

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

Approved by Board of Commissioners
November 13, 2000

**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: Chattanooga Housing Authority

PHA Number: TN 004

PHA Fiscal Year Beginning: (mm/yyyy) 01/2001

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 2001 - 2005
[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: (state mission here) A community based organization committed to opening doors by providing quality, affordable housing and developing effective community partnerships for enhanced customer satisfaction.

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: obtain at least 400 vouchers by 12/31/04
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: Create 275 additional housing units by 12/31/04
 - Acquire or build units or developments
 - Other (list below):
Participate in preservation of 100 units of elderly housing.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)

- Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Modernize 500 units by 12/31/04.
 - Demolish or dispose of obsolete public housing: Demolish at least 400 units by 12/31/04.
 - Provide replacement public housing: Obtain at least 100 elderly and 100 scattered site family units by 12/31/04.
 - Provide replacement vouchers: Obtain at least 150 replacement vouchers by 12/31/04.
 - 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:
 - Convert public housing to vouchers: Study and recommend whether to convert Greenwood Terrace.
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Continue measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Continue to provide incentives by 12/31/04.
 - Continue measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
 - Continue public housing security improvements: Complete security lighting program at six major sites by 12/31/04.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) (Devel and Missionary)
 - Other: (list below)

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: Twenty-five percent of agency employees will be residents or former residents by 12/31/04.
- 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)

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: Continue current policies.
- 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: Continue current policies.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Implement 60 percent of updated needs assessment by 12/31/04.
- Other: (list below)

Other PHA Goals and Objectives: (list below)

- 1. Utilize the tax-exempt status of the Chattanooga Housing Authority to finance or joint venture of 100 units of affordable housing acquisitions and construction by December 31, 2005.**
- 2. Utilize redevelopment powers, in partnership with local government and nonprofits, to revitalize neighborhoods near two major public housing developments by December 31, 2004.**

- 3. By December 31, 2005, provide homeownership opportunities for 100 residents through the Section 8(y) program and through the sale of scattered site public housing utilizing the Section 32 program.**
- 4. Apply for at least 250 additional rental vouchers by December 31, 2004.**
- 5. Conduct outreach efforts to potential voucher landlords.**
- 6. Increase voucher payment standards.**
- 7. Continue to maintain aggressive marketing, screening, lease enforcement and rent collections; promote customer accomplishments.**
- 8. Create incentives for mixed-income public housing communities, while utilizing new flexibility in rents to deconcentrate Section 8 clients, resulting in 50 percent of new rent subsidy being in non-impacted areas by December 31, 2004.**
- 9. Provide rent incentives to deconcentrate poverty by bringing higher income public housing households into lower income developments by December 31, 2004.**
- 10. Aggressively pursue city, county, state, corporate and foundation funding for special-purpose projects in support of the CHA mission, outside of traditional operating/capital activities, reducing the federal share of funding to 75 percent of operations by December 31, 2005.**
- 11. Expand enterprise efforts of the CHA with the use of limited non-federal funds, increasing unrestricted accounts by December 31, 2005.**
- 12. Dispose of excess and burdensome land by December 31, 2001.**
- 13. Establish an Enterprise Department by December 31, 2003, using non-federal funds.**
- 14. Apply conventional market standards to future modernization, where feasible, including air conditioning and carpeting at two demonstration sites by December 31, 2004.**
- 15. Remove “project” image through streetscaping, signage, office enhancements and selective demolition, at all scattered sites, by December 31, 2002.**

- 16. Change the name of the agency to reflect the mission and the expanded service level by December 31, 2002.**
- 17. Implement at least 80 percent of the Capital Fund Five-Year Plan improvements by December 31, 2005.**

Annual PHA Plan
PHA Fiscal Year 2001
[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.

Although the Chattanooga Housing Authority achieved high performing status under PHAS in 1999, it chose to submit the Agency Plan as a “standard” PHA, which is anticipated for 2000. The combination of vacancies and dwindling waiting lists for older public housing sites (especially the McCallie Homes HOPE VI site) convinced the Housing Authority that its assets should take priority and its liabilities should be removed in a systematic matter.

Accordingly, the Housing Authority’s Annual Plan places significant emphasis on demolitions and dispositions of older stock, enhancement of its most marketable properties, building on its base of private and non-profit support in conjunction with Section 8 and promoting self-sufficiency and mixed income initiatives.

As evidenced in its successful HOPE VI application, the Housing Authority, with its many partners, has developed a strategy which will serve it well in the future.

In accordance with HUD clarification on the makeup of the Resident Advisory Board (RAB), the Housing Authority Board reconstituted

the RAB to consist entirely of residents; however, the RAB members failed to attend announced meetings. In an effort to maximize resident input, the Housing Authority presented its Agency Plan in the September and October 2000 Citywide Residents' Association meetings. No comments were received on the Agency Plan, although there was extensive discussion of the ACOP, Grievance Procedure and Lease provisions.

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.

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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:

- A** Admissions Policy for Deconcentration (**TN004a01**)
- FY 2001 Capital Fund Program Annual Statement (**Note: see page 33**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)
- B** Section 8 Capacity Statement
- C** Implementation of Public Housing Resident Community Service Requirements
- D** Pet Policy
- E** Resident Membership of the PHA Governing Board
- F** Resident Advisory Board members

G Five Year Progress Report

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan (Included in text)
- H** Public Housing Drug Elimination Program (PHDEP) Plan (**tn004h02**)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - I** “Substantial Deviation” and “Significant Amendment or Modification”

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
	Public Housing Deconcentration and Income Mixing	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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 income mixing analysis	Selection, and Admissions Policies

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
X	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	Annual Plan: Conversion of Public Housing

	1996 HUD Appropriations Act	
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input 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 agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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	4,133	5	5	5	5	3	4
Income >30% but <=50% of AMI	3,687	4	4	4	4	2	3
Income >50% but <80% of AMI	1,678	4	4	4	4	2	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Elderly	3,033	5	5	5	5	1	4
Families with Disabilities	1,000	5	5	5	5	5	5
White	4,698	4	4	4	4	2	4
African-American	4,100	5	5	5	5	3	5
Hispanic	400	1	1	1	1	1	1
Asian	300	1	1	1	1	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: 2000
- 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)		As of 8/10/00	
<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	765		
Extremely low income <=30% AMI	612	85.9%	
Very low income (>30% but <=50% AMI)	138	13.2%	
Low income (>50% but <80% AMI)	15	0.9%	
Families with children	Not Available		
Elderly families	25	2.7%	
Families with Disabilities	384	22.0%	
Race/White	153	20.0%	
Race/Black	604	79.0%	
Race/Other	9	0.02%	

Characteristics by Bedroom Size (Public Housing Only)	Not Required for Section 8		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one) As of 8/10/00

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	565		
Extremely low income <=30% AMI	389	68.8%	
Very low income (>30% but <=50% AMI)	125	22.1%	
Low income (>50% but <80% AMI)	42	7.4%	
Families with children	320	56.6%	
Elderly families	38	6.7%	
Families with Disabilities	6	1.1%	
Single Applicants	201	35.6%	
Race/White	38	6.7%	
Race/Black	527	93.3%	
Race/Other	0	0.0%	
Race/ethnicity	0	0.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	266	47.1%	3
2 BR	185	32.7%	52
3 BR	95	16.8%	26
4 BR	17	3.0%	1
5 BR	0	0.0%	1
5+ BR	2	0.4%	1

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)

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)

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)

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 (Completed)
- 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)

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 2001 grants)		
a) Public Housing Operating Fund	\$7,678,656	
b) Public Housing Capital Fund	6,323,241	
c) HOPE VI Revitalization	368,423	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,362,147	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	867,291	
g) Resident Opportunity and Self-Sufficiency Grants	213,792	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	5,491,898	
4. Other income (list below)		
Interest	215,964	
Excess Utilities	205,200	
5. Non-federal sources (list below)		
Non-Dwelling and Other Income	768,595	
Total resources	\$ 30,495,207	

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)

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
- Other (describe)

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

- PHA main administrative office
- PHA development site management office

Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 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?

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)
Special earned income disregards for East Lake Courts (TN 4-2), Harriet Tubman Development (TN 4-3), Spencer J. McCallie Homes (TN 4-4, 6), Maurice Poss Homes (TN 4-5), Mary Walker Towers (TN 4-7, 11), Boynton Terrace (TN 4-10), Devel Apartments (TN 4-14N), and Gateway Towers (TN 4-21)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

East Lake Courts (TN4-2), Harriet Tubman Development (TN4-3),
Maurice Poss Homes (TN4-5), Mary Walker Towers (TN4-7, 11), Boynton
Terrace (TN4-10), and Gateway Towers (TN4-21)

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:

College Hill Courts (TN4-1), Mary Walker Towers (TN4-7, 11),
Emma Wheeler Homes (TN4-8), Boynton Terrace (TN4-10), Greenwood
Terrace (TN4-12), Missionary Heights (TN4-13), Glenwood Heights
(TN4-14E), Edward Steiner (TN4-16), Rev. Johnson Apts. (TN4-18),
Gurley Street (TN4-19-1), Fairmont (TN4-19-2), Woodside (TN4-19-3),
Cromwell Hills (TN4-21), Gateway Towers (TN4-22)

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)

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

- Disabled persons
- Three bedroom or larger
- Welfare to work
- Displaced by HOPE VI transfers and approved demolitions

(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)

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

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
Briefings with agencies addressing special needs

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:

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
First \$2,000 of earned income at all public housing sites except the control sites for Jobs-Plus (College Hill Courts and Emma Wheeler Homes)
- 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)
HUD approved incentives for Jobs-Plus Demonstration

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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)

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

- Success rates of assisted families

- Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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: Board of Directors at top, **Executive Director** includes offices of Human Resources, Statistics, HOPE VI and Protective Services. Under the ED are three departments which have divisions within them: **Assisted Housig** (Leasing, Maintenance, Resident Services, Section 8), **Finance** (Accounting, Information Systems, Purchasing, Materials Management), and **Modernization** .

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	3,447	720
Section 8 Vouchers	1,234	420
Section 8 Certificates	9	
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers:		
Welfare to Work	650	220
Disabled Mainstream	75	25
Young Disabled	100	35
Fair Share	229	60
HOPE VI Replace.	93	30
Public Housing Drug Elimination Program (PHDEP)	2,181	600
ED/SS	170	170
HOPE VI	200	40
Other Federal Programs(list individually)		

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)

Chattanooga Housing Authority Maintenance Plan
Admissions and Continued Occupancy Plan
Chattanooga Housing Authority Employee Policy Manual

- (2) Section 8 Management: (list below)

Chattanooga Housing Authority Section 8 Administrative Plan

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

-or-

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

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number TN37P00450101 FFY of Grant Approval: (01/2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$ 0
2	1406 Operations	\$ 632,324
3	1408 Management Improvements	\$ 911,408
4	1410 Administration	\$ 554,710
5	1411 Audit	\$ 9,600
6	1415 Liquidated Damages	\$ 0
7	1430 Fees and Costs	\$ 152,526
8	1440 Site Acquisition	\$ 0
9	1450 Site Improvement	\$ 251,171
10	1460 Dwelling Structures	\$ 3,243,470
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 69,125
12	1470 Nondwelling Structures	\$ 393,298
13	1475 Nondwelling Equipment	\$ 72,006
14	1485 Demolition	\$ 0
15	1490 Replacement Reserve	\$ 0
16	1492 Moving to Work Demonstration	\$ 0
17	1495.1 Relocation Costs	\$ 33,603
18	1498 Mod Used for Development	\$ 0
19	1502 Contingency	\$ 0
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 6,323,241
21	Amount of line 20 Related to LBP Activities	\$ 11,520
22	Amount of line 20 Related to Section 504 Compliance	\$ 288,023
23	Amount of line 20 Related to Security	\$ 233,500
24	Amount of line 20 Related to Energy Conservation Measures	\$ 0

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
TN 4-1, College Hill Courts	Replace 30 roofs	1460	129,610
TN 4-2, East Lake Courts	Renovate M/M office	1470	14,401
TN 4-3, Harriet Tubman	Renovate M/M office	1470	33,603
	Repair structural damage, M/M bldg	1470	48,004
	Replace service drops, site-wide	1470	<u>172,479</u>
			254,086
TN 4-7, 11 Mary Walker Towers	Install stairwell doors	1460	19,202
	Renovate 25 kitchens	1460	28,802
	Replace 75 HVAC units	1460	86,407
	Convert 10 units to handicap accessibility	1460	<u>192,015</u>
			326,426
TN 4-8, Emma Wheeler	Replace 40 furnaces	1460	115,209
	Install 40 hard-wired smoke detectors	1460	7,681
	Renovate M/M office	1470	33,603
	Install electric meters	1460	32,643
	Replace site service drops	1450	<u>158,412</u>
			347,548
TN 4-12, Greenwood Terrace 98 units	Renovate M/M office	1470	24,002
	Renovate bathrooms	1460	159,372
	Renovate kitchens	1460	145,931
	Replace/repair ext. doors & windows	1460	113,289
	Repair floors, ceilings, walls, & trim	1460	177,614
	Lead-based paint abatement (1 unit)	1460	1,920
	Replace int. doors/window accessories	1460	24,002
	Paint interior, 98 units	1460	98,888
	Pest control	1460	6,721
	Replace shelving/closet accessories	1460	35,523
	Upgrade electrical service	1460	142,091
Install HVAC/gas furnaces	1460	329,306	

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
TN 4-14N, Glenwood Heights 7 buildings	Building lights	1460	7,680
	Replace gutters/downspouts/splashblocks	1460	8,640
	Replace siding, soffit & fascia	1460	63,365
	Repair/waterproof/clean exterior walls	1460	19,202
	Redesign roofs	1460	28,802
	Repair termite damage	1460	4,800
	Repair/replace windows	1460	57,605
	Install storm doors	1460	20,162
	Fencing	1450	960
	Sidewalks	1450	960
	Drainage	1450	4,800
	Playground	1450	1,920
	Landscaping	1450	25,922
	Install handrails	1450	<u>1,920</u>
			246,738
TN 4-18, Reverend Johnson Apartments 31 units	Renovate bathrooms	1460	48,964
	Renovate kitchens	1460	30,722
	Repair floors, ceilings, walls & trim	1460	43,203
	Replace electrical fittings/fixtures/wiring	1460	44,643
	Replace/repair exterior doors & windows	1460	14,881
	Interior painting	1460	45,124
	Pest control	1460	1,920
	Replace shelving & closet accessories	1460	7,680
	Replace ranges & refrigerators	1465	<u>17,281</u>
			254,418
TN 4-21, Cromwell Hills	Construct mail room	1470	33,603
	Renovate M/M office interior	1470	33,603
	HVAC for gym	1470	<u>33,603</u>
			100,809
TN 4-22, Gateway Tower	Convert 5 units to 504 accessibility (FA)	1460	96,008
	Backup emergency lighting	1460	10,561
	Install positive air ventilation system	1460	72,006
	Protective barriers on stairwells (FA)	1460	14,401
	Corridor and exit lighting	1460	10,561
	Reconfigure efficiencies to 1br/public area	1460	<u>429,488</u>

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	
HA-Wide	Manager of Resident Services	1408	43,277	
	Support Services Technician	1408	18,895	
	FSS Caseworker	1408	26,945	
	Elderly Services Specialist	1408	28,665	
	Resident Employee Trainees	1408	270,764	
	Manager of Development	1408	63,154	
	Administrative Assistant	1408	27,518	
	Resident Manager Instructor	1408	38,240	
	Resident Greeter Coordinator	1408	24,500	
	Management development and training	1408	75,000	
	Maintain marketing program	1408	25,000	
	Satellite training annual fee	1408	6,000	
	Provide security in high-rises	1408	233,500	
	Upgrade computer software	4108	5,000	
	VISTA volunteers	1408	<u>25,000</u>	
				911,408
	Manager of Modernization	1410	45,153	
	Administrative Assistant	1410	32,219	
	Construction Specialist	1410	43,892	
	Cost Control Specialist	1410	32,976	
	Contract Specialist	1410	28,528	
	Project Manager	1410	34,994	
	Project Manager	1410	32,426	
	Project Manager	1410	18,162	
	Special Projects Engineer	1410	10,801	
	Accountant	1410	12,599	
	Employee Benefits	1410	<u>253,360</u>	
				545,110
	Legal Services	1410	9,600	
	Audit	1411	9,600	
	LBP Testing	1430	9,600	
	A/E Services	1430	142,926	
	Sidewalks	1450	48,004	
	Landscaping (FA)	1450	51,476	
	Fencing	1450	33,603	
	Handrails	1450	28,802	
	Signs	1450	4,800	
	Parking lot paving and striping	1450	48,004	
	Test/replace GFI outlets (FA)	1460	33,603	
	Repair termite damage	1460	33,603	
	Renovate vacant units to HUD Mod standards/codes - extraordinary maintenance	1460	48,004	

	Computer hardware	1475	72,006
	Relocation	1495	<u>33,603</u>
			607,234

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
Manager of Resident Services			173,108	Continuous
Support Services Technician			75,580	Continuous
FSS Caseworker			107,780	Continuous
Elderly Services Specialist			114,660	Continuous
Resident Employee Trainees			1,083,056	Continuous
Manager of Development			252,616	Continuous
Administrative Assistant			110,072	Continuous
Resident Manager Instructor			152,960	Continuous
Resident Greeter Coordinator			98,000	Continuous
Management development and training			300,000	Continuous
Maintain marketing program			100,000	Continuous
Satellite training annual fee			24,000	Continuous
Provide security in high-rises			934,000	Continuous
Upgrade computer software			20,000	Continuous
VISTA volunteers			100,000	Continuous
Vehicles for FA crew			50,000	2002
Total estimated cost over next 5 years			3,695,832	

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TN 4-1, College Hill	9 - 2003	12 - 2004
TN 4-2, East Lake	9 - 2003	12 - 2004
TN 4-3, Harriet Tubman	9 - 2003	12 - 2004
TN 4-7,11, Mary Walker	9 - 2003	12 - 2004
TN 4-8, Emma Wheeler	9 - 2003	12 - 2004
TN 4-12, Greenwood	9 - 2003	12 - 2004
TN 4-14N, Glenwood	9 - 2003	12 - 2004
TN 4-18, Rev. Johnson	9 - 2003	12 - 2004
TN 4-21, Cromwell	9 - 2003	12 - 2004
TN 4-22, Gateway	9 - 2003	12 - 2004
HA-Wide	9 - 2003	12 - 2004
<p><i>All dates based on estimated receipt of 2001 funding in October/November of 2001</i></p>		

(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 Attachment (state name)
- 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)

Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-1	College Hill Courts			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors			99,400	2002
Replace wall heaters			125,000	2004
Replace storm doors			160,000	2004
Rehab recreation center (FA)			75,000	2004
Pave/stripe parking lots			120,000	2004
Replace roofs			81,000	2004
Replace windows in 40 bldgs			500,000	2005
Demo 15 bldgs			175,000	2005
Build parking lots			325,000	2005
Total estimated cost over next 5 years			1,660,400	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-3,9	Harriet Tubman Development			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Modernization of 24 dwelling units</u>				
Repair roofs, add draft stops & porch soffit and fascia			25,000	2002
Repair/waterproof/clean exterior walls			5,000	2002
Replace/repair exterior doors & windows			91,000	2002
Renovate bathrooms			28,000	2002
Renovate kitchens			38,000	2002
Install/replace interior doors & window accessories			39,000	2002
Asbestos abatement			13,000	2002
Repair floors, walls, ceilings and trim			61,000	2002
Paint interior			39,000	2002
Pest control			3,000	2002
Replace shelving and closet accessories			17,000	2002
Upgrade exterior electrical service			8,000	2002
Replace/install electrical fittings, fixtures, wiring			57,000	2002
Replace electric heaters			9,000	2002
Lead-based paint abatement			74,000	2002
Replace interior sewer/water lines and plumbing fixtures			56,000	2002
Replace sanitary sewer lines			20,000	2002
Replace clothesline poles and wire			9,000	2002
Replace garbage cans			2,000	2002
Replace water heaters			5,000	2002
Landscaping			5,000	2002
Sidewalks			3,000	2002
Replace porch handrails			4,000	2002
Install porch roofs			23,000	2002
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-3,9	Harriet Tubman, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace ranges and refrigerators			14,000	2002
Install hard-wired smoke detectors			89,800	2002
Convert to handicap accessibility			22,000	2002
<u>Next phase of 24 units</u>				
Repair roofs, add draft stops & porch soffit and fascia			26,000	2003
Repair/waterproof/clean exterior walls			5,000	2003
Replace/repair exterior doors & windows			100,000	2003
Renovate bathrooms			30,000	2003
Renovate kitchens			40,000	2003
Install/replace interior doors & window accessories			40,000	2003
Asbestos abatement			13,000	2003
Repair floors, walls, ceilings and trim			62,000	2003
Paint interior			40,000	2003
Pest control			3,000	2003
Replace shelving and closet accessories			20,000	2003
Upgrade exterior electrical service			9,000	2003
Replace/install electrical fittings, fixtures, wiring			70,000	2003
Replace electric heaters			10,000	2003
Lead-based paint abatement			75,000	2003
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-3,9	Harriet Tubman, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace interior sewer/water lines and plumbing fixtures			70,000	2003
Replace sanitary sewer lines			20,000	2003
Replace clothesline poles and wire			10,000	2003
Replace garbage cans			2,000	2003
Replace water heaters			5,000	2003
Landscaping			6,000	2003
Sidewalks			4,000	2003
Replace porch handrails			5,000	2003
Install porch roofs			25,000	2003
Replace ranges and refrigerators			14,000	2003
Convert to handicap accessibility			22,000	2003
<u>Next phase of 24 units</u>				
Repair roofs, add draft stops & porch soffit and fascia			26,000	2004
Repair/waterproof/clean exterior walls			5,000	2004
Replace/repair exterior doors & windows			100,000	2004
Renovate bathrooms			30,000	2004
Renovate kitchens			40,000	2004
Install/replace interior doors & window accessories			40,000	2004
Asbestos abatement			13,000	2004
Repair floors, walls, ceilings and trim			65,000	2004
Paint interior			40,000	2004
Pest control			3,000	2004
Replace shelving and closet accessories			20,000	2004
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-3,9	Harriet Tubman, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade exterior electrical service			10,000	2004
Replace/install electrical fittings, fixtures, wiring			65,000	2004
Replace electric heaters			10,000	2004
Lead-based paint abatement			75,000	2004
Replace interior sewer/water lines and plumbing fixtures			60,000	2004
Replace sanitary sewer lines			20,000	2004
Replace clothesline poles and wire			10,000	2004
Replace garbage cans			2,000	2004
Replace water heaters			5,000	2004
Landscaping			5,000	2004
Sidewalks			3,000	2004
Replace porch handrails			4,000	2004
Install porch roofs			25,000	2004
Replace ranges and refrigerators			15,000	2004
Convert to handicap accessibility			22,000	2004
Total estimated cost over next 5 years			2,198,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-7,11	Mary Walker Towers			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace kitchen cabinets in 75 units			100,000	2002
Abate asbestos as needed			10,000	2002
Install drywall in 100 units			150,000	2002
Pest control, 100 units			5,000	2002
Install sprinkler system in 100 units			150,000	2002
Replace corridor and exit lighting			10,000	2002
Convert 10 units to handicap accessibility			200,000	2005
Total estimated cost over next 5 years			625,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-8	Emma Wheeler Homes			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>14 buildings, 28 dwelling units (FA)</u>				
Replace roofs, add draft stops			18,000	2002
Repair/waterproof/clean exterior walls			22,000	2002
Install gable-end siding			16,800	2002
Replace/repair exterior doors and windows			33,000	2002
Renovate bathrooms			102,000	2002
Renovate kitchens			74,000	2002
Install/replace interior doors and window accessories			36,000	2002
Abate asbestos			17,000	2002
Repair/install floors, ceilings, walls & trim			90,000	2002
Paint interior			45,000	2002
Pest control			3,000	2002
Replace shelving and closet accessories			16,000	2002
Replace/install electrical fittings, fixtures and wiring			61,000	2002
Lead-based paint abatement			90,000	2002
Replace interior sewer/water lines plumbing fixtures			110,000	2002
Replace sanitary sewer lines			14,000	2002
Replace underground water lines			7,000	2002
Replace clothesline poles and wire			4,000	2002
Replace water heaters			7,000	2002
Grading for storm drainage			6,000	2002
Landscaping			6,000	2002
Sidewalks			2,000	2002
Replace ranges and refrigerators			15,000	2002
Convert 6 units to handicap accessibility			20,000	2002
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-8	Emma Wheeler Homes, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Next phase of 28 units, (FA)</u>				
Repair roofs on 143 buildings			300,000	2003
Repair/waterproof/clean exterior walls			22,000	2003
Install gable-end siding			16,800	2003
Replace/repair exterior doors and windows			35,000	2003
Renovate bathrooms			102,000	2003
Renovate kitchens			65,000	2003
Install/replace interior doors and window accessories			40,000	2003
Abate asbestos			20,000	2003
Repair/install floors, ceilings, walls & trim			90,000	2003
Paint interior			45,000	2003
Pest control			3,000	200
Replace shelving and closet accessories			16,000	2003
Replace/install electrical fittings, fixtures and wiring			61,000	2003
Lead-based paint abatement			90,000	2003
Replace interior sewer/water lines plumbing fixtures			106,000	2003
Replace sanitary sewer lines			15,000	2003
Replace underground water lines			4,000	2003
Replace clothesline poles and wire			7,000	2003
Replace water heaters			5,000	2003
Grading for storm drainage			6,000	2003
Landscaping			2,000	2003
Sidewalks			15,000	2003
Replace ranges and refrigerators			20,000	2003
Convert 6 units to handicap accessibility			45,000	2003
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-8	Emma Wheeler Homes, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Next phase of 28 units (FA)</u>				
Replace roofs, add draft stops			20,000	2004
Repair/waterproof/clean exterior walls			25,000	2004
Install gable-end siding			16,800	2004
Replace/repair exterior doors and windows			35,000	2004
Renovate bathrooms			110,000	2004
Renovate kitchens			75,000	2004
Install/replace interior doors and window accessories			40,000	2004
Abate asbestos			20,000	2004
Repair/install floors, ceilings, walls & trim			100,000	2004
Paint interior			50,000	2004
Pest control			3,000	2004
Replace shelving and closet accessories			20,000	2004
Replace/install electrical fittings, fixtures and wiring			65,000	2004
Lead-based paint abatement			90,000	2004
Replace interior sewer/water lines plumbing fixtures			110,000	2004
Replace sanitary sewer lines			15,000	2004
Replace underground water lines			5,000	2004
Replace clothesline poles and wire			8,000	2004
Replace water heaters			6,000	2004
Grading for storm drainage			7,000	2004
Landscaping			2,000	2004
Sidewalks			20,000	2004
Replace ranges and refrigerators			20,000	2004
Convert 6 units to handicap accessibility			50,000	2004
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-8	Emma Wheeler Homes, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Next phase of 28 units (FA)</u>				
Replace roofs, add draft stops			20,000	2005
Repair/waterproof/clean exterior walls			25,000	2005
Install gable-end siding			16,800	2005
Replace/repair exterior doors and windows			40,000	2005
Renovate bathrooms			110,000	2005
Renovate kitchens			70,000	2005
Install/replace interior doors and window accessories			40,000	2005
Abate asbestos			20,000	2005
Repair/install floors, ceilings, walls & trim			100,000	2005
Paint interior			50,000	2005
Pest control			3,000	2005
Replace shelving and closet accessories			20,000	2005
Upgrade interior electrical service			65,000	2005
Replace/install electrical fittings, fixtures and wiring			90,000	2005
Lead-based paint abatement			90,000	2005
Replace interior sewer/water lines plumbing fixtures			110,000	2005
Replace sanitary sewer lines			15,000	2005
Replace underground water lines			5,000	2005
Replace clothesline poles and wire			8,000	2005
Replace water heaters			5,000	2005
Grading for storm drainage			6,000	2005
Landscaping			2,000	2005
Sidewalks			20,000	2005
Replace ranges and refrigerators			20,000	2005
Convert 6 units to handicap accessibility			50,000	2005
Total estimated cost over next 5 years			3,897,200	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-10	Boynton Terrace Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000	2002
Convert 50 efficiencies to 1 bedroom			150,000	2002
Abate asbestos			10,000	2002
Replace kitchen cabinets in 100 units			100,000	2002
Pest control			5,000	2002
Install sprinkler system in 225 units			250,000	2002
Corridor and exit lighting			20,000	2002
Landscaping			10,000	2003
Convert 50 efficiencies to 1 bedroom			150,000	2003
Renovate lobbies			450,000	2003
Replace interior sewer/water lines, plumbing fixtures in 150 units			500,000	2004
Convert 50 efficiencies to 1 bedroom			150,000	2004
Convert 10 units to handicap accessibility			200,000	2005
Replace driveway canopies			5,000	2005
Total estimated cost over next 5 years			2,010,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-13	Missionary Heights			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate M/M building			2,000	2002
Replace roofs on 8 buildings			44,000	2002
Install hard-wired smoke detectors in 44 dwelling units (FA)			8,800	2002
Restructure parking lots			56,000	2002
<u>Exterior renovations - 8 buildings (FA)</u>				
Building lights			8,000	2005
Replace gutters, downspouts, splash blocks			9,000	2005
Replace siding, soffit & fascia			66,000	2005
Repair/waterproof/clean exterior walls			20,000	2005
Repair termite damage			10,000	2005
Pest control			2,500	2005
Repair/replace windows			58,000	2005
Install storm doors			21,000	2005
Fencing			10,000	2005
Sidewalks			8,000	2005
Drainage			5,000	2005
Landscaping			27,000	2005
Install handrails/guardrails			27,000	2005
Total estimated cost over next 5 years			382,300	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-14E	Glenwood Heights East			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors in 29 dwelling units (FA)			5,800	2002
<u>Renovations, 29 units (FA)</u>				
Renovate bathrooms			92,000	2005
Renovate kitchens			58,000	2005
Replace/repair exterior doors & windows			43,500	2005
Repair/install floors, ceilings, walls & trim			72,000	2005
Paint interior			35,000	2005
Pest control			3,000	2005
Replace shelving and closet accessories			13,000	2005
Lead-based paint abatement			9,000	2005
Upgrade electrical service			51,000	2005
Upgrade HVAC			100,000	2005
Replace ranges and refrigerators			18,000	2005
Total estimated cost over next 5 years			500,300	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-14N	Glenwood Heights North			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors in 14 units (FA)			2,800	2002
Total estimated cost over next 5 years			2,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-16	Edward F. Steiner Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors in 50 units			10,000	2002
Renovate bathrooms (FA)			75,000	2004
Total estimated cost over next 5 years			85,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-18	Rev. Johnson Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors in 31 units (FA)			6,200	2002
Replace roofs on 7 buildings			35,000	2005
Total estimated cost over next 5 years			41,200	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-19-1	Gurley Street			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors			4,800	2002
<u>Renovations - 3 buildings, 24 units (FA)</u>				
Replace roofs on 3 buildings			24,000	2004
Replace storm doors			24,000	2004
Interior painting			12,000	2004
Repair/install floors, ceilings, walls & trim			85,000	2004
Pest control			2,000	2004
Renovate bathrooms			60,000	2004
Renovate kitchens			40,000	2004
Total estimated cost over next 5 years			251,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-19-2	Fairmount Avenue			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hard-wired smoke detectors in 28 units (FA)			5,600	2002
Total estimated cost over next 5 years			5,600	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-19-3	Woodside Avenue			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install hardwired smoke detectors in 24 units (FA)			4,800	2002
<u>Exterior renovations of 12 buildings (FA)</u>				
Pave/stripe parking lots			15,000	2004
Replace siding			135,000	2004
Repair/waterproof/clean exterior walls			20,000	2004
Replace windows			120,000	2004
Storm drainage			15,000	2004
Install storm doors			20,000	2004
Total estimated cost over next 5 years			329,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-21	Cromwell Hills Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Renovations of 28 dwelling units (FA)</u>				
Renovate bathrooms			102,000	2002
Renovate kitchens			64,000	2002
Install/replace interior doors & window accessories			36,000	2002
Repair/install floors, ceilings, walls & trim			90,000	2002
Paint interior			45,000	2002
Pest control			1,400	2002
Replace water heaters			5,000	2002
Replace exterior doors			46,000	2002
Install hard-wired smoke detectors in 200 units			40,000	2002
Replace ranges and refrigerators			19,000	2002
<u>Next phase of 28 units (FA)</u>				
Renovate bathrooms			102,000	2003
Renovate kitchens			64,000	2003
Install/replace interior doors & window accessories			36,000	2003
Repair/install floors, ceilings, walls & trim			90,000	2003
Paint interior			45,000	2003
Pest control			1,400	2003
Replace water heaters			5,000	2003
Replace exterior doors			46,000	2003
Replace ranges and refrigerators			19,000	2003
Replace exterior doors in 116 units			232,000	2004
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-21	Cromwell Hills Apartments, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Next phase of 28 units (FA)</u>				
Renovate bathrooms			102,000	
Renovate kitchens			64,000	
Install/replace interior doors & window accessories			36,000	
Repair/install floors, ceilings, walls & trim			90,000	
Paint interior			45,000	
Pest control			5,000	
Replace water heaters			34,000	
Replace exterior doors			19,000	
Replace ranges and refrigerators				
Total estimated cost over next 5 years			1,483,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-22	Gateway Tower			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Renovations to 48 dwelling units</u>				
Renovate bathrooms			55,000	2002
Renovate kitchens			26,000	2002
Install/replace interior doors & window accessories			65,000	2002
Repair/install floors, ceilings, walls & trim			85,000	2002
Abate asbestos			20,000	2002
Install carpet			20,000	2002
Paint interior			82,000	2002
Pest control			3,000	2002
Replace shelving and closet accessories			13,000	2002
Replace/install electrical fittings, fixtures & wiring			63,000	2002
Replace interior sewer lines, plumbing fixtures			74,000	2002
<u>Next phase, 24 units</u>				
Renovate bathrooms			30,000	2003
Renovate kitchens			15,000	2003
Install/replace interior doors & window accessories			35,000	2003
Repair/install floors, ceilings, walls & trim			45,000	2003
Abate asbestos			10,000	2003
Install carpet			10,000	2003
Paint interior			45,000	2003
Pest control			2,000	2003
Replace shelving and closet accessories			7,000	2003
Replace/install electrical fittings, fixtures & wiring			35,000	2003
Replace interior sewer lines, plumbing fixtures			40,000	2003
Total estimated cost over next 5 years				

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TN 4-22	Gateway Tower, continued			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Next phase, 48 units</u>				
Renovate bathrooms			60,000	2004
Renovate kitchens			30,000	2004
Install/replace interior doors & window accessories			70,000	2004
Repair/install floors, ceilings, walls & trim			90,000	2004
Abate asbestos			20,000	2004
Install carpet			20,000	2004
Paint interior			85,000	2004
Pest control			3,000	2004
Replace shelving and closet accessories			15,000	2004
Replace/install electrical fittings, fixtures & wiring			65,000	2004
Replace interior sewer lines, plumbing fixtures			75,000	2004
Convert 18 units to handicap accessibility (FA)			300,000	2005
Convert laundry room to common dining area			100,000	2005
Convert 12th floor to office and public area			75,000	2005
Convert 2 nd floor to extended care facility			25,000	2005
Total estimated cost over next 5 years			1,913,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
Manager of Resident Services			173,108	Continuous
Support Services Technician			75,580	Continuous
FSS Caseworker			107,780	Continuous
Elderly Services Specialist			114,660	Continuous
Resident Employee Trainees			1,083,056	Continuous
Manager of Development			252,616	Continuous
Administrative Assistant			110,072	Continuous
Resident Manager Instructor			152,960	Continuous
Resident Greeter Coordinator			98,000	Continuous
Management development and training			300,000	Continuous
Maintain marketing program			100,000	Continuous
Satellite training annual fee			24,000	Continuous
Provide security in high-rises			934,000	Continuous
Upgrade computer software			20,000	Continuous
VISTA volunteers			100,000	Continuous
Vehicles for FA crew			50,000	2002
Total estimated cost over next 5 years			3,695,832	

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: Spencer J. McCallie Homes
2. Development (project) number: TN37-P004-004, 006
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:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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.)

Demolition/Disposition Activity Description	
1a. Development name: Spencer J. McCallie Homes	
1b. Development (project) number: TN37P004006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(27/12/99)</u>	
5. Number of units affected: 24	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1, 2000	
b. Projected end date of activity: December 31, 2000	
1a. Development name: Spencer J. McCallie Homes	
1b. Development (project) number: TN37P004004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(27/12/99)</u>	
5. Number of units affected: 69	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1, 2000	
b. Projected end date of activity: December 31, 2000	

Demolition/Disposition Activity Description	
1a. Development name:	East Lake Courts
1b. Development (project) number:	TN37P004002
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
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, submitted, or planned for submission:	<u>(12/07/00)</u>
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 1, 2000 b. Projected end date of activity: December 31, 2000
Demolition/Disposition Activity Description	
1a. Development name:	Maurice Poss Homes
1b. Development (project) number:	TN37P004005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(01/12/00)</u>
5. Number of units affected:	8
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October 1, 2001 b. Projected end date of activity: December 31, 2001

Demolition/Disposition Activity Description	
1a. Development name: Maurice Poss Homes	
1b. Development (project) number: TN37P004005	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
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, submitted , or planned for submission: <u>(12/07/00)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: February 1, 2001	
b. Projected end date of activity: February 29, 2001	
Demolition/Disposition Activity Description	
1a. Development name: Emma Wheeler Homes	
1b. Development (project) number: TN37P004008	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(01/09/01)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: December 1, 2001	
b. Projected end date of activity: December 31, 2001	

Demolition/Disposition Activity Description	
1a. Development name: Spencer J. McCallie Homes	
1b. Development (project) number: TN37P004004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(03/01/01)</u>	
5. Number of units affected: 171	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1, 2001	
b. Projected end date of activity: October 1, 2002	
Demolition/Disposition Activity Description	
1a. Development name: Spencer J. McCallie Homes	
1b. Development (project) number: TN37P004006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(03/01/01)</u>	
5. Number of units affected: 170	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 1, 2001	
b. Projected end date of activity: October 1, 2002	

Demolition/Disposition Activity Description	
1a. Development name: College Hill Courts	
1b. Development (project) number: TN37P004001	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(01/01/01)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: April 1, 2001	
b. Projected end date of activity: May 1, 2001	
Demolition/Disposition Activity Description	
1a. Development name: College Hill Courts	
1b. Development (project) number: TN37P004001	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(01/01/01)</u>	
5. Number of units affected: 150	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: April 1, 2001	
b. Projected end date of activity: May 1, 2004	

Demolition/Disposition Activity Description
1a. Development name: Spencer J. McCallie Homes 1b. Development (project) number: TN37P004004
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(01/12/00)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 1, 2001 b. Projected end date of activity: May 1, 2004

Demolition/Disposition Activity Description
1a. Development name: Cromwell Hills 1b. Development (project) number: TN37P004021
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(31/03/01)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 31, 2001 b. Projected end date of activity: June 30, 2001

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:	Mary Walker Towers
1b. Development (project) number:	TN37P004007
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(19/05/97)</u>
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:	60
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Boynton Terrace Apartments
1b. Development (project) number:	TN37P004010
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(19/05/97)</u>
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?
7. Number of units affected:	250
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Mary Walker Towers
1b. Development (project) number:	TN37P004011
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(19/05/97)</u>
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?
8. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Gateway Towers
1b. Development (project) number:	TN37P004022
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(19/05/97)</u>
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?
9. Number of units affected:	60
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	McCallie Homes 4-4
1b. Development (project) number:	TN37P004
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(01/04/01)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected:	66
7. Coverage of action (select one)	<input checked="" 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 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 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 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

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:

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? 05/07/00

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) HOPE VI Revitalization

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)
HOPE VI	185	specific criteria	Development Office	Both
Jobs-Plus	170	random selection	Jobs-Plus	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		22 23/08/00
Section 8	40	58 23/08/00

- 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 TN004C01

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)

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
- Other (describe below)

3. Which developments are most affected? (list below)

College Hill Courts (TN4-1), East Lake Courts (TN4-2R), Harriet Tubman Development (TN4-3, 9), Spencer J. McCallie Homes (TN4-4, 6), Maurice Poss Homes (TN4-5), Emma Wheeler Homes (TN4-8), Mary Walker Towers (TN4-7, 11), Boynton Terrace Apartments (TN4-10), Gateway Towers (TN4-22)

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

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

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

2. Which developments are most affected? (list below)

College Hill Courts (TN4-1), East Lake Courts (TN4-2R), Harriet Tubman Development (TN4-3, 9), Spencer J. McCallie Homes (TN4-4, 6), Maurice Poss Homes (TN4-5), Emma Wheeler Homes (TN4-8), Mary Walker Towers (TN4-7, 11), Boynton Terrace Apartments (TN4-10), Gateway Towers (TN4-22)

C. Coordination between PHA and the police

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

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

Other activities (list below)

2. Which developments are most affected? (list below)

College Hill Courts (TN4-1), East Lake Courts (TN4-2R), Harriet Tubman Development (TN4-3, 9), Spencer J. McCallie Homes (TN4-4,6), Maurice Poss Homes (TN4-5), Emma Wheeler Homes (TN4-8), Mary Walker Towers (TN4-7, 11), Gateway Towers (TN4-22), Boynton Terrace Apartments (TN4-10)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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 2001 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: **TN004h01**)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment TN004d01

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 (File name)
 - 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
List changes below:
 - Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 - Any recipient of PHA assistance
 - Any head of household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Other (list)

- c. Eligible voters: (select all that apply)
 - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

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: (provide name here)
Chattanooga, TN
- 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)
Mayor's Certification

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

Consolidated Plan and the HOPE VI application are on file.

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment B

Section 8 Capacity Statement

The Chattanooga Housing Authority will explore partnership agreements with agencies like the Chattanooga Neighborhood Enterprise (CNE) to produce a Section 8 Homeownership program. CNE is a pioneer in developing innovative financing alternatives for low to moderate income families and individuals seeking to own their own home. The Housing Authority was awarded the HOPE VI grant in 2000 for the revitalization of the Alton Park community in south Chattanooga. The HOPE VI plan calls for homeownership of newly constructed in fill houses.

Attachment C

Implementation of Public Housing Resident Community Service Requirements Policy in Revised ACOP Adopted November 13, 2000

In order to be eligible for continued occupancy, each adult family member must either contribute eight hours per month of community service (not including political activities), or participate in an economic self-sufficiency program, or perform eight hours per month of combined activities unless they are exempt.

Exemptions are family members 63 years or older; are blind or disabled as defined under the Social Security Act and who certifies that because of the disability, the resident could not comply with community service requirements; a primary care giver for one who is blind or disabled; employed; are exempt from employment under Part A Title IV of the Social Security Act or under any other state welfare-to-work program; or are in compliance with the welfare-to-work program.

The HA will provide written notification to any adult family member who is not exempt from community services requirements as well as to any who are exempt. The notification will provide opportunity to claim and explain an exempt status. The notification will advise family members that their community service obligations will begin upon the effective date of their first annual reexamination on or after 1/1/01. For families paying flat rent, the obligation begins when their reexamination would have been held. The notification will advise them that failure to fulfill obligation will result in ineligibility for continued occupancy.

The definitions of community service, economic self-sufficiency programs are given. The Housing Authority will coordinate with social service agencies, local schools, and the Resident Services Division in identifying a list of volunteer community service positions. The residents are responsible for securing opportunities,. The Housing Authority is only responsible for maintaining a record of documented community service compliance.

At each reexamination the Housing Authority will do the following:

1. Provide a list of volunteer agencies who have registered with the HA
2. Provide any information in the position of the HA regarding suitable volunteer positions.
3. Provide a volunteer time sheet to the family member with instructions.
4. Assign family members to a HA staff person who will assist the person in understanding the requirement and the action needed to meet responsibility. The Housing Authority will track the family member's progress monthly and will meet with the member as needed to best encourage compliance.
5. The Housing Authority will advise the appropriate Portfolio Manager thirty days in advance of the next lease anniversary date whether the member is in compliance.

The Authority will notify any family found to be in non-compliance the family member not in compliance, that the determination is subject to the grievance procedure, and unless the family enters into an agreement to comply, the lease will be terminated.

Attachment D

Summary of Pet Policy Policy in Revised ACOP Adopted November 13, 2000

This policy does not apply to animals used to assist the disabled.

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. An Authorization for Pet Ownership Form must be fully completed before the approval will be made. The owner must give the Authority a picture of the pet. Only common household pets are allowed. This means only domesticated animals such as dogs, cats, bird, rodents, and fish in aquariums not larger than 15 gallons. Reptiles or other exotic pets are prohibited.

All dogs, cats and rodents must be spayed or neutered before they become six months old. No animal may exceed 20 pounds in weight projected to full adult size. The pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state or local ordinances. The owner must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A licensed vet must verify that neutering was done and must annually verify the animal's weight.

The number of pets allowed is based on bedroom size. For apartments with zero or one bedroom, one pet is allowed. For those with two, three, four or more bedrooms, two pets are allowed.

A pet deposit of \$150 is required at the time of registering the pet. The deposit is refundable when the pet or the family vacates the unit, less any amount owed due to damage beyond normal wear and tear. There is also an annual non refundable Pet Fee of \$50.00 per pet to be paid at annual reexaminations and all proof of inoculations and other requirements are to be presented.

Residents are required to pay for any damage caused by the pet, including any pet-related insect infestation requiring extermination. Repeated substantiated complaints by neighbors, law enforcement officers, or CHA personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself. Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

The pet must be kept in the owner's apartment or, when outside, on a leash under the control of a responsible person. Outdoor cages or dog runs are prohibited. Pets are only allowed on Housing Authority designated pet areas. Owners must clean up after their pets and properly dispose of waste.

Other rules cover visiting pets, removal, illness or death of owner, banning commercial purposes, and confinement of pet when housing authority personnel enter apartment.

Attachment E

Resident Membership of the PHA Governing Board

Resident Member of the Chattanooga Housing Authority Board of Commissioners:
Anthenira Wadley

Method of Selection: Appointment by the Mayor of the City of Chattanooga

Term of Office: Five Years

ATTACHMENT F

Resident Advisory Board Members

Mr. Michael M. Pierce 807 Central Avenue, Apt. A Chattanooga, TN 37403	(Sec. 8 resident)	265-0640
Ms. Anthenira Wadley 2105 Roanoke Avenue Chattanooga, TN 37406	(Citywide)	697-1644
Ms. Betty Robinson Mary Walker Towers Resident Assn. 2501 S. Market, Apt. 747 Chattanooga, TN 37408	(elderly)	266-5884
Ms. Jessie Davis Lawrence East Lake Resident Assn. 2225 E. 27 th Street Chattanooga, TN 37407	(large family site)	629-7177
Ms. Lutena Lewis 3902 Dahlia Street Chattanooga, TN 37421	(scattered site)	499-1950

ATTACHMENT G

Five Year Progress Report

Goal 1 - *Social*

Support economic opportunity and quality of life for our customers

Objectives

1. Insure that at least 100 residents are given maximum opportunities for training and employment with the Chattanooga Housing Authority and its contractors, using established networks on Chattanooga Housing Authority sites strengthened policies and mentoring by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

As of the end of the first quarter we have provided 10 additional residents with employment opportunities. Of the positions 7 individuals were hired as Resident Greeters, 2 Resident Manager and 1 Administrative Assistant. In addition we have trained and successfully gained employment for 88 residents through the Jobs Plus Program. There has been definite advancement in this organizational goal during the first quarter of the year.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter we have provided 17 additional residents with employment opportunities for the second quarter of 2000. Of the positions filled 11 individuals were hired as Resident Greeters, 3 Painter Helpers and 3 Administrative Assistant. We continue to have success in this area for the second quarter.

2. Enable resident organizations to control their environment, whether by contracting, management, maintenance and security services, or fostering voluntary efforts by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

At the end of the First Quarter we have hired two VISTA Volunteers and have added Resident Greeters to add additional security. Have formed two Resident Neighborhood watch programs.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the VISTAs are working in the

elderly sites assisting the resident councils with various programs. The Resident Greeter program has 29 residents assisting with security of the high rises during the daylight hours. Neighborhood watch programs are working in McCallie Homes, Poss, and Cromwell Hills.

- 3. Continue to insure that residents are afforded opportunity without regard to age, sex, infirmity, race or national origin.**

First Quarter 2000 Accomplishments and Status:

During the First Quarter, we hired ten residents into the positions of Resident Greeter (seven) Resident Manager Trainees (two) and one person was hired as an administrative assistant. We continue to recruit residents for all employment openings. This is an ongoing task.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, we hired 17 residents into the positions of Resident Greeter (eleven), Painter Helper (three) and three residents were hired as Administrative Assistants. We continue to recruit residents for all employment openings. This is ongoing.

- 4. Insure that city services, including security, are at a level equal to or better than surrounding neighborhoods by December 31, 2000.**

First Quarter 2000 Accomplishments and Status:

A total of \$76,309.20 has been spent on community police officers at College Hill, East Lake, Harriet Tubman, McCallie Homes and Poss Homes.

The design has been completed for reconstruction of three blocks of Sixth Ave. in East Lake Courts. Construction is projected for the second half of 2000 at an estimated cost of approximately \$140,000. Resurfacing of streets in Emma Wheeler Homes has begun. Public Works of the City of Chattanooga has obtained bids for sidewalk replacement adjacent to College Hill Courts.

Second Quarter 2000 Accomplishments and Status:

A total of \$152,990 was spent on community police officers through June at College Hill, East Lake Courts, Harriet Tubman, McCallie and Poss Homes.

As of the end of the Second Quarter, sidewalk replacement was completed at College Hill Courts. Sidewalk replacement was begun at Mary Walker Towers. Street resurfacing was completed at Emma Walker Homes. The City has not yet begun reconstruction of Sixth Avenue at East Lake Courts.

The City provided garbage cans for the automated garbage pick-up for households at McCallie, Cromwell and Poss Homes.

- 5. Continue current policies that undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.**

First Quarter 2000 Accomplishments and Status:

The Chattanooga Housing Authority's Section 8 goal is to assure that all eligible families, regardless of race, color, religion, age, or sex of the head of household, have the opportunity to (a) know about the program, (b) feel welcome to apply, and (c) have the opportunity to participate.

It is the policy of the Chattanooga Housing Authority to comply with all applicable laws relating to Civil Rights in public housing. The Chattanooga Housing Authority does not discriminate because of race, color, national origin, sex, religion, familial status, or disability in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under CHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended.

Second Quarter 2000 Accomplishments and Status:

*As of the end of the Second Quarter **Leasing or Section 8***

Goal 2 - Partnerships

Develop partnerships that result in increased quantity, quality and choices of housing and lifestyle

Objectives

- 1. Utilize the tax-exempt status of the Chattanooga Housing Authority to finance or joint venture of 100 units of affordable housing acquisitions and construction by December 31, 2004**

First Quarter 2000 Accomplishments and Status:

No activities in this area for the First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter of 2000, there were no activities.

2. **Utilize redevelopment powers, in partnership with local government and nonprofits, to revitalize neighborhoods near two major public housing developments by December 31, 2004.**

First Quarter 2000 Accomplishments and Status:

As part of the HOPE VI process, the City Council adopted a resolution designating Alton Park as a redevelopment area, affecting McCallie, Poss and Wheeler homes and Mary Walker Towers.

Second Quarter 2000 Accomplishments and Status:

As of the end of the second quarter of 2000, the CHA had not received word on the HOPE VI application currently under review at HUD.

3. **By December 31, 2004, provide homeownership opportunities for 100 residents through the Section 8(y) program and through the sale of scattered site public housing utilizing the Section 32 program.**

First Quarter 2000 Accomplishments and Status:

No activities during the First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter HUD had not published the regulations on the 8(y) program. No plans are underway to sell any of the CHA's public housing inventory to the residents under the Section 32 program.

4. **Convert or set aside public housing inventory to accommodate special needs populations, in cooperation with service agencies, at eight locations with 300 units by December 31, 2004.**

First Quarter 2000 Accomplishments and Status:

Expansion of the Family Way program into the New Foundation Neighborhoods program failed due to a lack of funding for case management from the state and a special grant request submitted to HUD by CADAS.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, CADAS had determined that they could not expand their treatment program to include onsite treatment. The PHDEP grant award was withdrawn and a RFP was developed and a call for proposals issued.

5. Apply for at least 250 additional rental vouchers by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

In the First Quarter of 2000, applications for 193 additional vouchers were submitted to HUD for approval. In the third quarter, application will be made for an additional 100 vouchers. The HOPE VI application will generate 141 additional replacement vouchers.

Second Quarter 2000 Accomplishments and Status:

In the Second Quarter of 2000, application was made for an additional 100 units of vouchers targeted at the disabled population. The award of the HOPE VI grant will mean the application for 141 replacement vouchers will go forward.

6. Conduct outreach efforts to potential voucher landlords.

First Quarter 2000 Accomplishments and Status:

All requests for information from potential new landlords were routed to the Manager of Section 8, who talked with each potential landlord, and sent packets of information to each. A total of 26 new landlords were signed up in the First Quarter 2000. Future measures will include a section on the CHA web page for e-mail submission of rental unit referrals, as well as expanded information featuring the more flexible rent levels under QWHRA.

Second Quarter 2000 Accomplishments and Status:

In the second quarter, the CHA web page was updated with a forms page for landlords to enter their rental units for referral to Section 8 residents who were looking for housing. The Section 8 manager continued to talk to prospective landlords by telephone and in person, stressing the greater flexibility of QWHRA rules in the Section 8 program. There were 39 new landlords signed up in the second quarter of 2000.

7. Increase voucher payment standards.

First Quarter 2000 Accomplishments and Status:

The Fair Market Rents published in October of 1999 showed an increase of only a few percentage points. Under provisions of the QHWRA, we were able to increase these figures by 10 percent for voucher payment standards. This is the maximum allowed under regulations without HUD approval.

We are gathering data on the difficulty faced by residents in meeting both the income limits and the 40 percent TTP limit, for possible appeal to HUD for reconsidering FMR levels in this area.

Second Quarter 2000 Accomplishments and Status:

We continue to gather data on the level of rents in the Chattanooga area, with reference to the difficulties of families with limited income in finding affordable housing. The proposed FMRs published in April are a slight increase over the 1999 final FMRs, and we intend to increase our payment standards to 110 per cent of these levels when the final rule is published.

Goal 3 - Economic

Create a stable economic climate, promoting growth in affordable housing while reducing dependence on federal funding

Objectives

- 1. Continue to maintain aggressive marketing, screening, lease enforcement and rent collections; promote customer accomplishments.**

First Quarter 2000 Accomplishments and Status:

The Chattanooga Housing Authority continues to apply aggressive marketing techniques though maintaining a diverse waiting list, screening applicants through credit reports, background checks, contacts with former landlords. These measures assist in enforcing the lease and rent collections.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter measures were undertaken to increase the collection of past-due money owed to the CHA by public housing tenants. Rental agreements were promoted and not only improved the collection of moneys owed to the agency, but significantly reduced the number of evictions, thereby reducing the costs of unit turnover.

Criminal background checks were introduced on all adult family members currently living in public housing and undergoing an annual reexamination.

- 2. Create incentives for mixed-income public housing communities, while utilizing new flexibility in rents to deconcentrate Section 8 clients, resulting in 50 percent of new rent subsidy being in non-impacted areas by December 31, 2003.**

First Quarter 2000 Accomplishments and Status:

Public Housing

Retained financial analyst, Jan Rubin, as part of Hope VI planning team to develop deconcentration strategy.

Section 8

As a result of conversion of all Section 8 funding to vouchers, with no fixed rent limit, Section 8 residents are able to seek housing in areas with rents higher than were possible under the former Fair Market Rent limits. By increasing the voucher payment standards to ten percent over the Fair Market Rents, we increased further the rent flexibility for Section 8 recipients.

The CHA has developed an annual plan designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income public housing developments.

The income ranges used and monitored are as follows:

<u>Percent of Local Median Income</u>	<u>Ratio of Applicants to be offered Housing</u>
51-80%	3 of every 10
31-50%	3 of every 10
30% or Less	4 of every 10

Second Quarter 2000 Accomplishments and Status:

During the Second Quarter, the following was accomplished:

Public Housing: **KUCHARZAK**

Section 8:

During the Second Quarter of 2000, the Section 8 staff was re-structured, with the addition of three Inspector/Re-examiner positions, as well as an additional Administrative Assistant, to implement lease-up of up to 650 additional Housing Choice Vouchers under the Welfare-to-Work program. The office space for Section 8 was enlarged and all office employees were equipped with desktop computers, and the Inspector/Re-examiners were furnished with hand-held computers for inspections. The new organizational strength allows for the increase anticipated over the next two years from a resident base of 1,255 residents at the end of 1999 to more than 2,000 residents by the end of 2001.

3. Provide rent incentives to deconcentrate poverty by bringing higher income public housing households into lower income developments by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000, we continued to follow the ACOP by selecting 60 percent of new public housing residents from those families on the waiting list who have incomes based on employment. HUD has not issued a directive as to how to administer the QHWRA requirement for economic deconcentration. We understand that the regulations will be issued during the next quarter.

Second Quarter 2000 Accomplishments and Status:

HUD did not issue the Deconcentration Regulations during the second quarter of 2000.

4. Aggressively pursue city, county, state, corporate and foundation funding for special-purpose projects in support of the CHA mission, outside of traditional operating/capital activities, reducing the federal share of funding to 75 percent of operations by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

No activities in this area during the First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, there were no activities in this area.

5. Expand enterprise efforts of the CHA with the use of limited non-federal funds, increasing unrestricted accounts by 500 percent by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

As of March 31, 2000, CHA had 77 washers and 57 dryers rented to residents in CHA developments. These appliances were purchased for \$53,053 utilizing the non-federal CHA special funds and produced revenues of \$4,502 for the First Quarter of 2000. As CHA renovates apartments with washer and dryer connections, more appliances will be made available to residents.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter **BOBBY**

6. Leverage development of affordable housing, using tax exemptions and acquisition and write down of property for lease, generating 200 units by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

No activities in this area during the First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter of 2000.

7. Dispose of excess and burdensome land by December 31, 2001.

First Quarter 2000 Accomplishments and Status:

Final documentation has been received for Poss Homes and East Lake Courts disposition applications. These activities, as well as dispositions of Wheeler Homes flood land, were incorporated into the City's draft Consolidated Plan.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, disposition applications were completed for land at Maurice Poss Homes and East Lake Courts.

8. ***Increase reliance on performance contracting and complete energy conservation measures by December 31, 2004.***

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000, the Energy Conservation Committee met numerous times with Siemens Building Technologies to review the results of their energy audit and develop a scope of work for improving the energy efficiency of our housing units. Siemens also suggested sources for financing this program.

Two mock-up units were established which incorporated many of the changes recommended. We are now in the final stages of drafting a performance contract with Siemen to be presented to the board for its consideration at the July meeting.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the Board of Commissioners had rejected Siemens bid on a performance contract. However, the energy savings recommendations will be incorporated into the Capital Fund activity.

9. **Establish an Enterprise Department by December 31, 2002, using non-federal funds.**

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000 the appliance rental program was expanded; 16 washing machines and 16 dryers were installed at the Harriet Tubman development. The initial investment in commercial clothes washing equipment installed at Boynton Terrace has been returned to the housing authority. The commercial laundry equipment installed at Mary Walker Towers has recouped 52 percent of the 1999 investment and is expected to have returned the initial investment by 2001.

The program to rent small food freezers to assist elderly residents in the high-rise developments was studied and is currently on hold pending the remodeling of the Mary Walker Tower units and the Gateway Tower units. The food freezers will assist elderly residents who must shop for groceries once a week when the police department or Senior Neighbors can provide transportation. The appliance rental business operates outside of the federal funded public housing program and is designed to utilize non-HUD funds

to provide amenities to improve the quality of life of the residents and to enhance marketability of the rental units.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter **BOBBY**

- 10. Complete security lighting program at the six major sites by December 31, 2003.**

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000, design work was completed for lighting at College Hill, Tubman and Wheeler. Bids have been received and approval of the contract will be requested at the June Board meeting. The second phase of exterior security lighting at East Lake Courts was completed and exterior lights installed at Judson Lane and Woodside. Other sites will be addressed as funds become available.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, an exterior lighting contract for College Hill, Tubman and Wheeler has been approved by the Board and work has begun. Installation at all three sites is to be completed by year's end.

- 11. Increase the percentage of employees who are residents or former residents to 25 percent by December 31, 2003.**

First Quarter 2000 Accomplishments and Status:

We have made great strides in this area for the First Quarter of 2000. We currently have 256 employees on the CHA payroll. Of the 256 employees we have 46 individuals or 18 percent of the work force that are currently residents of CHA.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, We currently have 263 employees on the CHA payroll. Of the 263 employees we have 63 individuals or 23 percent of the work force that are currently residents of CHA.

12. **Implement 50 percent of updated needs assessment that undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.**

First Quarter 2000 Accomplishments and Status:

We are continuously reviewing our handicap needs based on the number of tenants with physical disabilities. We have included in the final renovations at East Lake remodeling/converting nine units from standard units to handicap units. We also completed installation of exterior metal handrails at College Hill, Tubman and Emma Wheeler, as well as at seven scattered sites. We will take the opportunity to make such adjustments at all sites whenever we do modernization.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, we have begun the last phase of renovation at East Lake and are in the process of converting nine (9) units to handicap. Also, 15 studio apartments at Mary Walker Towers are being converted to eight (8) fully handicap units.

Goal 4 - Marketability/Physical

Reshape the image of the CHA through physical and management improvements

Objectives

1. **Apply conventional market standards to future modernization, where feasible, including air conditioning and carpeting at two demonstration sites by December 31, 2004.**

First Quarter 2000 Accomplishments and Status:

Decorative wrought iron and brick perimeter fencing was installed at College Hill and East Lake. The lobby of Mary Walker Towers was completely remodeled for an atrium effect with additional space provided for resident activities. When the exterior renovation of scattered sites is complete, we will begin inner renovations at selected sites, with consideration given to air conditioning and other amenities.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the Gateway Towers lobby is in the process of renovation. This will include an atrium, covering the cement block with

drywall, and upgrading the office space to bring it into the lobby. A park with shelter has also been added to Gateway. Landscaping has been done at East Lake, Gateway, College Hill and Scattered Sites which has improved curb appeal.

2. Remove “project” image through streetscaping, signage, office enhancements and selective demolition, at all scattered sites, by December 31, 2002.

First Quarter 2000 Accomplishments and Status:

Exterior renovation and site work was completed at Rev. Johnson and renovation of Judson Lane is approximately 90 percent complete. We have also contracted for installation of a new apartment complex sign at Judson Lane. As we complete the upgrading of new sites (such as at Devel Lane, Greenwood, Steiner and Cromwell), we will replace signage and remove any other public institutional appearances at CHA sites.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, we have completed installation of a new apartment complex sign at Judson Lane. Exterior renovations are also underway at Fairmount, Steiner and Cromwell. We have an A/E on board for exterior renovation of Devel Lane and anticipate going forward with an RFP soon.

3. Demolish non-viable developments and replace with scattered site developments having the potential for conversion to homeownership, in 100 units, by December 31, 2004

First Quarter 2000 Accomplishments and Status:

Demolition of the first phase of McCallie Homes (60 units) was approximately 60 percent complete at the end of the First Quarter. Second phase (93 units) demolition bids were being solicited at the end of the First Quarter. Board approval was obtained to demolish an additional 63 units.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, demolition of 60 units was completed, demolition of 93 units was begun, and an application for 416 units was prepared for McCallie Homes.

4. Consider privatizing most viable developments, attracting an improved income stream while remaining affordable, at two sites, by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

No activity for First Quarter of 2000. HUD had not issued implementing regulations.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter OF 2000, there has been no activity.

5. Change the name of the agency to reflect the mission and the expanded service level by December 31, 2000.

First Quarter 2000 Accomplishments and Status:

No Activity for First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, there has been no activity.

6. Implement at least 80 percent of the Comprehensive Grant Program Five-Year Plan improvements by December 31, 2004.

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000, we executed contracts obligating 31 percent of the 1999 Comp Grant Program. Additional Comp Grant improvements will be implemented within one year from allocation of funds for each CGP year. Assuming our level of funding is not reduced significantly, we should be on target to meet this goal.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, we have contracts in place obligating 72% of 1999 Comp Grant funds. Additional projects are in the bidding stage.

7. Modernize 500 units by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

During the First Quarter of 2000, we completed renovation of 14 units in Phase IV at East Lake and have an additional 109 units under contract. We also renovated 18 units at Tubman. New deadbolt locks were installed in 120 units at Emma Wheeler.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, work is underway on the 83 units in the last renovation (Phase VII) at East Lake. Eight (8) units have also been vacated at Emma Wheeler in preparation for renovation.

8. Demolish at least 300 obsolete units by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

At the end of the First Quarter of 2000, nine units at McCallie had been demolished, 60 units were under going demolition and 93 units were out for bid. Eight units at Poss Homes were approved for demolition by the Board of Commissioners subject to HUD approval.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, 60 units were demolished and work began on razing the next 93. The Board of Commissioners approved the demolition of the 416 dwelling units remaining on the site.

9. Obtain at least 50 elderly and 100 scattered site family replacement units by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

During the First Quarter, the HOPE VI plan for McCallie Homes was developed. The Hope VI consultants advised against scattered site family housing due to the infeasibility of obtaining tax credits. The HOPE VI plan identifies 100 elderly public housing replacement units and 175 family replacement units on scattered sites.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the HOPE VI plan submitted to HUD, identifies 100 elderly public housing replacement units and 175 family replacement units on scattered sites.

10. Obtain at least 250 replacement vouchers by December 31, 2003.

First Quarter 2000 Accomplishments and Status:

In the First Quarter of 2000, applications for 193 additional vouchers were submitted to HUD for approval.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the applications for 193 were still pending with HUD. The HOPE VI application submitted to HUD included an additional 141 vouchers needed to facilitate the relocation of residents choosing Section 8 rental assistance as their preferred relocation resource. .

In summary, the Chattanooga Housing Authority is on a course to improve the condition of affordable housing in Chattanooga and maintain the fiscal viability of the agency.

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

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the city's Consolidated Plan.

Here are just a few highlights of our Annual Plan:

- **A commitment to the collaborative and evolving planning process. Revisions are anticipated in 2000 as the city prepares its Consolidated Plan, and in 2001 as reliable census data are available. The CHA is an adaptable agency, welcoming the challenge of change.**
- **A willingness to make hard choices, i.e., proceeding with demolition with HOPE VI, because it is the right thing to do, and undertaking additional engineering studies that might lead to more demolition.**
- **A demand for accountability by the board, the staff, our public and private sector partners, to make sure that the limited resources of housing, staffing and funding are properly and efficiently utilized.**
- **An entrepreneurial spirit, with an eye toward providing amenities and a variety of housing options to expand our market share of the affordable housing market.**
- **Maintaining true partnerships with resident organizations and others, as evidenced by the Resident Greeter program and the numerous resident trainee programs.**
- **Remove barriers to the engagement of the residents in the operation of the housing authority.**
- **Aggressively pursuing additional and diversified housing resources.**

In light of the timing of this first Annual Plan, the Annual Statement for the 1999 Comprehensive Grant Program referenced in the Capital Improvements statement provides the core objectives of the Annual Plan. In addition, the current Public Housing Drug Elimination Program and Interim Plan for Demolition/Disposition set forth other elements of the Annual Plan.

In the current year, CHA expects to receive \$23,048,953 for its programs as referenced in the Financial Resources section. It is anticipated that those resources will continue to be available. If the Congress and HUD provide the opportunities, we intend to apply for the following:

- **Approximately 140 replacement Section 8 units for planned demolition of public housing.**

First Quarter Accomplishments and Status

69 units approved by HUD. 93 additional units applied for and pending.
141 additional units projected in HOPE VI application.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, 93 units were pending at HUD and the HOPE VI application included an additional 141 vouchers.

- **Approximately 100 additional Section 8 units for the disabled.**

First Quarter Accomplishments and Status

Submitted application for 100 Section 8 vouchers for Non-Elderly Persons with Disabilities in support of Designated Housing Plans.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the application was pending at HUD.

- **Tentatively, in conjunction with a HOPE VI revitalization application, approximately 440 units of elderly housing, Section 32 homeownership units and Section 8 vouchers for replacement.**

First Quarter Accomplishments and Status

Initial drafts of the HOPE VI application included 100 elderly public housing, 100 family public housing, 75 Section 32 or rent-to-own equivalent and 141 vouchers, for a total of 476 replacement units.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the HOPE VI application included 100 elderly public housing, 100 family public housing, 75 Section 32 or rent-to-own equivalent and 141 vouchers, for a total of 476 replacement units.

- **Initiate the New Foundation Neighborhoods program in partnership with the Council for Alcohol and Drug Abuse Services (CADAS).**

First Quarter Accomplishments and Status

Key component of case management was not funded—this goal cannot be addressed and is considered closed.

- **Partner with the Homeless Coalition on permanent housing for the chronically mentally ill.**

First Quarter Accomplishments and Status

The Chattanooga Homeless Coalition received McKinney funding to construct 12-14 permanent housing units. They are studying the CHA property on Ocoee and Dodson and have scheduled a meeting with the CHA and CNE to determine if CNE will serve as turnkey developer.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the Community Kitchen, the designated recipient of the McKinney grant to assist in the construction of the permanent housing, forfeited the funding. On the advice of HUD and a staff person with the State of Tennessee, mental health services office, it was determined by the Homeless Coalition to not seek a transfer of the funds to another Chattanooga entity.

- **Develop plans and formalize partnerships to serve frail elderly (dementia) residents.**

First Quarter Accomplishments and Status

HUD approved the 1999 Comprehensive Grant budget revision to construct the facility at Gateway Towers. The need for housing of this type was studied by the Mayor's Housing Committee and the consensus is that this is a current need and an expected growing need for supportive living for low-income frail elderly.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, although several contacts were made with Alexian Brothers to arrange a meeting with the CHA staff and the architect assigned to the Gateway renovation project, no meeting was held.

- **Obtain 501(c) 3 designation for the chartered nonprofit association previously established by the Chattanooga Housing Authority to expand the inventory and types of affordable housing provided by the housing authority.**

First Quarter Accomplishments and Status

No activity in the First Quarter of 2000.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, there was no activity.

- **Adopt redevelopment plan for the Alton Park/McCallie Homes neighborhood.**

First Quarter Accomplishments and Status

Charrette completed, HOPE VI consultant retained and resolution designating redevelopment area submitted to the City Council.

Second Quarter 2000 Accomplishments and Status:

As of the end of the Second Quarter, the City Council designated the redevelopment area. The Mayor put planning on hold.

- **Submit HOPE VI application for McCallie Homes.**

First Quarter Accomplishments and Status

Consultant contract negotiated and approved by board of commissioners. Application deadline of May 18, 2000.

Second Quarter 2000 Accomplishments and Status:

The HOPE VI Revitalization application for McCallie Homes was submitted to HUD-Washington on May 18, 2000.

Attachment I

“Substantial Deviation” and “Significant Amendment or Modification”

The Chattanooga Housing Authority will consider the following to be substantial deviations and significant amendments or modifications:

- changes to rent or admissions policies or organization of the waiting list.
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- additions of new activities not included in the current PHDEP Plan;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

DECONCENTRATION PLAN

General:

The United States Congress enacted the Quality Housing and Work Responsibility Act (QHWRA) on October 21, 1998. In accordance with this act, the Chattanooga Housing Authority (CHA) proposes an admissions policy designed to provide for the deconcentration of poverty and income mixing. This will be accomplished by bringing higher income residents into lower income public housing developments and bringing lower income residents into higher income public housing developments. The Admissions and Continued Occupancy Policy (ACOP) of the CHA will be modified to achieve this goal and will incorporate this plan by reference.

As shown in Exhibit A, CHA's developments are primarily occupied by African-Americans. Overall, the developments are occupied as follows: 5.4 percent Caucasian, 94.4 percent African-American, and 0.2 percent Hispanic. As per the Chattanooga/Hamilton County Regional Planning Commission study in 1993, CHA's market and the low income population in Chattanooga primarily consists of African-American families and individuals. Therefore, we would expect CHA's occupancy would reflect its market. We realize that all families self-select where they wish to live. While this is evident in both the public housing and Section 8 programs, the CHA will conduct affirmative marketing campaigns to attract more Caucasians, Hispanic, and other ethnic groups to CHA's housing. In addition, the CHA will maintain its centralized waiting lists to ensure compliance with all fair housing and civil rights laws.

Selection of Very Low Income Families:

The new act also requires CHA to ensure that at least 40 percent of all families admitted into public housing have incomes that do not exceed 30 percent of the area median. At the present time, 98.3 percent of the public housing applicants have incomes at 30 percent or less of the median. Since the number of very-low income applicants is so high, the CHA does not feel it is necessary to have a special plan. However, the 40 percent requirement for all new public housing admissions will be monitored on a quarterly basis to ensure compliance.

Existing Conditions:

As per Exhibit B, most of CHA's higher income families live in the scattered sites, and the lower income families live elsewhere. More specifically, the families with the higher incomes live in Judson, Cromwell, Gurley, Woodside, Steiner, Missionary, Greenwood, Rev. Johnson, Wheeler, College Hill and Fairmont. The lower income families live in Maurice Poss, East Lake, Tubman, Devel, and McCallie.

Deconcentration Plan:

The existing conditions shown above present a considerable challenge to change housing patterns that have built-up over many years. The CHA will consider the introduction of the following incentives to help reverse these trends:

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1. The Jobs-Plus national demonstration program at Harriet Tubman seeks to create mixed income communities. Jobs-Plus seeks to increase the incomes of existing residents by helping them to obtain and retain employment. If successful, this approach will result in a stable mixed-income community and a deconcentration of very low income families. This strategy of working with existing residents is totally compatible with HUD's objectives of income-mixing – even though it does not depend upon bringing higher-income residents into lower-income public housing developments or bringing lower income residents into higher income public housing developments.
2. An analysis of the data in Exhibit B suggests a strategy that targets the incentives on just the five lowest-income developments (one of which includes Harriet Tubman, the Jobs-Plus site). Families in these five lowest-income developments have an average income of \$5,068, as compared to residents at the other 14 sites of \$7,193. This approach will have several advantages:
 - a) CHA resources will be directed to the developments that are most in need of income mixing.
 - b) The CHA will have a chance to test the new incentives in a small number of locations prior to deciding on broader applicability.
 - c) The focus on the five lowest-income developments will mean that no significant changes will be introduced in the Jobs-Plus comparison sites (College Hill and Emma Wheeler), and this will preserve our ability to conduct the research that is now underway.
3. Once the current Comprehensive Grant Program planned repairs and improvements to the scattered sites are completed, the bulk of CHA's funds will be spent on the other family and elderly properties. The CHA will take measures to remodel the interiors, make the site improvements so that the housing is aesthetically pleasing, and improve the exterior lighting to enhance the perception of safety. Residents living in Harriet Tubman will not be displaced off-site while the CHA conducts any modernization projects during the Jobs-Plus research period (at least through mid 2002).
4. The CHA is proposing extra income disregards or permissive exclusions as permitted by the QHWRA. These will be in the following forms:
 - a. Exclude travel expenses in the amount of \$25 per week for household members employed full-time.

- b. Exclude \$2,000 of all income earned by the family.

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- 5. Incentives for new applicants will be provided through the working family preference in the new ACOP. The CHA will also use an income range preference to select applicants with higher incomes. These preferences will be applied consistently for all developments.
- 6. The CHA will also increase its affirmative marketing for higher income applicants. This marketing will be applied consistently for all developments.
- 7. Incentives for existing working residents will be provided through additional services in the five lowest-income developments only. These will include more recreational and educational opportunities. Both housing management and maintenance will consider a workable flex-time schedule to provide extended services until 7:00 p.m. on weekdays and until noon on Saturdays on certain sites.
- 8. Incentive transfers will be offered to families actively enrolled in a CHA recognized self-sufficiency program and working families. Most incentive transfers will be to newly modernized units built before 1972. No incentive transfers will be allowed into the units that were built after 1971. Due to the requirements of Jobs-Plus, no incentive transfers will be allowed into or out of Harriet Tubman, College Hill, or Emma Wheeler.
- 9. Finally, the most powerful incentive will be the utilization of the new rent structures required by the QHWRA. This will be an incentive to both new applicants and existing residents. The definitions of these rents are as follows:
 - a. **Minimum Rent:** The CHA must set a minimum monthly rent at “not more than \$50 per month. The law specifies that the minimum rent includes the utility allowance. Hardship exemptions may apply.
 - b. **Flat Rents:** The law requires the CHA to establish a flat rent for each public housing unit. The flat rent must be based on the value of the unit and designed so that it does not discourage families working towards economic self-sufficiency. A flat rent will be established for each site and unit type, but will not be charged if there is a lower ceiling rent applicable for the unit.
 - c. **Ceiling Rents:** The CHA has established ceiling rents for family housing at a reasonable rate but not less than 75 percent of the monthly cost to operate the housing. Units designated for elderly only may have rents set at 100 percent of the monthly cost to operate the units.

the

- d. **Family Choice of Rent Amount:** Each year, each public housing family may choose to have their rent based on the formula method or a flat amount as established by the CHA. For families electing the flat rent, the CHA will be required to reexamine the family's income at least once every three years.

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Due to Jobs-Plus requirements, the CHA will continue the practice of annual re-examinations of the family incomes at Harriet Tubman, College Hill, and Emma Wheeler.

The above definitions of rent were applied to the ceiling rent comparability study that was conducted in July 1998. The result was the rent structure as shown in Exhibit C. The new ceiling rents will be used to entice working families to move to the larger developments. The flat rents with no ceiling rents will entice the lower income to live in the smaller scattered sites. In addition, the CHA is proposing to abolish the existing two year limitation on ceiling rents.

Conclusion:

Over time, and for many reasons, lower income families have become concentrated in the CHA's larger, older developments. The CHA needs to provide mixed-income developments. This deconcentration plan and its incentives will begin to provide more socially and income balanced developments.

6/2/99

DECONCENTRATION PLAN
REVISION NO. 1

The Board of Commissioners of the Chattanooga Housing Authority (CHA) adopted an income deconcentration plan on June 7, 1999. The focus of this deconcentration plan and the Quality Housing and Work Responsibility Act of 1998 were to provide income mixing in developments that were designed for general occupancy. The currently adopted deconcentration plan only allows certain earned income disregards for five-family oriented developments.

The CHA has noticed that many residents of the developments designated for the elderly wish to work. The CHA wishes to encourage the initiative of these residents. Therefore, the CHA is proposing extra income disregards or permissive income exclusions be granted to the residents of Mary Walker Towers, Boynton Terrace, and Gateway Towers as follows:

1. Exclude travel expenses in the amount of \$25 per week for household members employed full-time.
2. Exclude \$2,000 of all income earned by the family.

Adopted October 18, 1999

Public Housing Drug Elimination Program Plan 2001

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 867,291
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Historically, the Housing Authority contracted with the Chattanooga Police Department to provide community policing services for residents of College Hill Courts, East Lake Courts, Harriet Tubman Development, Spencer McCallie Homes, Maurice Poss Homes, and Emma Wheeler Homes. Because the City has a personnel shortage currently, CHA may instead have to hire off-duty police officers to provide security at those sites, including a data processor and a scheduling coordinator. Security services for the three elderly high-rise developments (Mary Walker Towers, Boynton Terrace, and Gateway Towers) will be provided by contracting with a professional security guard service for the night time hours and having the Resident Greeters survey the properties during the daylight hours. A local drug abuse counseling agency will provide assessment, drug education and intervention services. Youth service programming will occur in the seven larger family sites.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
College Hill Courts (TN 4-1)	497	909
East Lake Courts (TN 4-2)	433	648
Harriet Tubman Development (TN 4-3, 9)	500	1066
Spencer J. McCallie Homes (TN 4-4, 6)	415	554
Maurice Poss Homes (TN 4-5)	192	662
Mary Walker Towers (TN 4-7, 11)	160	140
Emma Wheeler Homes (TN 4-8)	340	777
Boynton Terrace Apartments (TN 4-10)	250	242
Reverend H. J. Johnson Apartments (TN 4-18)*	31	79
Gateway Towers (TN 4-11)	200	189

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$914,749.63	TN37DEP0040195	\$0.00		Closed out
FY 1996	\$914,000.00	TN37DEP0040196	\$0.00		Closed out
FY 1997	\$945,880.00	TN37DEP0040197	\$0.00		Closed out
FY 1998	\$932,100.00	TN37DEP0040198	\$0.00		12/01/00
FY 1999	\$812,020.00	TN37DEP0040199	\$362,191.30	six months	06/16/01
FY 2000	\$846,292.00	TN37DEP0040100	\$846,292.00		12/15/01

Fund Balances as of 12/31/00

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Chattanooga Housing Authority will either contract with the Chattanooga Police Department for one year of community policing efforts above baseline services for ten officers and a criminal background information specialist or contract with off-duty police officers for coverage of the following sites: College Hill Courts, East Lake Courts, Harriet Tubman Development, Spencer J. McCallie Homes (and/or Emma Wheeler Homes) and Maurice Poss Homes. The Housing Authority will contract for a security specialist who will work with residents in developing and maintaining neighborhood watch programs and other crime control and public safety initiatives and will investigate drug-related crime, fraud, and misconduct. The PHDEP will partially fund the contracted security service for the three high-rises and will fund the Resident Greeter program whereby residents provide security during the daylight hours. A local drug abuse counseling agency will provide drug education, assessment, and intervention services for residents of all sites. Youth programming will be provided for the residents of the larger family sites.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$363,568
9120 – Security Personnel	281,478
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	89,255
9170 - Drug Intervention	90,000
9180 - Drug Treatment	0
9190 - Other Program Costs	42,990
TOTAL PHDEP FUNDING	\$867,291

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$363,568	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Contract for police officers for large family sites, for a criminal background check officers, and for a security coordinator.			11/01	10/02	\$363,568		Time Sheets Activity Reports
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$281,478	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Contract for Protective Services Manager			1/02	12/02	\$49,500	\$3,300	Evictions Denials for housing and employment
2.One-half of a clerical assistant			1/02	12/02	10,400	0	Performance evaluation
3. Resident Greeter Salaries/Fringes for High Rises			11/01	10/02	84,078	0	Time Sheets Sign in Sheets
1. Security Service for High Rises			11/01	4/02	137,500	0	Time Sheets

9130 - Employment of Investigators					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$89,255		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Chattanooga-Hamilton County Health Department Peer Education/Community Development Drug and Alcohol Reduction and Prevention Program. <ul style="list-style-type: none"> • Provide substance abuse education to 75% of the teens at Harriet Tubman Development. • Provide in-depth training for 12 teens to act as Peer Educators • Provide substance abuse education to other Harriet Tubman Express members on a weekly basis • Provide quarterly community substance abuse prevention /intervention events to parents from 40 households 	137	Youth between the ages of 11-17 at Harriet Tubman Development	1/01/02	11/30/02	\$20,000		Sign in Sheets Pre and Post Tests Individual members progress records Pledge cards
2. Boy Scouts ScoutReach <ul style="list-style-type: none"> • Provide drug and crime prevention programs such as Drugs... A Deadly Game • Provide Skills of Scouting (SOS) weekends at the sites • Provide summer camps, hikes, community parades and events, field trips, high adventure treks and community service projects. 	350	Boys, ages 6-17 at College Hill Courts, East Lake Courts, Harriet Tubman, Maurice Poss, and Emma Wheeler Homes	01/01/02	11/30/02	\$20,000	\$106,669 Parents, popcorn sale, community partners, Council general fund, foundations	Client Satisfaction Survey % of boys who achieved the Crime Prevention Award
3. Girl Scouts <ul style="list-style-type: none"> • Enhance self-concept • Develop communications skills • Develop assertiveness, decision-making, 	183	Girls, ages 6-17 at College Hill Courts, East Lake Courts, Harriet Tubman,	1/01/02	11/30/02	\$20,000		Rosters Badges earned

<ul style="list-style-type: none"> problem solving, values clarification and peer counseling • Present alternatives to drug experimentation and abuse • Establish, maintain one troop/group at each site • Increase membership by 5% by 9/30/01 • Fifty percent of the girls will earn the following: Brownies- 3 Try-Its, Juniors- 3 Badges, Cadettes and Seniors- 2 Interest Patches • Sixty percent will participate in council sponsored events 		Maurice Poss, and Emma Wheeler Homes					
4. YMCA <ul style="list-style-type: none"> • Provide mentoring activities including tutoring, athletics, cultural events, and life skills • Provide physical fitness instruction • Provide creative interest development • Target youth who have higher risks (referred by Mtn View, CADAS, Family and Children's, etc.) 	70 70	5-17 year olds at Emma Wheeler Homes High risk youth at the four other sites	01/01/02	11/30/02	14,255	\$75,000	Pre and post evaluation Self-esteem can be measured by the NTU Survey from the Progressive Life Center (CSAT)
5. Resident Leadership Training	30	Resident leaders all sites	5/01/02	9/01/02	15,000		Sign in Sheets Seminar evaluations

9170 - Drug Intervention	Total PHDEP Funding: \$90,000
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract for a drug counseling agency to provide assessments, drug prevention, intervention services.	150	Adult residents at College Hill, East Lake, Tubman, Poss, Wheeler,	1/01/02	10/01/02	\$90,000		Activity reports
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$42,990		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Grant administration and Resident Greeter Coordinator salaries and fringes			01/01/02	11/30/02	\$42,990		Annual Evaluations
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$363,568		\$363,568
9120	Activities 1,2,3,4	281,478		281,478
9130				
9140				
9150				
9160	Activities 1, 2,3 4, 5	89,255		89,255
9170	Activity 1	90,000		90,000
9180				
9190	Activity 1	42,990		42,990
TOTAL		\$867,291		\$867,291

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”