 - 20 14
- Annual PHA Plan for Fiscal Years 20 10 - 20 10

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 Keith Hall	Title Chairman
Signature 	Date 09/14/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Jefferson County Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Plan for 2010-2011

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.

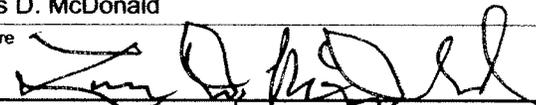
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

Main Office 3700 Industrial Parkway, Birmingham, AL 35217 All Jefferson County
 Fultondale Village 2100 Walker Chapel Road, Fultondale, AL 35068; Dixi Manor 3995 Sharon Church Road, Pinson, AL 35126, Brookside Village, 101 Village Circle, Brookside, AL 35073 ;Red Hollow, 101 Valley Terrace, Birmingham, AL 35215
 Hickory Grove 101 Hickory Grove Drive. Birmingham, AL 35217 Warrior Courts, 601 Pecan Street Warrior, AL 35180
 Chelsea Gardens, 53 Helen Street Warrior, AL 35180 Trafford, 2395 Warrior Trafford Road, Trafford, AL 35172
 Bradford 8717 Adkins Drive, Pinson, AL 35126; Terrace Manor 1, 4501 Little Drive, Bessemer, AL 35023
 Oak Ridge, 4462 Oak Ridge Circle, Bessemer, AL 35020 Terrace Manor Two 4700 Little Drive, Bessemer, AL 35023

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Lewis D. McDonald	Title Executive Director
Signature 	Date 09/14/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Jefferson County Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual plan for 2010-2011

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

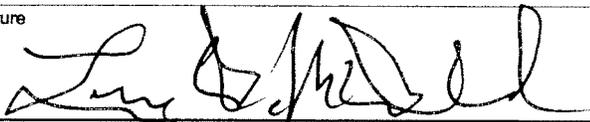
Name of Authorized Official

Lewis D. McDonald

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09-14-2010

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 6th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: 6th	
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): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None	
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>Lewis D. McDonald</u> Title: <u>Executive Director</u> Telephone No.: <u>205-849-0123</u> Date: <u>09/14/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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**

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.

Jefferson County Housing Authority

AL 086

 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

Keith Hall

Title

Chairman of the Board

Signature



Date

09/14/2010

OFFICE OF THE GOVERNOR

BOB RILEY
GOVERNOR



State of Alabama

ALABAMA DEPARTMENT OF ECONOMIC
AND COMMUNITY AFFAIRS

DONI M. INGRAM
DIRECTOR

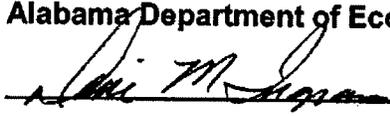
CERTIFICATION BY STATE OF PHA PLAN'S CONSISTENCY
WITH STATE CONSOLIDATED PLAN

I, Doni M. Ingram, Director of the Alabama Department of Economic and Community Affairs, certify that the Five Year/Annual PHA Plan for the Fiscal Years 2010-2014 of the Jefferson County Housing Authority is consistent with the Consolidated Plan of the State of Alabama prepared pursuant to 24 CFR Part 91.

Certifying Official of State:

Name: Doni M. Ingram

Title: Director
Alabama Department of Economic and Community Affairs

Signature: 

Date: September 15, 2010

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

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

Frederick L. Hamilton

Signed / Dated by Appropriate State or Local Official
