

9/5/2006

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(exp. 02/28/2006)

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010

Annual Plan for Fiscal Year 2006

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

PHA Plan Agency Identification

PHA Name: Jacksonville Housing Authority

PHA Number: FL001v01

PHA Fiscal Year Beginning :) (10/2006)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2006-2010
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- The PHA's mission is: The mission of the Jacksonville Housing Authority is to provide safe, clean, affordable housing and effective social services to low-income, very low-income, extremely low, and moderate income families and individuals in the Jacksonville area. Our dedicated team of employees and board members, in partnership with our residents, will utilize accepted business principles and all available resources to improve and, where possible, assist in the transition to other housing alternatives.

B. Goals

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

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

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

 - Other (list below)

Although the JHA has met all public housing requirements under the Consent Decree, we are still required to continue our Section 8 mobility program for the next 2 years.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) Maintain a High Performer Status
 - Improve voucher management: (SEMAP score) 135
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Scattered Sites , Colonial Village, Southwind Villas where needed
 - Demolish or dispose of obsolete public housing: Southwind Villas
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Other: (list below)
The JHA has implemented the deconcentration policy in accordance with the QHAWRA.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: by 20%
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
Financial Counseling, Homeownership, Counseling for HOPE VI recipients

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

To apply for additional funding as may become available to meet the housing needs of Duval County.

To be an active participant in the Local Housing Preservation Network, which deals with owner opt-outs of Section 8 project based contracts; Owner prepayment of federal mortgages; and HUD enforcement actions. This will enable the JHA to be ready to assist families who may potentially lose their residence as a consequence of any of these actions.

Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

EXECUTIVE SUMMARY

We are pleased to present our FY 2006 Agency Plan. The Jacksonville Housing Authority (JHA) has prepared this Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. This plan was also developed under the consultation of the Resident Advisory Board and Local Legal Aide Representative. In arriving at this plan, we have held three meetings with our Resident Advisory Board, and a Public Hearing.

The mission of the Jacksonville Housing Authority is to serve low-income, very low-income, extremely low, and moderated-income families in the Jacksonville area by:

- 1) Providing safe, clean, and affordable housing
- 2) Providing effective social services.
- 3) Forming effective partnerships to maximize social and economic opportunities
- 4) Improve the quality of life for residents
- 5) Encourage employment and self-sufficiency
- 6) Help residents move out of assisted housing
- 7) Providing home ownership opportunities

We have also adopted the following goals and objectives for the next five years.

1. Improve efficiency and effectiveness in JHA operations by developing a private industry styled management approach.

2. Maximize and diversify income sources and product offerings in order to reduce the impact of federal budget cuts and to enable the agency to serve a larger number of its targeted population.
3. Improve the JHA's "Up and Out" (self-sufficiency) Program and achieve coordination of resident services between the Public Housing and Section 8 programs.
4. Improve the viability and desirability of current properties through the addition of amenities such as air conditioning and to improve landscaping.
5. Improve communication with our residents through customer service training, frequent community meeting and involving residents more in the planning process.
6. Diversify property locations by seeking or developing properties in non-minority neighborhoods and provide properties for persons of varying incomes.
7. Revise and enhance governance (board) operations in order to make maximum use of talents and abilities of board members while limiting the time demand on them, and to provide for an effective means of board recruitment and turnover.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Homeownership Program
- Crime and Safety Program
- Hope VI Program

In summary, we are on course to improve the condition of affordable housing in Jacksonville.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1-2
ii. Table of Contents	3
1. Housing Needs	6-13
2. Financial Resources	13-14
3. Policies on Eligibility, Selection and Admissions	15-24
4. Rent Determination Policies	24-29
5. Operations and Management Policies	29
6. Grievance Procedures	30
7. Capital Improvement Needs	31-32
8. Demolition and Disposition	33-34
9. Designation of Housing	34-35
10. Conversions of Public Housing	35-36
11. Homeownership	37-38
12. Community Service Programs	38-41
13. Crime and Safety	41-43
14. Pets (Inactive for January 1 PHAs)	43-45
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45-46
17. Asset Management	46
18. Other Information	46-47

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (file name: fl001a01)
- FY 2006 Capital Fund Program Annual Statement (fl001b01-fl001h01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Resident Membership of the JHA Governing Board (file name: fl001i01)
- List of RAB members (file name: fl001j01)

Optional Attachments:

- PHA Management Organizational Chart

- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards File name: fl001k01
- Other

Section 8 Homeownership Program Plan Addendum

File name: fl001l01

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	Consent Decree Consent Compliance Plan Consent Section 8 Mobility Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	14,588	5	5	4	4	3	3
Income >30% but <=50% of AMI	10,575	4	4	3	3	3	2
Income >50% but <80% of AMI	14,175	3	2	2	2	2	2
Elderly	13,057	4	3	3	2	1	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Families with Disabilities	810	4	3	3	3	2	2
White	61,590	3	3	3	2	3	2
Black	28,320	5	5	4	3	3	2
Hispanic	2,662	2	3	3	2	1	1
AI In/Asian/Pac Is	1,626	1	2	3	2	1	1

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List	
Waiting list type: (select one)	
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance
<input type="checkbox"/>	Public Housing
<input type="checkbox"/>	Combined Section 8 and Public Housing
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:	

	# of families	% of total families	Annual Turnover
Waiting list total	1267		1073
Extremely low income <=30% AMI	1163	91.79	
Very low income (>30% but <=50% AMI)	93	7.34	
Low income (>50% but <80% AMI)	11	.87	
Families with children	1264	99.76	
Elderly families	15	1.2	
Families with Disabilities	94	7.42	
Race/ethnicity	W-112	8.84	
Race/ethnicity	B- 1134	89.5	
Race/ethnicity	I-3	.2	
Race/ethnicity	A-13	1.0	
Race/ethnicity	HP-3	.2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 month Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4627		642
Extremely low income <=30% AMI	4087	88.3	
Very low income (>30% but <=50% AMI)	474	10.23	
Low income (>50% but <80% AMI)	66	1.4	
Families with children	3332	72.01	
Elderly families	28	.61	
Families with Disabilities	47	1.02	
Race/ethnicity	W-1005	21.72	
Race/ethnicity	B- 3597	77.74	
Race/ethnicity	I-3	.06	
Race/ethnicity	A-22	.48	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1812	39.16	193
2 BR	2218	47.94	205
3 BR	532	11.5	203
4 BR	61	1.32	29
5 BR	4	.08	12
5+ BR	0	0	0

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Develop affordable housing through bond issues and long term leasing.

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Open Section 8 waiting list as needed.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Fair Housing referral system shall be coordinated with the Legal Aid of Jacksonville
Implement activities in the Section 8 Mobility Plan.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints

- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$5,731,779	
b) Public Housing Capital Fund	\$3,200,000	
c) Replacement Housing	\$223,849	
d) HOPE VI Revitalization	\$0	
e) HOPE VI Demolition	\$0	
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$45,143,597	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
h) Business Activities	\$350,000	
i) Resident Opportunity and Self-Sufficiency Grants	\$317,578	Neighborhood Network & Homeownership Coordinator
j) Community Development Block Grant	\$24,000	PH Supportive Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
k) HOME	\$0	
Other Federal Grants (list below)		
Americorp	\$0	
Service Coordinator	\$54,896	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$300,000	Consent Decree
Hope VI	\$620,000	Social Services & Consent Decree Purchase of Properties
Replacement Housing Funds	\$0	
Capital Fund	\$3,000,000	Capital Fund Items
3. Public Housing Dwelling Rental Income	\$3,000,000	PH Operations
4. Other income (list below)		
Interest Income	\$200,000	PH Operations
Charges, miscellaneous	\$300,000	PH Operations
4. Non-federal sources (list below)		
Total resources	\$62,465,699.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Eligibility verification is conducted soon after an applicant has been selected from the waiting list, usually within a week.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists (Assessment of Demographic Changes file Name: fl001mo01)
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (Baldwin)
- Other (list below)
Combine Durkeeville site-based waiting list with Community wide waiting list

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

1. How many site-based waiting lists will the PHA operate in the coming year? 1
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 1
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists (Baldwin)
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
Provide for Regulation 504 (disability requirements)
Consent decree transfers required by agreement between JHA and DOJ

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second

priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
(f1001p01)

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
Deposit incentives to encourage deconcentration of poverty and income mixing if this becomes an issue.

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

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

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

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
Family's current address name and address of prior landlord

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
Other sites in the community offer applications, during the time the waiting list is open

(3) Search Time

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

If yes, state circumstances below:

Reasonable accommodation –120 days- extenuating circumstances such as: Family presents evidence of their inability to find housing. Request for lease approval submitted prior to 60 days, but HQS not passed.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

Single elderly, disabled over other singles, displaced by JHA action, disabled families, families with incomes at or below 30% of area median income

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

1 Date and Time

Former Federal preferences

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

Homelessness
High rent burden

Other preferences (select all that apply)

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

Victims of reprisals or hate crimes

1 Other preference(s) (list below)

Single elderly, Disabled over other singles, families with disabilities, veterans, families meeting income targeting, families displaced by JHA action.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

The minimum rent is Total Tenant Payment of \$50 before Utility Allowance if any for the unit the family occupies. A hardship waiver may be requested by the family not to exceed 90 days upon submission of request and documentation required by JHA. A resident cannot be evicted for non-payment of minimum rent if a hardship waiver has been requested, but can be required to sign a repayment agreement to pay back rent. If the resident moves out of the unit he/she can be denied new housing unless the debt to the JHA is repaid.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

The resident may elect to pay either the flat rent or 30% of adjusted income. If flat rent has been selected and there is a loss of family income the resident may elect to revert back to 30% of adjusted income. This option may be taken once a re-certification year.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

Engaged a property appraisal firm to review and confirm the Section 8 rent reasonableness study conducted by Section 8 inspectors

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)
As needed based on the rental market

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Current rent market trends

(2) Minimum Rent

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

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

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

Family has lost eligibility, or is awaiting eligibility determination for federal, state, or local assistance.

Decrease in income due to changed circumstances

Loss of employment

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2343	820
Section 8 Vouchers	5540	1500
Section 8 Certificates PBA	273	100
Section 8 Mod Rehab	339	200
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	0	0
Shelter Plus Care	4	2
Resident Engaging in New Efforts to Win (RENEW)	0	0
A Resident Initiative for Specialized Employment (ARISE)	0	0
Senior Service Coord. Program	609	60
Single Room Occupancy	338	172

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

Public Housing Procedures Manual (Management & Operations
Admissions & Occupancy (Housing Management Division)
Maintenance Operating Procedures
Dwelling Lease, Pest Control Policy, Maintenance Material & Safety Data

(2) Section 8 Management: (list below)

Administrative

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (see file name: fl001b01 to fl001h01)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at

-or-

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

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

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

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

1. Development name: Brentwood Park
2. Development (project) number:: FL 001001
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
 1. Development name : Southwind Villas apartments
 2. Development (project) number: Fl 001-013

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Brentwood FL001001 & Southwind Villas FL 001-13

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Disposition Activity Description
1a. Development name: Southwind Villas (Hope VI) 1b. Development (project) number: FL001013
2. Activity type: Disposition <input checked="" type="checkbox"/> 3 acres to HabiJax for Hope VI project
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:
5. Number of units affected: 250
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (3 acres) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: N/A b. Projected end date of activity: N/A

Disposition Activity Description
1a. Development name: Southwind Villas (Hope VI) 1b. Development (project) number: FL001013
2. Activity type: Disposition <input checked="" type="checkbox"/> 15 acres from JHA to Southwind Villas Apartments Associates Ltd.

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: July 10, 2006 (Submitted)</p>
<p>5. Number of units affected: N/A</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: N/A</p> <p>b. Projected end date of activity: N/A</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name: 1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

See Attachment fl001001

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

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

<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

See attached file name: fl001101

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/12/99

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
Quarterly Meetings
MOU w/ Work Source formerly Dept. of Labor Monthly meetings

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family self-sufficiency</i>	200	<i>Random Selection</i>	<i>Resident Services</i>	<i>Both</i>
Employment Assistance	150	Random Selection	Resident Services	Public Housing & Section 8
Neighborhood Network	150	Random Selection	Fairway Oaks	Public Housing
Homeownership	50	Specific Criteria	Resident Services	Public Housing
Hope VI	266	Specific Criteria	Durkeeville	Both, Includes former residents
*Hope VI	551	Specific Criteria	Brentwood Park	Public Housing

* Hope VI grant was recently awarded. There are 551 families relocated to other Public Housing and Section 8 communities.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 9/30/03)
Public Housing	50 (not a requirement but a goal of the Department)	19
Section 8	150	149

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

C. Welfare Benefit Reductions

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

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

See Attachment: fl001q01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

3. Which developments are most affected? (list below) Anders, Baldwin, Centennial Towers, Centennial Townhouses, Forest Meadows East and West, Victory Pointe, Southwind Villas, Hogan Creek Towers, and Jacksonville Beach, Fairway Oaks, Oaks of Durkeeville, and Blodgett Villas

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities (Local police department, Security Company)
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Contracting with Police Officers for after hour services

- 2. Which developments are most affected? (list below) Anders Park, Baldwin, Centennial Towers, Centennial Townhouses, Forest Meadows, East and West, Victory Pointe, Southwind Villas, Hogan Creek Towers, Jacksonville Beach, Fairway Oaks, Oaks of Durkeeville, and Blodgett Villas .

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (Blodgett Villas)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

- 2. Which developments are most affected? (list below)
Victory Pointe, Southwind Villas, Hogan Creek Towers and Jacksonville Beach, Blodgett Villas, Fairway Oaks, and Oaks of Durkeeville.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2006 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

1. *A pet application must be obtained from the rental office and approved by the rental office before the pet is obtained.*
- 2.* *A pet security deposit of \$200.00 refundable (less pet damages) is required for pet ownership in all residence other than the Oaks of Durkeeville. There will be a \$300.00 pet security deposit for carpeted units and a \$200.00 pet security deposit for non-carpeted units at the Oaks of Durkeeville to thoroughly clean floors and/ or replace carpeted areas when a dog or cat owner moves out. All pet rules must be complied with prior to pet move in. There is a limit of one dog or cat per household and the pet security deposit only applies to dogs and cats..*
3. *All **dog or cat** owners must submit to the property manager an up-to-date immunization record from a qualified veterinarian and must display a current license tag and pet ID tag for said pet(s). Immunization records and pet license tags are to be re-certified at the time of the pet owners application and re-certification. **Pet owners must submit a photograph of the pet to the property manager within seven days of the pet's arrival on the premises. If no such photograph is submitted, the pet owner agrees to allow management to take a photograph. If the pet owner fails to submit a photograph or make the pet available for a photograph by management, the pet owner will be sent a notice to comply within seven days. Failure to comply with the notice will be grounds for termination of the pet owner's lease.***
4. *Pet owners with a dog or cat **must make appropriate arrangements when work needs to be performed** in the unit by JHA staff such as unit inspections and maintenance work. The pet owner must either be home or arrange for the pet to be contained or removed from the unit. Pet owners will be responsible for all damages to JHA property by their pet.*
5. *Flea control must be maintained at all times.*

Dogs and cats will be allowed with the following provisions:

- a. *Dogs and cats must not exceed 20 pounds at maturity; exception seeing eye dogs.*
- b. *Animals must be kept in the resident's unit.*
- c. *Animals must be on a leash and under the owner's control at all times*
- d. *Pets should not at anytime be left unattended, and on a leash or similar device connected to clothesline, pole or any object outdoors.*

6. *The pet owners agree to be responsible for all damages to JHA property caused by **their pets**. Residents must sign a statement assigning responsibility to no less than two persons to care for pet(s) if owner dies is incapacitated or is otherwise unable to care for the pet.*

49-1

- 7.* *Pets may include only a small domesticated dog or cat not more than 20 pounds at maturity, gerbils, hamsters, and small turtles. Birds shall not exceed 5 pounds. Turtles and fish must be kept in an aquarium. Birds, gerbils and hamsters must be kept in a cage.*
8. *All other pets are prohibited from Public Housing. Prohibited pets include but are not limited to: snakes, pigs, spiders, lizards, iguanas, pit bulls, dogs and cats exceeding 20 pounds at maturity, and farm, wild, or exotic animals.*
9. For sanitary reasons there will be a designated area on the premises for pet exercise. Pet owners must properly clean up and dispose of all removable pet waste. Failure to do so will result in the resident being charge a \$25.00 fee for each clean up performed by the Housing Management maintenance staff.
10. Pet(s) must be neutered/spayed and in good health. **Pets must be free of diseases such as mange. If it is discovered that a pet is suffering from a disease, the owner will have a seven-day notice to have the condition cured, and must bring written evidence from a veterinarian that the condition is being treated. Failure to submit such evidence will be grounds for termination of the resident's lease unless the resident removes the pet from the premises.** Pets cannot be taken to common areas of the community such as the playground, laundry room or office. Pets are not allowed in the lobby except when passing through the lobby is necessary to access units or to exit the building. Pets must be restrained on a leash or similar device at all times while outside the unit. Otherwise, pets must be kept in the unit.
11. A pet owner is in violation of the city ordinance on animal control when his/her animal causes objectionable noises, odors, destroys or damages the property of others.
12. Pet owners must comply with all JHA/Housing Management Division, State of Florida, and federal regulations on animal regulatory laws and ordinances regarding licensing or registration requirements.
13. Residents in violation of any of this policy may result in the

termination of lease and grounds for eviction.

***Does not apply to animals that are authorized to assist persons with disabilities.
The pet deposit applies only to dogs and cats.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (f1001k01)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Jacksonville, Fl)

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

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

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

The JHA provided input from both the public housing and Section 8 waiting list for the Jacksonville's Consolidated Plan. Our housing needs will be considered during the allocation of the city's Block Grant funding.

D. Other Information Required by HUD

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

Significant Amendments or Modifications to the 5-Year Plan

The following will be considered significant amendments or modifications to the 5-year plan:

1. Changes to the Admissions Policy
2. Organization of the Waiting List
3. Non-emergency work items over \$100,000
4. New activities not included in the PHDEP Plan
5. Any demolition, disposition, designation, homeownership or conversion activities

The following are not considered significant amendments or modifications to the 5-year plan:

1. Grammatical corrections
2. Typographical error corrections
3. Emergency work items
4. Work items under \$100,000

This certifies that this definition has been accepted and this subject was mentioned in the Public Hearing.

Attachments

Deconcentration & Income Mixing

Assessment of Site Based Waiting list

Revised Questions on Deconcentration & Income Mixing

Operations and Management Statement for Section 8 Certificate PBA

Section 8 Homeownership Program Plan

Capital Fund Program Tables

9/5/2006

Resident Advisory Board Members

Resident Membership of the Governing Board

RAB Board Hearing Comments & Input

Community Service Requirements

9/5/2006

Table Library

Income Mix and De-concentration Provisions

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

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

Annual Statement/Performance and Evaluation Report F718
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:	Federal FY of Grant 2004
--	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report 3/31/06

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	
3	1408 Management Improvements	759,076	1,101,809	1,101,809	1,101,809
4	1410 Administration	456,131	317,942	317,942	317,942
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	41,332	41,332	41,332
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	164,000	162,040	162,040	162,040
10	1460 Dwelling Structures	1,576,185	1,420,120	1,420,120	1,420,120
11	1465.1 Dwelling Equipment--Nonexpendable	40,000	220,893	220,893	220,893
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	40,000	262,150	262,150	262,150
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	27,463	27,463	27,463
18	1499 Development Activities	1,350,000	876,644	876,644	876,644
19	1501 Collateralization of Debt				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,430,392	\$4,430,392	\$4,430,392	\$4,430,392
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 Compla	\$75,000	54,378	54,378	54,378
24	Amount of line 21 Related to Security--Soft Costs	550,000	507,917	507,917	507,917
25	Amount of line 21 Related to Security--Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:				Federal FY of Gran 2004		F718
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Revised Budget	Obligated			
FL1-7,1-9 Jax Beach	Gutters	1460		16,575	16,575	16,575		
	HVAC/Air Conditioning	1460		13,722	13,722	13,722		
	Security Doors and Screens	1460		0	0			
	Landscaping	1450		5,641	5,641	5,641		
FL1-10 Twin Towers	Exterior Paint and Sealing/Pressure washing	1460		0	0			
	Landscaping	1450		4,486	4,486	4,486		
	Concrete Patio	1450		0	0			
	Fire Control Systems	1460		31,979	31,979	31,979		
FL1-12 Fairway Oaks	Site Lighting	1450		4,995	4,995	4,995		
FL1-13 Southwind Villas	Landscaping/Sidewalks	1450		12,858	12,858	12,858		
	Plumbing	1460		0	0	0		
FL1-14 Victory Pointe	Renovate Admin Bldg. For offices	1470		0	0	0		
	Landscaping/site improvements	1460		0	0			
	Landscaping/site improvements	1450		11,993	11,993	11,993		
FL1-15 Anders Park	Landscaping/Drainage	1460		0	0	0		
	Landscaping/Drainage	1450		6,819	6,819	6,819		
FL1-16 Centennial Towers	Paint/Pressure Wash/Seal Exterior	1460		123,443	123,443	123,443		
	HVAC/Air Conditioning	1460		0	0	0		
	Roofing	1460		14,855	14,855	14,855		
FL1-18 Centennial TH West	HVAC/Air Conditioning	1460		107,949	107,949	107,949		
FL1-19 Hogan Creek	Lobby Tile	1460		0	0	0		
	Back Awning/Deck	1450		0	0	0		
	Elevator repairs	1460		0	0	0		
	Plumbing	1460		27,195	27,195	27,195		
FL1-20 Forest West	Gutters	1460		8,233	8,233	8,233		
FL1-21 Forest East	HVAC/Air Conditioning	1460		10,445	10,445	10,445		
	Gutters	1460		8,443	8,443	8,443		
	Paving	1450		5,440	5,440	5,440		
FL1-27,28,29,31 Scattered	Structural Repairs	1460		86,916	86,916	86,916		
	Roofs	1460		1,515	1,515	1,515		
	Central AC/Heat Pumps	1460		71,485	71,485	71,485		
FL1-Riviera Apts	Unit Conversion/Modernization	1460		58,035	58,035	58,035		
PHA Wide	Tech Services	1410		317,942	317,942	317,942		
	DOJ Agreement	1499		876,644	876,644	876,644		
	Dwelling Equipment	1465		220,893	220,893	220,893		
	A&E Services	1430		41,332	41,332	41,332		
	Relocation	1495		27,463	27,463	27,463		
	Non-dwelling Equipment	1475		262,150	262,150	262,150		
FL1-1,7,9,10,12,13,15,16,17,18,19,20,21,27,28,30,31,32,36	Landscaping/site improvements	1450		71,917	71,917	71,917		

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

Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:				Federal FY of Gran 2004		F718
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
FL1-1,7,9,10,12.13,15,16,17,18,19,20,27.28.30.31.32.36	Paving	1450		2,050	2,050	2,050		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,27.28.30.31.32.36	Sidewalks	1450		17,026	17,026	17,026		
FL1-1,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Gutters	1460		7,608	7,608	7,608		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Cabinets	1460		110,301	110,301	110,301		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Painting	1460		31,190	31,190	31,190		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Fencing	1450		18,816	18,816	18,816		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Pressure Washing	1460		0	0	0		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Roofing	1460		97,122	97,122	97,122		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Plumbing	1460		46,934	46,934	46,934		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Fire control Systems	1460		4,436	4,436	4,436		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Emergency Repairs	1460		22,651	22,651	22,651		
FL1-1,7,9,10,12.13,15,16,17,18,19,20,21,27.28.30.31.32.36	Unit Conversion/Modernization	1460		519,086	519,086	519,086		
Management Improvements	Security	1408		507,917	507,917	507,917		
	MIS Consulting	1408		12,352	12,352	12,352		
	Training	1408		53,891	53,891	53,891		
	Service Coordinators	1408		246,612	246,612	246,612		
	Social Services	1408		281,037	281,037	281,037		
	Operations	1406		0	0	0		
Total				4,430,392	4,430,392	4,430,392		

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

PHA Name:		Grant Type and Number						Federal FY of Grant:
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:						2004
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
FL1-7,1-9 Jax Beach	Gutters	09/30/06	12/31/05	12/31/05	09/30/08	12/31/05	12/31/05	
	HVAC/Air Conditioning	09/30/06			09/30/08			
	Security Doors and Screens	09/30/06			09/30/08			
	Landscaping	09/30/06	09/30/05	09/30/05	09/30/08	09/30/05	09/30/05	
FL1-10 Twin Towers	Exterior Paint and Sealing/Pressure washin	09/30/06			09/30/08			
	Landscaping	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Concrete Patio	09/30/06			09/30/08			
	Fire Control Systems		09/30/05	09/30/05		09/30/05	09/30/05	
FL1-12 Fairway Oaks	Site Lighting		03/31/05	03/31/05		03/31/05	03/31/05	
FL1-13 Southwind Villas	Landscaping/Sidewalks	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Plumbing	09/30/06			09/30/08			
FL1-14 Victory Pointe	Renovate Admin Bldg. For offices	09/30/06			09/30/08			
	Landscaping/site improvements	09/30/06			09/30/08			
	Landscaping/site improvements		09/30/05	09/30/05		09/30/05	09/30/05	
FL1-15 Anders Park	Landscaping/Drainage	09/30/06			09/30/08			
	Landscaping/Drainage		09/30/05	09/30/05		09/30/05	09/30/05	
FL1-16 Centennial Towers	Paint/Pressure Wash/Seal Exterior	09/30/06	09/30/05	09/30/05	09/30/08	09/30/05	09/30/05	
	HVAC/Air Conditioning							
	Roofing		03/31/06	03/31/06		03/31/06	03/31/06	
FL1-18 Centennial TH West	HVAC/Air Conditioning		03/31/06	03/31/06		03/31/06	03/31/06	
FL1-19 Hogan Creek	Lobby Tile	09/30/06			09/30/08			
	Back Awning/Deck	09/30/06			09/30/08			
	Elevator repairs							
	Plumbing		12/31/05	12/31/05		12/31/05	12/31/05	
FL1-20 Forest West	Gutters		03/31/06	03/31/06		03/31/06	03/31/06	
FL1-21 Forest East	HVAC/Air Conditioning	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Gutters		03/31/06	03/31/06		03/31/06	03/31/06	
	Paving		09/30/05	09/30/05		09/30/05	09/30/05	
FL1-27,28,29,31 Scattered Sites	Structural Repairs	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Roofs	09/30/06	09/30/05	09/30/05	09/30/08	09/30/05	09/30/05	
	Central AC/Heat Pumps	09/30/06	09/30/05	09/30/05	09/30/08	09/30/05	09/30/05	
FL1-Riviera Apts	Unit Conversion/Modernization		03/31/06	03/31/06		03/31/06	03/31/06	
PHA Wide	Tech Services	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	DOJ Agreement	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Dwelling Equipment	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	A&E Services	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	

Annual Statement/Performance and Evaluation Report

F718

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:		Grant Type and Number						Federal FY of Grant:
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:						2004
Development Number		All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Relocation	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Non-dwelling Equipment	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Landscaping/site improvements	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,27.28.30.31.32.36	Paving		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,27.28.30.31.32.36	Sidewalks		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Gutters	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Cabinets	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Painting		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Fencing		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Pressure Washing	09/30/06			09/30/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Roofing	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Plumbing	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Fire control Systems		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Emergency Repairs		03/31/06	03/31/06		03/31/06	03/31/06	
FL1- 1,7,9,10,12.13,15,16,17,18,19,2 0,21,27.28.30.31.32.36	Unit Conversion/Modernization	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	

Annual Statement/Performance and Evaluation Report

F718

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-04 Replacement Housing Factor Grant No:						Federal FY of Grant: 2004
Development Number		All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
Management Improvements	Security	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	MIS Consulting	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Training	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Service Coordinators	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	
	Social Services		03/31/06	03/31/06		03/31/06	03/31/06	
	Operations	09/30/06	03/31/06	03/31/06	09/30/08	03/31/06	03/31/06	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:Summary

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P001501-05 Replacement Housing Factor Grant No:	Federal FY of Grant 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	896,000	0	0	\$0.00
3	1408 Management Improvements Soft Costs	860,000	865,709	292,577	278,100
4	1410 Administration	448,088	448,088	232,403	230,029
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	65,248	9,248	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	448,000	282,343	38,979	33,178
10	1460 Dwelling Structures	1,335,755	1,957,362	346,483	346,483
11	1465.1 Dwelling Equipment--Nonexpendable	100,000	100,000	33,829	12,870
12	1470 Nondwelling Structures	275,000	250,000	8,621	3,909
13	1475 Nondwelling Equipment	48,043	48,043	42,540	25,413
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	6,139	6,139	6,139
18	1499 Development Activities	0	457,955	370,780	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,480,886	\$4,480,886	1,381,598	936,121
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 Compliance	\$75,000	75,000	27,566	27,566
24	Amount of line 21 Related to Security--Soft Costs	550,000	480,000	71,554	59,599
25	Amount of line 21 Related to Security--Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-05 Replacement Housing Factor Grant No:				Federal FY of Grant 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Revised Budget	Obligated		
FL1-7,1-9 Jax Beach	Gutters	1460		0			
	Security Doors and Screens	1460		458	458	458	
	Landscaping	1450		50,000			
	Hood fans in kitchen	1460		0			
	Air conditioning A&E	1430		9,248	9,248		
	Air conditioning	1460		822,500	0		
FL1-10 Twin Towers	Landscaping	1450		65,000			
	Concrete Patio	1450		0			
FL1-Fairway Oaks	Gutters	1460		5,000	5,000	5,000	
FL1-13 Southwind Villas	Landscaping/Sidewalks	1450		5,135	5,135	5,135	
	Plumbing	1460		37,077	37,077	37,077	
	Termiting	1460		25,214			
	Painting	1460		98,800	88,920	88,920	
FL 1-14 Victory Pointe	Landscaping/site improvments	1460		0			
	Landscaping/site improvments	1450		3,270	3,270	3,270	
	Gutters	1460		0			
	Concrete work on sidewalks	1450		4,900	4,900	4,900	
FL1-15 Anders Park	Landscaping/Drainage	1460		0			
	Exterior repairs	1460		0			
	Paving	1450		9,635	0	0	
	Gutters	1460		4,661	4,661	4,661	
FL1-16 Centennial Towers	Landscaping	1450		1,403	1,403	1,403	
FL1-17/18 Centennial Townhouses	Plumbing	1460		0			
	Landscaping	1450		0			
FL1-19 Hogan Creek	Storage	1470		0			
	Range grease sheilds	1460		0			
	Plumbing	1460		8,381	8,381	8,381	
FL1-21 Forest East	HVAC/Air Conditioning	1460		419,700	0		
FL1-20 Forest West	Tree removal	1450		35,000			
FL1-27,28,29,31 Scattered Sites	Structural Repairs	1460		2,127	2,127	2,127	
	Roofs	1460		21,207	21,207	21,207	
	Landscaping/tree trimming	1450		50,000			
	Central AC/Heat Pumps	1460		0			
FL1-46 Colonial Village	Unit Conversion	1460		22,572	22,572	22,572	
FL1-47 Riviera South	Unit Conversion	1460		13,615	13,615	13,615	
				0			
PHA Wide	Tech Services	1410		448,088	232,403	230,029	
	DOJ Agreement	1499		457,955	370,780		
	Dwelling Equipment	1465		100,000	33,829	12,870	
	A&E Services	1430		56,000	0		
	Relocation	1495		6,139	6,139	6,139	
	Non-dwelling Equipment	1475		48,043	42,540	25,413	

Annual Statement/Performance and Evaluation Report

F721

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-05 Replacement Housing Factor Grant No:				Federal FY of Grant 2005	
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Admin Building/storage	Update building	1470		250,000	8,621	3,909	
PHA Wide	Operations	1406		0			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Landscaping/Fencing/Sidewalks	1450		58,000	24,272	18,471	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Gutters	1460		45,500	0	0	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Cabinets	1460		45,000	11,514	11,514	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Painting	1460		35,000	1,703	1,703	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Pressure Washing	1460		35,000	0		
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Roofing	1460		150,000	600	600	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Plumbing	1460		26,625	26,625	26,625	
FL1- 1,7,9,10,12.13,15,16,17,18,19,20, 21,27.28.30.31.32.36	Unit Conversion/Modernization	1460		138,925	102,023	102,023	
Management Improvements	Security	1408		480,000	71,554	59,599	
	MIS Consulting	1408		45,000	0		
	Social Services	1408		4,560	4,560	4,560	
	Training	1408		35,000	33,453	33,453	
	Senior activities	1408		1,149	1,149	1,149	
	Service Coordinators	1408		300,000	181,861	179,339	
Total				4,480,886	1,381,598.35	936,121	

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

PHA Name:		Grant Type and Number						Federal FY of Grant:
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001501-05 Replacement Housing Factor Grant No:						2005
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
FL1-7,1-9 Jax Beach	Gutters	08/18/07			08/18/08			
	Security Doors and Screens	08/18/07			08/18/08			
	Landscaping	08/18/07			08/18/08			
	Hood fans in kitchen	08/18/07			08/18/08			
	Air conditioning A&E		08/18/07	08/18/07		08/18/08	08/18/08	
	Air conditioning		08/18/07	08/18/07		08/18/08	08/18/08	
FL1-10 Twin Towers	Landscaping	08/18/07			08/18/08			
	Concrete Patio	08/18/07			08/18/08			
FL1-Fairway Oaks	Gutters							
FL1-13 Southwind Villas	Landscaping/Sidewalks	08/18/07			08/18/08			
	Plumbing	08/18/07			08/18/08			
	Termiting	08/18/07			08/18/08			
	Painting							
FL 1-14 Victory Pointe	Landscaping/site improvments	08/18/07			08/18/08			
	Landscaping/site improvments							
	Gutters	08/18/07			08/18/08			
	Concrete work on sidewalks	08/18/07			08/18/08			
FL1-15 Anders Park	Landscaping/Drainage	08/18/07			08/18/08			
	Exterior repairs	08/18/07			08/18/08			
	Paving							
	Gutters							
FL1-16 Centennial Towers	Landscaping	08/18/07			08/18/08			
FL1-17/18 Centennial Townhouses	Plumbing	08/18/07			08/18/08			
	Landscaping	08/18/07			08/18/08			
FL1-19 Hogan Creek	Storage	08/18/07			08/18/08			
	Range grease sheilds	08/18/07			08/18/08			
	Plumbing		08/18/07	08/18/07		08/18/08	08/18/08	
FL1-21 Forest East	HVAC/Air Conditioning	08/18/07			08/18/08			
FL1-20 Forest West	Tree removal	08/18/07			08/18/08			
FL1-27,28,29,31 Scattered Sites	Structural Repairs	08/18/07			08/18/08			
	Roofs							
	Landscaping/tree trimming	08/18/07			08/18/08			
	Central AC/Heat Pumps	08/18/07			08/18/08			
FL1-46 Colonial Village	Unit Conversion							
FL1-47 Riviera South	Unit Conversion							

Annual Statement/Performance and Evaluation Report

F721

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P001501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number		All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates	
PHA Wide	Tech Services	08/18/07		08/18/08			
	DOJ Agreement	08/18/07		08/18/08			
	Dwelling Equipment	08/18/07		08/18/08			
	A&E Services	08/18/07		08/18/08			
	Relocation	08/18/07		08/18/08			
	Non-dwelling Equipment	08/18/07		08/18/08			
Admin Building/storage	Update building	08/18/07		08/18/08			
PHA Wide	Operations	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Landscaping/Fencing/Sidewalks	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Gutters	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Cabinets	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Painting	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Pressure Washing	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Roofing	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Plumbing	08/18/07		08/18/08			
FL1- 1,7,9,10,12.13,15,16,17,18,19,20,21,2 7.28.30.31.32.36	Unit Conversion/Modernization	08/18/07		08/18/08			
Management Improvements	Security	08/18/07		08/18/08			
	MIS Consulting	08/18/07		08/18/08			
	Social Services						
	Training	08/18/07		08/18/08			
	Senior activities						
	Service Coordinators	08/18/07		08/18/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P00150106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$569,840			
3	1408 Management Improvements	\$639,840			
4	1410 Administration	\$319,920			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$105,000			
10	1460 Dwelling Structures	\$1,424,698			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,000			
12	1470 Nondwelling Structures	\$20,000			
13	1475 Nondwelling Equipment	\$40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$10,000			
18	1499 Development Activities				

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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,199,298			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P00150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		\$569,840				
HA Wide	Management Improvements	1408		\$639,840				
HA Wide	Administration	1410		\$319,920				
HA Wide	Fees and Costs	1430		\$50,000				
HA Wides	Dwelling Equipment	1465.		\$20,000				
FL1-18 Cent Twn	Pad Fencing Container	1450		\$15,000				
FL1-10 Twin	Drainage Repair	1450		\$90,000				
HA Wide	Relocation	1495.1		\$10,000				
HA Wide	Plumbing	1460		\$50,000				
FL1-21, Forest Meadows	Air conditioning Installation	1460		\$419,700				
FL1-19 Hogan	Range Shields	1460		\$12,000				
FL1-7 Jax Bch	Range Hoods	1460		\$17,000				
FL1-7 Jax Bch	Vinyl Siding	1460		\$21,000				
FL1-13 Southwind	Termitting and Repairs	1460		\$70,000				
FL1-18 Cent	Roof Replacement	1460		\$100,000				
FL1-27-31 Scattered	Air-Conditioning	1460		\$410,000				
FL1-27,31	Major Rehab of units	1460		\$230,000				

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P00150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Cabinets	1460		\$70,000				
HA Wide	Electrical	1460		\$24,998				
FL:1-13 Southwind	Improvements to Community Center	1470		\$20,000				
HA Wide	Non-dwelling equipment	1475		\$40,000				

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program No: FL29P00150106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
FL1-18 Cent Twn	06/30/08			06/30/09			
FL1-10 Twin	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
FL1-21, Forest Meadows	06/30/08			06/30/09			
FL1-19 Hogan	06/30/08			06/30/09			
FL1-7 Jax Bch	06/30/08			06/30/09			
FL1-7 Jax Bch	06/30/08			06/30/09			
FL1-13 Southwind	06/30/08			06/30/09			
FL1-18 Cent	06/30/08			06/30/09			
FL1-27-31 Scattered	06/30/08			06/30/09			
FL1-27,31	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			
FL:1-13 Southwind	06/30/08			06/30/09			
HA Wide	06/30/08			06/30/09			

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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program No: FL29P00150106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Jacksonville		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
HA Wide Operations	Annual Statement	\$639,840	\$639,840	\$639,840	\$639,840
HA Mangement		\$639,840	\$639,840	\$639,840	\$639,840
HA Admin		\$319,920	\$319,920	\$319,920	\$319,920
HA non-dwelling equip		\$100,000	\$100,000	\$100,000	\$100,000
HA Relocation		\$10,000	\$10,000	\$10,000	\$10,000
HA Wide Plumbing		\$50,000	\$50,000	\$50,000	\$50,000
HA Wide Elec		\$20,000	\$20,000	\$20,000	\$20,000
HA Wide Cabinets		\$50,000	\$50,000	\$50,000	\$50,000
FL1-15		\$200,000			
FL1-7		\$900,000			
FL1-10 Twin		\$269,698			
FL1-12 Fairway			\$700,000		
FL1-13 Southwind			\$669,698		
FL1-13 Southwind				\$1,000,000	
FL1-14, Victory Po.				\$369,698	
FL1-32, Blodget					\$500,000
FL1-20,21 FME & W					\$100,000
FL1-16, Cent Tower					\$300,000
FL1-19, Hogan Creek					\$469,698

CFP Funds Listed for 5-year planning		\$3199,298	\$3,199,298	\$3,199,298	\$3,199,298
Replacement Housing Factor Funds					

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:Summary					
PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P00150203 Replacement Housing Factor Grant No:			Federal FY of Grant 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:March 31, 2006		Fin <input type="checkbox"/>		Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-	-	-	
3	1408 Management Improvements Soft Costs	-	-	-	
4	1410 Administration	-	-	-	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00	17,540.82	17,540.82	17,540.82
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	721,150.00	561,972.33	561,972.33	402,580.09
11	1465.1 Dwelling Equipment--Nonexpendable	-			
12	1470 Nondwelling Structures	15,000.00	80,966.02	80,966.02	75,360.48
13	1475 Nondwelling Equipment	88,288.00	178,958.83	178,958.83	178,958.83
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	-			
18	1499 Development Activities	-			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	839,438.00	839,438.00	839,438.00	674,440.22
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security--Soft Costs				
25	Amount of line 21 Related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

F717

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001502-03 Replacement Housing Factor Grant No:				2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Revised Budget	Obligated			
FL1-7, Jax Beach	Central AC/Heat Pumps	1460		13,739	13,739	13,739		
	Central AC/Heat Pumps - A&E	1430		15,216	15,216	15,216		
	Security doors/screens	1460		29,538	29,538	29,538		
FL1-10 Twin Towers	Community Center Renovation	1470		17,153	17,153	17,153		
	Roofing	1460		23,995	23,995	23,995		
	ADA Door - Office	1460						
	Fire Rated Doors	1460						
FL1-13 Southwind Villas	Roofing	1460		28,836	28,836	28,836		
	Termiting	1460						
	Master Plan	1430						
	Painting	1460		10,329	10,329	10,329		
FL1-14 Victory Pointe	Renovate Admin Bldg. For offices	1470						
	Landscaping/site improvements	1450						
FL1-15 Anders Park	Central AC/Heat Pumps	1460						
FL1-16 Centennial Towers	Bifold Doors	1460		18,281	18,281	17,827		
	Paint/Pressure Wash/Seal Exterior	1460						
FL1-19 Hogan Creek	Lobby Renovation	1470		23,812	23,812	23,812		
	Blinds	1460		13,771	13,771	13,771		
FL1-21 Forrest Meadows East	Central AC/Heat Pumps - A&E	1430		2,325	2,325	2,325		
	Roofs	1460		4,725	4,725	4,725		
	Siding Repair	1460		10,416	10,416	10,416		
FL1-27,28,29,31 Scattered Sites	Roofs	1460		21,535	21,535	21,535		
	Structural Repairs	1460						
FL1-36 Oaks at Durkeeville	Painting	1460		4,325	4,325	4,325		
PHA Wide	Non-dwelling Equipment	1475		178,959	178,959	178,959		
	Non-dwelling Structures	1470		40,001	40,001	34,395		
	Plumbing	1460		16,732	16,732	16,732		
PHA Wide	Roofs	1460		138,541	138,541	25,037		
FL1-1,7,9,10,12,13,15,16,17,18,19,20,21,27,28,30,31,32,36	Cabinets	1460		52,166	52,166	40,006		
FL1-1,7,9,10,12,15,16,17,18,19,20,21,27,28,30,31,32,36	Pressure Washing/Painting	1460		6,165	6,165	4,865		
FL1-1,7,9,10,12,13,15,16,17,18,19,20,21,27,28,30,31,32,36	Unit Conversion/Modernization	1460		168,878	168,878	136,903		
Total				839,438	839,438	674,440		

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

PHA Name:		Grant Type and Number						Federal FY of Grant:
Jacksonville Housing Authority		Capital Fund Program Grant No: FL29P001502-03 Replacement Housing Factor Grant No:						2003
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
FL1-7, Jax Beach	Central AC/Heat Pumps	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Central AC/Heat Pumps - A&E	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Security doors/screens	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
FL1-10 Twin Towers	Community Center Renovation	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Roofing	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	ADA Door - Office	09/30/05			09/30/07			
	Fire Rated Doors	09/30/05			09/30/07			
FL1-13 Southwind Villas	Roofing	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Termiting	09/30/05			09/30/07			
	Master Plan	09/30/05			09/30/07			
	Painting	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
FL1-14 Victory Pointe	Renovate Admin Bldg. For offices	09/30/05			09/30/07			
	Landscaping/site improvements	09/30/05			09/30/07			
FL1-15 Anders Park	Central AC/Heat Pumps	09/30/05			09/30/07			
FL1-16 Centennial Towers	Bifold Doors	09/30/05	09/30/05	09/30/05	09/30/07	09/30/05	09/30/05	
	Paint/Pressure Wash/Seal Exterior	09/30/05			09/30/07			
FL1-19 Hogan Creek	Lobby Renovation	09/30/05	09/30/05	09/30/05	09/30/07	09/30/05	09/30/05	
	Blinds	09/30/05	09/30/05	09/30/05	09/30/07	09/30/05	09/30/05	
FL1-21 Forrest Meadows East	Central AC/Heat Pumps - A&E	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Roofs	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Siding Repair	09/30/05	09/30/05	09/30/05	09/30/07	09/30/05	09/30/05	
FL1-27,28,29,31 Scattered Sites	Roofs	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Structural Repairs	09/30/05			09/30/07			
FL1-36 Oaks at Durkeeville	Painting	09/30/05	09/30/05	09/30/05	09/30/07	09/30/05	09/30/05	
PHA Wide	Non-dwelling Equipment	09/30/05	03/31/06	03/31/06	09/30/07	03/31/06	03/31/06	
	Non-dwelling Structures	09/30/05			09/30/07			
	Plumbing	09/30/05			09/30/07			
PHA Wide	Roofs	09/30/05			09/30/07			
FL1-1,7,9,10,12,13,15,16,17,18,19,20,21,27,28,30,31,32,36	Cabinets	09/30/05			09/30/07			
FL1-1,7,9,10,12,15,16,17,18,19,20,21,27,28,30,31,32,36	Pressure Washing/Painting	09/30/05			09/30/07			
FL1-1,7,9,10,12,13,15,16,17,18,19,20,21,27,28,30,31,32,36	Unit Conversion/Modernization	09/30/05			09/30/07			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:Summary

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:FL29R001501-03	Federal FY of Grant 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Dmonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	490,144	490,144	490,144	490,144
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$490,144	\$490,144	490,144	490,144
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security--Soft Costs				
25	Amount of line 21 Related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

F721

Jacksonville Housing Authority		Grant Type and Number				Federal FY of Grant		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Capital Fund Program Grant No:		Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
		Replacement Housing Factor Grant No:FL29R00150103			Revised Budget	Obligated		
FL1-48	Development Activities	Dev. Acct No.	1499		490,144	490,144	490,144	Complete

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

		Grant Type and Number				Federal FY of Grant		
Jacksonville Housing Authority		Capital Fund Program Grant No:				2003		
		Replacement Housing Factor Grant No:FL29R00150103						
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:FL29R001501-03						Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
FL1-48	Development Work	08/18/07		09/30/06	08/18/08		09/30/06	

Annual Statement/Performance and Evaluation Report

F721

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**Part III: Implementation Schedule**

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:FL29R001501-03					Federal FY of Grant: 2003
Development Number		All Fund Obligated			All Funds Expended		Reasons for Revised Target Dates

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:Summary

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R00150104 Replacement Housing Factor Grant No:	Federal FY of Grant 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	\$0.00
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Dmonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	567,639	567,639	567,639	567,639
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$567,639	\$567,639	567,639	567,639
22	Amount of line 21 Related to LBP Activities	\$0			
23	Amount of line 21 Related to Section 504 Compliance	\$0	0	0	0
24	Amount of line 21 Related to Security--Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security--Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Jacksonville Housing Authority		Grant Type and Number				Federal FY of Grant		
		Capital Fund Program Grant No: FL29R0050104				2004		
		Replacement Housing Factor Grant No:						
Development Number	General Description of Major Work Categories		Dev. Acct	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work

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

PHA Name:			Grant Type and Number					Federal FY of Grant:	
Jacksonville Housing Authority			Capital Fund Program Grant No: FL29R00150104 Replacement Housing Factor Grant No:					2004	
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter End Date)			All Funds Expended (Quarter End Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
Riviera FL1-47	Development Activities	09/30/06		09/30/06	09/30/06		09/30/06		

Annual Statement/Performance and Evaluation Report

F721

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29R00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Development Number	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R00150106		Federal FY of Grant: 2006	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$223,849			

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

PHA Name: Jacksonville Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R00150106	Federal FY of Grant: 2006
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XOriginal Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL29R00150106				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
New	Development Activities	1499	1	223,849				

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

PHA Name: Jacksonville Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL29R00150106					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
New	6/30/08			6/30/09			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
Development Activities	Annual Statement	Purchase of Units	Purchase of Units	Purchase of units	Purchase of units
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds		\$223,849	\$223,849	\$223,849	\$223,849

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

Activities for Year 1	Activities for Year :_2____ FFY Grant: 2007 PHA FY: 2008			Activities for Year: _3__ FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	FL1-48	Purchase units	\$223,849	FL1-48	Purchase Units	\$223,849
Annual						
Statement						
	Total CFP Estimated Cost		\$223,849			\$

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

Activities for Year :__4__ FFY Grant: 2009 PHA FY: 2010			Activities for Year: __5_ FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
FL1-48	Purchase Units	\$223,849	FL 1-48	Purchase Units	\$223,849
Total CFP Estimated Cost		\$223,849			\$223,849

**RESIDENT MEMBERSHIP OF THE JACKSONVILLE HOUSING
AUTHORITY GOVERNING BOARD**

Resident Member: Josephine Brooks

Method of Selection: APPOINTMENT

Term: 4 years

Date of next term expiration: December 2009

RESIDENT ADVISORY BOARD MEMBERS

OFFICERS:

President	Veronica Sledge
Vice-President	George Matthews
Treasurer	Tamika Harmon
Secretary	Vicky Murphy

MEMBERS:

Eloise Williams
Leila Lewis
Johnny Watkins
Fredericka Cato
Willie Mae Simpkins
Lisa Wright
Mattie Crimes
Veronica Sledge
Annie Beaufort
Vickey Murphy
Linda Garnett
Rosalyn Washington
Verna Washington
Lue Simmons
Ms Livingstone
Minnie McDonald
Tameka Harmon
Betty Holton
Lenora Dennis
Deborah Jefferson
Angela Martin
Shirley Khon
Barbara Fleming
George Matthews
Josephine Brooks
Leila Vann
Drucilla Smith

Agency Plan Public Hearing Comments and Input of Resident Advisory Board

On May 11, 2006, the Jacksonville Housing Authority (JHA) held a public hearing on its FY 2006 Agency Plans, pursuant to 24CFR part 903.5 and 903.7. Board member Jay Plotkin presided over the proceedings.

Prior to the hearing, we held 3 meetings with the Resident Advisory Board to revise the plan. Major revisions made to this year's plan were: 1. Resident business prohibited within units and JHA properties. 2. The use of B-B guns or pellet guns on JHA property by anyone under 18 years of age is prohibited. 3. Changes related to our new Hope VI / tax credit property, Brentwood Lake. The suspension of the site-based waiting list for Oaks of Durkeeville and creation of a site-based waiting list for Baldwin Community.

JHA and the RAB members discussed each issue and made resolutions to all concerns.

SECTION 8 HOMEOWNERSHIP PROGRAM Addendum to Administrative Plan

The Jacksonville Housing Authority Housing Assistance Division (JHA HAD) has adopted the Homeownership option of the Section 8 voucher assistance program. The Homeownership Program permits eligible participants in the Section 8 housing choice Voucher program, the option of purchasing a home with their Section 8 assistance rather than renting.

Initial Contact

JHA has elected to offer the Section 8 Homeownership option first to participants who have a minimum of one year on the Section 8 Rental Program or Public Housing Program and a participant in the JHA Family Self-Sufficiency (FSS) program. JHA will make an offer to those participants that have completed the homeownership counseling classes, credit repair classes, attended a homeownership briefing, and completed other requirements as deemed necessary by staff with JHA. The participant must have a current minimum gross income of at least \$10,300.

The Vice President of Resident Services and Vice-President of Housing Assistance will determine how many and when to issue homeownership vouchers.

Family Eligibility

- An applicant for the Homeownership Program must have completed at least one full year (365 consecutive days) under the Section 8 rental assistance program and in the Family Self-Sufficiency program. If the family has been a public housing resident for over a year and is selected for, or issued a Housing Choice Voucher, JHA will count the assisted time in Public Housing as eligible time with assistance.
 - To clarify: a) A family must have been in Section 8 or Public Housing (or a combination of the two) for at least a year; AND b) have been participating in FSS.
 - If the family is a current Public Housing resident, they must be living in a community covered under the ROSS Homeownership Grant.
- The applicant must have no debt to JHA or any housing agency and must be paid current with the owner of the rental property.
- The family must be a “first-time homebuyer” in accordance with 24CFR 982.4.
- If any member of the family has defaulted on a mortgage under the homeownership assistance option, the family is not eligible to again participate.

- The head of household or spouse must be employed full time (not less than an average of 30 hours per week) and have been continuously so employed during the year before date of the letter of contact for participation in the Homeowner Program. (Elderly/disabled households do not have this employment requirement, but total income must meet minimums.) The minimum income requirement cannot be met by welfare assistance. A break in employment of over two (2) weeks, even if unemployment compensation were received, will not meet the requirement of being continuously employed.

It will not be considered a break in employment when the Duval County School Board verifies that employment is likely to continue when the client is not working during the summer break. Income will be annualized.

An exception may be considered on a case-by-case basis; for example, if the employer went out of business and the participant can document that she made an effort to find immediate employment in the same field. Maternity leave is not considered a break in employment as long as the mother returns to fulltime employment.

- Before a voucher for the Homeownership Program is issued, the family must have satisfactorily completed a credit and homeownership counseling program with an agency approved by JHA.

Eligible Units

- The unit was under construction with foundation completed, or already existing at the time the family enters into a contract of sale. The criteria will include eligible units defined by HUD, not specifically excluded below.
- The unit is a one-unit property (no duplex or multi-family). It may not be a condominium, cooperative or manufactured housing. It may not be in an area where there is a mandatory association fee in excess of sixty (\$60) dollars per month.
- The unit complies with the Housing Quality Standards under the Section 8 Housing Choice Voucher Program and the Jacksonville City Code as inspected by JHA staff. This inspection can take place prior to the signing of the sales contract.
- The seller must comply with regulations which govern the disclosure of lead base paint status.
- The unit must be inspected by an independent inspector designated and paid for by the family. The inspector must have passed the National Home Inspectors Exam and be approved by JHA. The inspector must also be currently certified by The American Society of Home Inspectors and/or The Florida Association of Building Inspectors. A copy of the inspection report must be given to and

approved by JHA. The buyer will bear no costs for repairs relating to the inspection reports.

In the case of clients who use HeadStart to Homeownership funds, JHA will accept the independent inspection authorized and approved by the Housing Commission (formerly Housing Services Division) for that program.

- Before loan closing, the property must have a clear wood destroying organism report.

Eligible Lender and Financing

- Any lender selected by the family must be approved by JHA. The mortgage lender must be a federally-regulated financial institution. If required by the lender, the loan must be insured or guaranteed by the state or federal government.
- Rate and terms of the mortgage are subject to review and approval by JHA.
- All loans must include escrow to pay taxes and insurance.
- There must not be a penalty for prepayment of any portion of the loan after three (3) years from the effective date of the loan.

- Owner financing will not be approved.
 - On a case by case basis, an established builder who finances his properties will be considered for approval if the client has selected one of those properties.
- No loan whose interest rate is likely to increase above 12% during the life of the loan will be approved.
- JHA will not approve a balloon mortgage
- JHA will not approve adjustable rate mortgages.
- The downpayment must be at least three (3) percent of the purchase price with at least one (1) percent of that coming from the family's personal resources.
- In no instance, will JHA approve 100% financing.
- The family must not be eligible for a financial gain/profit as a result of the closing transaction.

- Personal resources cannot include funds from any other source, including lump sum gifts from family members over the past six (6) months. FSS escrow funds are considered personal funds.

- A lease-purchase agreement will not be approved.

- JHA may disapprove proposed financing or other debt if it is believed to be unaffordable. Determination will be based on JHA review of information submitted on the Monthly Income and Expense Disclosure form.

- After the initial loan closing, any home equity loan or other loan that puts a lien on the assisted property may only be obtained by the client upon approval of the JHA, if it is deemed by JHA that such loan is both reasonably necessary for the property and affordable for the family".

Statement of Homeowner Obligations

The family must agree, by signature of all those who are eighteen (18) years and older, to the "Statement of Homeowner Obligations" in the written form provided by JHA. This will include continued satisfactory participation in the FSS program (if applicable) until completion of the contract and Individual Service and Training Plan

Issuance of Homeownership Voucher

Once a rental assistance participant has been determined eligible for homeownership assistance AND they have satisfactorily completed the required credit and homeownership counseling programs, the family will be issued a voucher which will be good for 120 days. During this time, the family will:

1. Find a lender (approved by JHA) willing to process their mortgage; get pre-approval for financing
2. Find a suitable unit for purchase
3. Present an unsigned sales contract to the JHA for approval
 - a. Upon receipt of the contract, time on the voucher can be tolled
4. Request an HQS inspection
5. Sign the sales contract when HQS has passed
6. Request an independent inspection of the house
 - a. Tolling will be considered with the request
7. Obtain approved financing
8. Close on the purchase

The family must complete numbers one(1) through seven (7) above before the end of 120 days. If the family has not contracted for a suitable housing unit for purchase, they may be issued a Housing Choice Rental Voucher, good for 60 days and continue with rental assistance If closing has not taken place before the end of 120 days, the JHA may extend the voucher for 60 days; and if needed for completion of building, for an additional 60 days (making a total of 240 days from the date of issuance.) Any extraordinary circumstances which may require longer time must be approved.

Homeownership Counseling

All family members age eighteen (18) and over who will reside in the household must complete an educational series on homeownership conducted by an agency approved by JHA. These can be, but are not limited to Housing Partnership of Jacksonville, Jacksonville Urban League, and Family Counseling Service.

Topics during the counseling may include:

- Budgeting and money management
- Credit counseling
- Home maintenance (including care of the grounds)
- Negotiation of purchase price
- Obtaining homeowner financing
- How to search for a home, including considering poverty in the area
- Fair housing practices and enforcement agencies

The homeownership counseling course will be good for 6 months from the date of completion. It will have to be repeated if more than six months have passed before the closing of the purchase.

At the time of each annual recertification, each family member eighteen (18) years and older will be required to meet with a counselor to review the obligations of homeownership and discuss any credit problems the family may have encountered.

JHA reserves the right to communicate with a lender on a regular basis to verify that monthly mortgage payments are being made on a timely basis. Also, the FSS Service Coordinator will be required to complete an annual visit in the home to discuss matters pertaining to homeownership.

Housing Assistance Payments

Upon issuance of the homeownership voucher, a preliminary Housing Assistance Payment (HAP) will be determined in accordance with regulations.

The HAP payment will be sent directly to the homeowner.. The homeowner will be responsible for making the entire mortgage payment. On a case-by-case basis, if the lender prefers, JHA will send the HAP to the lender in the lender's name. The client will be advised of the importance of sending the full amount to the mortgage servicer. Within thirty days of the anniversary of the date of closing, and annually thereafter, JHA will re-evaluate the income and family composition and make changes to the HAP as

necessary. Within 10 business days of the occurrence, the family will be required to notify JHA in writing of any change in family size or income. Any decrease will cause the JHA to establish a new HAP effective the following month of timely reporting. An increase will be handled in accordance with Administrative Plan policy for the rental assistance program.

Homeownership Expense

The monthly JHA allowance for maintenance, major repairs and replacements is one (1) percent of the purchase price divided by twelve (12).

Portability

The JHA will decline to accept a portable homeownership family. This will be effective while required participation in the JHA FSS program is an eligibility factor and until such time this policy is changed by revision to this Plan JHA will also decline to port out any family who has become a homeowner. If the house is sold and the family still qualifies for Section 8 assistance, the family may be issued a rental voucher to move. The proceeds from the sale of the house will be included in the income calculation as an asset recently disposed of.

Buying Another Home

A family receiving homeownership assistance may purchase another home while receiving assistance, upon sale of the first, only after a period of residency of five (5) years. The time that assistance is given is cumulative to any purchase and cannot exceed fifteen (15) years if the loan term is twenty (20) years or longer.

Under no circumstance may a family member have a present ownership interest in a second residence while receiving homeownership assistance.

Elderly and Disabled

In all cases, there can be exceptions as allowed in the regulations for households of elderly and disabled persons.

Approved 11-19-01

Revisions approved 4-10-02

Revisions approved 12-16-02

Revisions approved 1-27-03 (escrow and prepayment penalty)

Revisions approved 2-23-04

Submission for Approval of a Site-based Waiting List

Property: Baldwin FL29P001008

The following information is provided in compliance with 24 CFR §903.7 b(2) for the establishment of a site-based waiting list for the 18 Public Housing (PH) units in Baldwin, consistent with all applicable civil rights and fair housing laws and regulations. Each sub-part of 24 CFR §903.7 b(2) is addressed below.

- (i) Jacksonville Housing Authority (JHA) will regularly submit required occupancy data to HUD's PIC system. We are currently in compliance with this requirement having a 96.59% submission rate as of July 1, 2006.
- (ii) JHA will ensure that all applicants are aware of their options to apply for Baldwin as well as all other PH communities operated by JHA. This will be done by offering all communities, including Baldwin, on the pre-application for admission (see Exhibit A below). Baldwin is already included in all marketing materials that list Public Housing communities (see Exhibit B below). Employees responsible for customer service are trained to be able to provide information about all of JHA's sites including Baldwin.
- (iii) The creation of a site-based waiting list for Baldwin does not violate any existing court order, settlement agreement, or pending HUD complaint. JHA is under a Consent Decree issued by the Department of Justice to increase the availability of PH in non-minority census tracts. The creation of a Baldwin waiting list will not violate this Consent Decree.
- (iv) The marketing strategy for Baldwin will include reasonable measures to attract applicants regardless of race or ethnicity. Marketing for PH, including Baldwin, is county-wide. When advertising in print, JHA typically uses the Florida Times Union which is widely available in all neighborhoods. When radio advertisements are used, JHA typically uses Clear Channel to broadcast on the station(s) that have the broadest audiences. Other methods of advertisement can be seen in Exhibit B below.
- (v) JHA will provide for the review of its site-based waiting list policy to ensure it is consistent with civil rights laws and certify it through the following steps:
 - a. JHA will report changes in the demographics of the waiting list and residents each year in our Annual Plan for HUD review. The waiting list has not yet been created, so there are no available demographics for clients on the site-based list. JHA will furnish these demographics once the list has been approved and established. The demographics for the current residents at Baldwin are as follows: 53% Black, 47% White, 0% Hispanic, 0% Asian/Pacific Islander, 0% Indian/Alaskan Native, 65% Elderly/Disabled as of July 1, 2006.
 - b. At least every 3 years, JHA will have the site-based waiting list independently audited to ensure there are no discriminatory practices or patterns. The results will be provided to HUD.
 - c. Should any findings be made by the independent audit or HUD, JHA will take any steps necessary to remedy them.
 - d. JHA will take all steps necessary to further fair housing practices.
 - e. There is one unit in Baldwin that is fully 504 accessible, meeting the 5% requirement. We have the supplies on hand to make a unit accessible for hearing or sight impairment if needed. We will make any reasonable accommodations or modifications that are requested.

Jacksonville Housing Authority Communities Pre Application for Public Housing

How to Apply

Please read carefully, and answer all questions on the attached pre-application. Please note, you must sign your application and provide us with a copy of your valid picture ID and social security card or equivalent. Failure to do so will delay your application. If there are any changes to the information you provide today, you should return to the Applications office and fill out a Change Form to prevent delays in your application. For your protection, changes to contact information must be made in writing. Please keep this top page as proof that you have placed an application with this office. A JHA representative should sign and date-stamp it for you.

The Application Process

This pre-application will place you on the waiting list for all of our Jacksonville communities. If you would also like to be placed on the waiting list for housing at Baldwin, you may check that option. Both waiting lists are organized by bedroom size, which is determined by your family size in accordance with federal regulations. Depending on the bedroom size you qualify for, the waiting list for our Jacksonville sites is approximately 6-24 months, and the Baldwin waiting list is approximately 6-12 months. When you reach the top of a waiting list, you will be contacted by mail to let you know you have been selected for participation. Then you will be given instruction about our credit and criminal background screening. Once you pass this screening, you will be mailed an appointment letter to come in for an interview. When you have been interviewed, and completed all paperwork for your file, you will be offered available vacancies. JHA's Jacksonville properties include:

Anders Park	Hogan Creek Tower
Blodgett Villas	Jacksonville Beach Apartments
Brentwood Lake	Lindsey Terrace
Southwind Villas	Oaks at Durkeeville
Centennial Tower	Riviera South
Centennial Townhouses East and West	Scattered Sites
Colonial Village	Twin Towers
Fairway Oaks	Victory Pointe
Forest Meadows East and West	

Baldwin is also a JHA community. It has its own waiting list. To be included on this separate waiting list, please check the option on the next page.

For all questions regarding your application, you may call this office Monday-Friday from 1pm-5pm. We will not be able to tell you your rank on the waiting list, but we will be able to tell you the status of your application and give you an approximate waiting time. Our telephone number is 630-3877, the TDD number is 630-3872.

Applicant's Signature

Date

JHA Representative's Signature

Date



**JACKSONVILLE HOUSING AUTHORITY
PUBLIC HOUSING COMMUNITY PRE-APPLICATION**

1300 Broad Street First Floor, Jacksonville, Florida 32202

LIST EACH PERSON WHO WILL LIVE WITH YOU IF RECEIVE HOUSING ASSISTANCE:

Last Name	First Name	MI	Relationship	Social Security Number	Sex M/F	Race	Date of Birth
1.			SELF				
2.							
3.							
4.							
5.							
6.							

WOULD YOU ALSO LIKE TO BE ON THE SEPARATE WAITING LIST FOR BALDWIN? YES NO
 (Baldwin is located approximately 22 miles west of downtown Jacksonville and is in Duval County. If you check "no" or do not answer, you will only be placed on the waiting list for properties in Jacksonville.)

Mailing Address:

Street# Street Name Apt. # City State Zip Code

Current Address:(if different from above):

 Street# Street Name Apt. # City State Zip Code

Telephone Numbers: **Daytime**() _____ **Home** () _____ **Alternate**() _____

Primary Language Spoken: _____

Are you currently receiving housing assistance? **Yes** **No** If Yes, where? _____

Are you a U.S. Citizen **Yes** **No**
If No, list your Alien Registration # or I-94 #:

Do you or any member of your household have a disability?
 Yes **No**
 If yes, who? _____

Do you have Veteran Status **Yes** **No**

Would you or any family member benefit from any of the following accessibility features due to a disability:

What is you Marital Status:
 single **married** **divorced**
 widowed **separated**

wheelchair accessible apartment entrance ramp
 wide doors grab bars in bathroom lower counters
 other _____

List All Sources of Income:

Family Member	Type of Income	Amount of income in next 12 months

WOULD YOU BE WILLING TO ACCEPT A STUDIO APARTMENT IN A HIGHRISE BUILDING? YES NO

Please continue on next page...

1. Have you been displaced by government action (building condemned, property purchased by government, etc.) or are you currently a victim of domestic violence or natural disaster? **YES** **NO**
If yes, explain _____

2. Are you and/or your spouse employed? **YES** **NO**
If yes, where and for how long? _____

3. Are you and/or your spouse participating in a job-training program or have recently graduated from a program that will lead to employment within six (6) months? **YES** **NO**
If yes, where and when? _____

4. Are you 62 or older, or are you receiving Social Security disability, SSI disability benefits, or any other payment based on your inability to work? **YES** **NO**
If yes, explain _____

5. Have you been arrested in the past 5 years, including felonies, misdemeanors, and summary offenses, which have not been annulled, expunged or sealed by a court? **YES** **NO**
If yes, please explain, _____

APPLICANT'S STATEMENT

I certify that all answers given herein and any answers given to JHA staff are true and correct to the best of my knowledge. I also understand that providing fraudulent information can be grounds for denial.

I authorize investigation of all statements contained in this application for they may be necessary to determining my eligibility.

I also understand the following: Section 1001 of Title 18 of the United States Code and Chapter 414.39 of Florida Statutes makes it a crime punishable by a fine of \$5,000 to \$10,000 or by imprisonment of one (1) to five (5) years or both for making any false, fictitious or fraudulent statements or representation making or using any false writing or document in any matter within the jurisdiction of any department or agency of the United States.

Signature of Applicant _____ **Date** _____

Signature of Spouse/Co-head _____ **Date** _____



JACKSONVILLE HOUSING AUTHORITY
Public Housing Applications Department
1300 Broad Street, 1st Floor, Jacksonville, Florida 32202

**Anders Park/Forest Meadows
East and West/Scattered Sites**

10770 Anders Blvd, Jax 32246
 4890 Richard Street, Jax 32207
 1935 Forest Blvd, Jax 32246
Office at Forest Blvd location.
 Bedrooms: 1,2,3,4,5
 Apartments: 196 (10 accessible)
 Features: Community center,
 day care, computer lab

Brentwood Lake (coming soon)

761 Village Center Dr. Jax 32206
 Bedrooms: 1, 2
 Apartments: 226 (12 accessible)
 Features: community center,
 computer lab, washer/dryer hook
 ups, tot lots, daycare, work out
 room

Colonial Village

9500 103rd St, Jax 32210
 Bedrooms: 1,2
 Apartments: 101 (2 accessible)
 Features: on-site laundry
 facility, tot lot

Jacksonville Beach Apartments

123 S. 8th St, Jax Beach 32250
 and Scattered Sites (32233)
 Bedrooms: 1,2,3,4
 Apartments: 151 (4 accessible)
 Features: washer hook ups,
 community center, tot lots

Riviera South Apartments

1800 Blanding Blvd, Jax 32210
Office at 1700 Blanding Blvd.
 Bedrooms: 1,2
 Apartments: 61 (3 accessible)
 Features: on-site laundry
 facility, tot lot.

Twin Towers

617 W. 44th St, Jax 32208
 Bedrooms: studio,1,2
 Apartments: 201(18 accessible)
 Features: on-site laundry
 facility, community center

Baldwin

Scattered Sites on Center St,
 Rosewood Ave, and MLK Dr,
 Baldwin, FL 32234
**Office at Victory Pointe, 6750
 Ramona Blvd, Jax 32205**
 Bedrooms, 1,2,3,4
 Apartments 18 (1 accessible)
 Features: activity field, washer/
 dryer hook ups, access to facilities
 and services at Victory Pointe

Centennial Tower

230 E. 1st Street, Jax 32206
 Bedrooms: 1,2
 Apartments: 208 (29 accessible)
 Features: community center, on-
 site laundry facility, picnic area
 and pavilion

Fairway Oaks

5570 Golfbrook Dr. Jax 32208
 Bedrooms: 1,2,3,4,5
 Apartments: 69 (3 accessible)
 Features: washer/dryer hook ups,
 pre-k, computer lab, community
 center

Lindsey Terrace

6455 Argyle Forest Blvd, Jax 32244
 Bedrooms: 1,2,3
 Apartments: 84 (26 accessible)
 Features: community center,
 computer room, work out room,
 pool, washer/dryer hook ups

Scattered Sites

Duplex and Quadplex buildings in
 North, East and West Jacksonville
Office: 617 W. 44th St. Jax 32208
 Bedrooms: 2,3
 Apartments: 256 (3 accessible)
 Features: variety of settings and
 amenities throughout the city

Victory Pointe

6750 Ramona Blvd, Jax 32205
 Bedrooms: 1,2,3,4,5
 Apartments: 202 (3 accessible)
 Features: washer hook ups,
 community center, tot lot,
 computer lab, Boys&Girls Club

Centennial Townhouses East/West

900-1000 Liberty St, Jax 32206
 1261 Broad St., Jax 32202
Office at Broad St. Location
 Bedrooms: 1,2,3,4,5
 Apartments 90 (5 accessible)
 Features: community center, tot lots,
 washer hook ups

Blodgett Villas

1301 N. Davis St, Jax 32209
 Bedrooms: 2,3,4,5
 Apartments: 158 (8 accessible)
 Features: community center, JSO
 substation, tot lots, washer/dryer
 hook ups

Hogan Creek Tower

1320 Broad St, Jax 32202
 Bedrooms: studio,1,2
 Apartments: 193 (29 accessible)
 Features: on-site laundry facility,
 community center

Oaks at Durkeeville

1605 N. Myrtle Ave. Jax 32209
 Bedrooms: 1,2,3
 Apartments: 200 (10 accessible)
 Features: tot lots, day school,
 community center, washer/dryer
 hook ups

Southwind Villas

8711 Newton Rd, Jax 32216
 Bedrooms: 1,2,3,4,5
 Apartments: 250 (21 accessible)
 Features: community center, tot lots,
 on-site laundry facility

Total apartments: 2,667

Total accessible: 184*

* "accessible" means fully modified to
 accommodate the use of a wheelchair.

Baldwin is included on our advertising board used for public appearances and community fairs.



Baldwin Included on Community Board

Close-up of Baldwin on the board



Operations and Management Attachment

Section 8 has a contractual obligation for 307 PBA Certificates.
Regulation 66 FR 3605, January 16, 2001 indicates that the regulation is not applicable to current PBA Owners or Clients.

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 14

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4

- c. How many Assessments were conducted for the PHA's covered developments? 14

- d. Identify PHA developments that may be appropriate for Conversion based on the Required Initial Assessments: N/A

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: N/A

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

1. The 1998 Act requires all non-exempt adult public housing residents to contribute eight hours per month in community service or to participate in a self-sufficiency program. The community work is to be verifiable, non-paid, volunteer service to the community. A list of suggested activities may be obtained from the community staff or the Resident Services. The JHA requires that the non-exempt family members complete and submit a monthly report of their community service to the rental office no later than the 5th working day of each month.

2. Exempted from the community work requirements are all adults:

- a. who are age 62 or older
- b. who are blind or disabled or primary caretaker of such individual if requested by the adult resident with a disability as a reasonable accommodation for their disability
- c. who are employed or who are engaged in work activities as defined by the WAGES program or who are exempt from being engaged in work activity as defined by the WAGES program
 - (1) one parent of a newborn infant (under 90 days of age)
 - (2) SSI recipient or applicant going through the process of approval for SSI or SS disability benefits
 - (3) Adult responsible for the care of a parent or child with a disability who needs 24 hour care CFR 24 Sub. Paragraph 960.601
 - (4) Resident who has moved in after June 30, 2002 shall be required to live in JHA Public Housing for at least two years before a transfer is made to any other JHA Assisted Housing Program.
- d. is engaged in "work activity" such as:
 - (1) employment,
 - (2) on the job training,
 - (3) vocational educational training (not to exceed twelve months with respect to any individual); education directly related to employment, in the case of a recipient who has not received a high school diploma or a certificate of high school equivalence or in a course of study leading to a certificate of general equivalence,
 - (4) community service programs." If a resident is currently (and before this requirement was imposed by congress on public housing residents) participating in a community service program, they are exempt from monthly reporting, but not from fulfilling the community service requirement and documenting that they have fulfilled the requirement. It is recommended that the community service be verified now and again at annual re-exam time to verify that the resident is continuing to perform the community service required.
 - (5) vocational education training (not to exceed twelve months with respect to an individual: education directly related to employment, in the case of recipient who has not received a high school dipolma or a certificate of high school equivalence or in a course of study leading to a certificate of general equivalence.

3. The community work requirement will be incorporated into the lease. As part of the annual re-certification process, thirty days prior to the renewal of the lease, the Jacksonville Housing Authority must determine if the resident has complied with the community work requirement. Renewal of the lease may be denied if a resident has not complied with the community work requirement. Due process under the standard grievance procedure is provided.

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