

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

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# PHA Plans

Annual Plan for Fiscal Year 2001

Five-Year Plan for Fiscal Years 2000-2004

**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:** Tennessee Housing Development Agency

**PHA Number:** TN903 & 901

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2001

### 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 2000 - 2004**  
[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)  
\* *To be the lead agency in Tennessee promoting safe, sound and affordable housing to those in need, and promoting housing choice free from discrimination.*

**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:  
\* *THDA will apply for additional untargeted funding increments over the five-year period as funding is announced by HUD, if the requirements to apply for new funds are met.*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score): 78.

\* *THDA's SEMAP score was significantly reduced due to program utilization. The THDA was not fully utilized due to extenuating circumstances with receiving appropriate funding information from the HUD Financial Management Center and headquarters. Although the THDA has diligently worked throughout fiscal year 2001 to achieve 100% program utilization, it is possible that we will have to seek a waiver from HUD regarding utilization for FY2001 due to the late receipt of the targeted number of baseline units from HUD headquarters. THDA received the baseline unit information in June 2000. Our FY2001 began July 1, 2001. Prior to receiving the baseline unit data, the THDA had experienced uncertainty for many years regarding the correct number of units allocated, due to inconsistent information from HUD regarding our Annual Contributions Contract. In May 1998, THDA received an ACC amendment that increased our voucher program ABA by \$2,878,976 dollars (705) units. The funding letter was unclear as to the nature of the increase. Because the THDA had not applied for new funds, THDA personnel contacted HUD financial personnel and requested written confirmation that the ACC amendment was permanent and that the funds would be renewed. HUD personnel failed to confirm that the funds were renewable. Rather than issuing vouchers that might not be funded when the ACC increment expired, the THDA established a conservative leasing goal that did not include the entire 705 unit allocation. Thus, when we received our baseline unit totals from HUD in May, 2000, which included the 705 units allocated in May 1998 and an additional 198 units (for other new allocations after October 1998), we were considerably under-utilized. The THDA will have 5, 528 units (our HUD-identified targeted baseline) under lease by June 30, 2001, but our fiscal year 2001 SEMAP score will depend upon whether program utilization is scored over the 12 months of fiscal year 2001.*

Increase customer satisfaction:

\* *THDA currently mails tenant notices regarding major changes in policy and procedure, in addition to reviewing major policy and procedural changes with families at annual recertification. This practice will be continued throughout the five-year period.*

- \* *THDA has a detailed complaint process for tenants and landlords. Section 8 families and landlords may complain verbally or in writing to their local Section 8 field office manager. Families may also complain in writing to the Assistant Director or Director of Rental Assistance. A complaint log is maintained in the Central Office, and all complaints are investigated and answered within 15 days of the receipt of the complaint. THDA will continue this practice throughout the five-year period.*
- \* *A tenant and landlord survey to gauge satisfaction with current agency practices and regional field personnel is planned during the next five-year period. If the response rate is adequate, the survey will be repeated on an annual basis.*



Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- \* *Monthly meetings are currently and will continue to be conducted by Central Office administrators with regional field office managers. Topics include: SEMAP indicators of performance, HQS and administrative policy and procedure updates.*
- \* *Monthly meetings are currently and will continue to be conducted by regional field office managers with field personnel. Topics include: policy and procedure updates, HQS and tenant relations.*
- \* *Annual statewide staff meetings are currently and will continue to be conducted with all field staff. Topics include: SEMAP indicators of performance, administrative policy and procedure, HQS, tenant relations and Fair Housing.*
- \* *Central office administrators currently and will continue to attend training conducted by Quadel Corporation, Nan McKay and HUD, at least annually, when offered.*



Renovate or modernize public housing units:



Demolish or dispose of obsolete public housing:



Provide replacement public housing:



Provide replacement vouchers:

- \* *In fiscal years 1998 and 1999, THDA worked with HUD to provide replacement vouchers to families in three project-based developments: Meadowview, Hillview Heights, Murray Manor (100 vouchers). In fiscal year 2000, THDA provided replacement vouchers to three project-based developments: Wessington House, Churchill Village and Silver Creek (168 vouchers).*
- \* *THDA will continue to work with HUD, when possible, to provide replacement vouchers for other developments in our jurisdiction as the project-based developments complete the restructuring process.*

- Other: (list below)
- \* *In fiscal year 2000, THDA assumed the administration of 78 vouchers in Dekalb County at the request of HUD and the Smithville Housing Authority.*
  - \* *In fiscal year 2001, THDA assumed the administration of 40 vouchers in Houston County at the request of HUD and the Erin Housing Authority.*
  - \* *THDA will work with HUD, at their request, in the future if similar circumstances arise.*

PHA Goal: Increase assisted housing choices  
Objectives:

- Provide voucher mobility counseling:
- \* *Applicants and participants are currently and will continue to be advised of their rights under portability at the applicant briefing and at each annual briefing.*
  - \* *When families request to relocate during their initial lease term due to work-related or other extenuating circumstances, THDA works with the family and their landlord to reach a mutual decision of the lease in an effort to ensure that the family's housing choice is not an obstacle to obtaining or retaining employment or overcoming hardship. THDA will continue these efforts during the next five years.*
- Conduct outreach efforts to potential voucher landlords
- \* *At least annually, regional landlord meetings are held for prospective and participating owners. When possible, community builders or other HUD personnel are invited to attend the meetings. THDA will continue to hold regional landlord meetings over the next five years and will increase the frequency of the meetings, when possible and where necessary.*
  - \* *At least annually, a landlord newsletter, summarizing important policy and procedural issues is sent to all participating landlords. During the next five years, the frequency of the newsletter will be increased to a quarterly basis.*

- Increase voucher payment standards
  - \* *THDA increased Payment Standards effective December 1999 to 110% of the FMR in areas identified through a rent comparable study to have unusually high market rents compared to the FMR. The THDA performed continuing rent comparable studies in fiscal year 2001, which resulted in the increase of the Payment Standard to 110% of the FMR in additional areas. All areas not identified in the studies to have unusually high market rents have Payment Standards set at 100% of the FMR.*
  - \* *Each year, THDA revises payment standards after conducting a statewide analysis (by county) of rent burden levels, current market rent levels and the FMR. When the market rent levels exceed the FMR to the degree that an unreasonable rent burden is placed on families, the Payment Standard is increased to 110%.*
  - \* *THDA works cooperatively with other PHAs in the state, who request exception payment standards for specific areas.*
- Implement voucher homeownership program:
  - \* *The THDA Executive Director and Board are currently considering the adoption of a voucher homeownership program. THDA will decide during FY2001 whether to implement the homeownership program.*
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
  - \* *THDA currently and will continue to maintain extensive landlord listings for every county in our jurisdiction. The lists include a variety of properties in locations throughout each regional jurisdiction. The lists are provided to families at their initial briefing, and any time a family requests to relocate.*
  - \* *Over the next five years, THDA will continue efforts (landlord meetings, media, etc.) to expand the number and regional distribution of properties included in our landlord meetings.*

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

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- 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:
  - \* *THDA has a cooperative agreement with DHS for 350 targeted welfare to work vouchers allocated to regional areas with the highest concentration of families dependant on welfare. To qualify for a welfare to work voucher, the family must need the assistance to obtain or retain employment.*
  - \* *THDA currently administers an FSS program with 156 families enrolled in the program and 83 earning escrow. Over the next five years, THDA will strive to increase the number of families active in the program to 175, and will maintain the goal of having at least 50 percent of our FSS participants earning escrow. In addition, twenty-seven (27) families have graduated from the FSS program and received an escrow disbursement over the past five years. One of our families received over \$9,500.00 dollars in FY2000. THDA will strive to increase the number of graduates from the program over the next five-year period.*
- 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.
  - \* *THDA is currently considering adopting a preference for families enrolled in self-sufficiency programs administered by non-profit organizations in the state of Tennessee, such as the Tennessee Network for Community and Economic Development (TNCED). To be considered for the preference the family self-sufficiency program must meet several mandatory criteria, including an individual training and services plan which states the goals of the individual and the resources and supportive services provided to*

*achieve those goals, financial planning as well as job training and job search.*

*\*THDA is also considering a preference for families enrolled in the Tennessee Home of Your Own/Community Based Employment Initiative.*

Other: (list below)

*\* THDA was granted FY2000 funding for a Family Self-Sufficiency Coordinator in order to expand the role of the previously established (but unfunded) position in the economic self-sufficiency initiative. The THDA will continue to apply for these funds as they become available in order to enable the FSS Coordinator to travel and meet more regularly with designated supportive service providers and FSS participants.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

*\* THDA field personnel accommodate disabled families' special needs in locating housing. This includes holding individual briefings with disabled families, working with landlords to modify existing units to meet disabled families' needs, offering voucher extensions if a family is unable to locate a unit that accommodates their special needs, and working with disabled families to file Fair Housing complaints if they feel that they have been discriminated against when searching for suitable housing.*

Other: (list below)

*\* THDA currently provides and will continue to provide annual Fair Housing sensitivity training to all Section 8 staff in cooperation with Rural Legal Services of Tennessee. The training emphasizes recognizing and eliminating discrimination in housing choice.*

*\* THDA currently includes the HUD Discrimination Complaint form and an explanation of Fair Housing in Applicant Briefing materials.*

*\* THDA currently distributes informational pamphlets in our regional offices provided by the Legal Services of Tennessee.*



- \* *THDA has a Fair Housing Officer that works with families, on an as-needed basis, to file Fair Housing complaints with HUD or seek Legal Services for assistance with Fair Housing complaints.*

**Other PHA Goals and Objectives: (list below)**

- \* *An evaluation is currently being conducted to determine the distribution of vouchers among THDA's Section 8 jurisdiction versus housing needs in the jurisdiction. As a statewide housing agency, THDA attempts to evenly distribute or allocate vouchers across the state, with a particular focus on areas that are not served by another PHA.*

*This evaluation will enable THDA to ensure that a fair amount of housing assistance is distributed throughout the jurisdiction. After the evaluation is complete, we will develop long-term leasing plans for each of our regional offices.*

**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.

*The Tennessee Housing Development Agency (THDA) administers the Section 8 Program in 76 Tennessee counties. THDA has nine regional field offices that are located centrally among the counties each office serves (Cookeville, Covington, Erin, Knoxville, Lewisburg, Milan, Selmer and Tullahoma). THDA employs 50 staff members to directly administer the Section 8 rental assistance program, as illustrated in Attachment A- Section 8 Rental Assistance Division Organizational Chart. Several other agency personnel (outside the Section 8 Rental Assistance division) assist with the administration of the Program. The Fiscal Administration division prepares the Section 8 annual budgets, year-end settlements and handles other Section 8 financial matters. THDA's General Counsel assists the rental assistance division with legal matters, and the Research division prepares utility allowances and other data analysis.*

*During the past fiscal year, the THDA established program utilization limits for all of the metro areas where THDA has overlapping jurisdiction with another housing authority. The limits are as follows:*

*Shelby County: 500 units*

*Davidson County: 150 units (only accept relocations from other THDA counties)*

*Knox County: 100 units*

*Rutherford County: 225 units*

*Madison County: 225 units*

*THDA established these limits in order to ensure that low income Tennesseans in rural communities, especially those counties without another Section 8 Program, are adequately served.*

*THDA has dedicated considerable time and resources during fiscal year 2001 to project-based conversions and the transfer of units from other public housing authorities. THDA issued 168 vouchers to families as the result of project based conversions during fiscal year 2001. In addition, 40 additional units were transferred from Erin Housing Authority to THDA. THDA anticipates additional conversions during fiscal year 2002.*

*The THDA has not applied for new funding in the past year because the HUD-identified baseline units goal for THDA was almost 1,000 units higher than expected. Prior to receiving the baseline unit information from HUD in June 2000, the THDA had consistently maintained a utilization of 4,400 units (other than a brief period of time when THDA was instructed to lease reserve funding). HUD identified THDA's baseline unit goal (TN901 and TN903) as 5,528 units. In fiscal year 2002, the THDA will increase its utilization goal to 5,745 units (due to project-based conversion units). The primary goal for the THDA in FY 2001 has been increasing program utilization to 5,528 units statewide. Maintaining program utilization will receive continuing emphasis during FY2002.*

*As identified in THDA's 5-year plan submitted in FY 2000, THDA has considerably expanded its rental assistance program during FY 2001 by adding 800 families to the Program between July 2000 and March 2001. By June 2001, the THDA will be fully utilized with 5,528 units under lease.*

*THDA has also strived to improve the quality of assisted housing in FY2001 by continuing to work with THDA staff and MTCS personnel to ensure that THDA is a high-performing public housing agency. In addition, monthly policy and procedure meetings are held with Central Office and/or field office management personnel. THDA staff have attended numerous outside training events including those presented by HUD, Quadel, Tennessee Association of Housing and Redevelopment Agencies (TAHRA), National Council of State Housing Agencies (NCSHA), State of Tennessee Department of Personnel, State of Tennessee Department of Mental Health and Mental Retardation, and Modern Software Technology. THDA helped to organize and host a meeting of the Section 8 Directors in the Middle Tennessee area. THDA personnel will continue in FY2002 to attend outside training events, and to work with other PHAs to meet and discuss problems and solutions. THDA also has been working with Tennessee Department of Environmental Conservation, HUD and the EPA to evaluate the state's lead-based paint guidelines and their applicability to the Section 8 program.*

*To ensure that our participating families and owners are also apprised of the ever-changing policy and procedures in the Section 8 Program, THDA has sent newsletters and/or explained regulatory changes at recertifications. THDA will continue to provide written and verbal information to both landlords and tenants throughout the fiscal year. In addition, landlord meetings have been held in two regional areas. THDA plans to schedule landlord meetings (time permitting) in four regional areas in FY2002.*

*THDA's Welfare to Work Voucher program currently includes 75 families, primarily concentrated in the Highland Rim and East Tennessee regions. The program was expanded to include Middle and West Tennessee families in the fourth quarter of 2001 and over 100 vouchers have been issued. Unfortunately, THDA has not received the number of referrals expected from the Department of Human Services. THDA is currently working with DHS to improve the number of referrals during the next fiscal year.*

*Finally, the Homeownership Voucher Program is still under consideration. Although THDA supports the concept, we are proceeding with caution in order to ensure that the program is designed optimally. One obstacle is that THDA is dedicated to assisting families statewide. The partnerships necessary to create a viable homeownership program are often limited to metropolitan areas. Thus, THDA has been working over the past year to forge alliances with non-profit and other industry groups (such as Rural Development, Tennessee Network for Community Economic Development, Affordable Housing Resources and Legal Services) that are essential to achieving success with the homeownership program. By the end of fiscal year 2001, THDA hopes to reach a decision about the homeownership option and a viable program design.*

### **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:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart: Attachment A
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name):
  - Attachment B: THDA Review/Hearing Procedures
  - Attachment C: THDA Resident Advisory Board Members
  - Attachment D: Homeownership Capacity Statement
  - Attachment E: Definition of Substantial Deviation and Substantial 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
√	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
√	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	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
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	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
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	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
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
√	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) Attachment A: Organizational Chart  Attachment B: Informal Review/Hearing Procedures  Attachment C: 2001 Resident Advisory Board Members  Attachment D: Homeownership Capacity Statement  Attachment E: Definition of Substantial Deviation and Substantial Amendment or Modification

# 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	113,211	5	4	3	0	2	2
Income >30% but <=50% of AMI	71,704	5	4	3	0	2	2
Income >50% but <80% of AMI	52,573	4	3	3	0	2	2
Elderly	48,723	5	3	2	3	1	3
Families with Disabilities	33,248	5	5	3	5	1	1
White, Non-Hispanic	158,979	5	4	3	0	2	2
Black, Non-Hispanic	80,928	5	4	3	0	2	2
Hispanic	5,063	5	4	3	0	2	2
Other Race/Ethnicity	5,379	5	4	3	0	2	2

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)

*\*The disabled are not segregated from the overall population in the Consolidated Plan statistics. Thus, the overall number of disabled families with housing needs was derived by determining the percentage of disabled families on THDA's waiting lists across the state (14%). Then, this percentage was applied to the overall number of families with housing needs (237,488) in the jurisdiction.*

## 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.

\*Voucher turnover statistics are based on regional (area office) averages.

\*Waiting list total is based on the number of families on the waiting list as of March 2001.

<b>Housing Needs of Families on the Waiting List ANDERSON COUNTY</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	105		45
Extremely low income <=30% AMI	88	84%	
Very low income (>30% but <=50% AMI)	17	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	87	58%	
Elderly families	0	0	
Families with Disabilities	18	42%	
White, Non-Hispanic	90	86%	
Black, Non-Hispanic	14	13%	
Asian Pacific	1	1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List  
BEDFORD COUNTY**

Waiting list type: (select one)

- 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	24		12
Extremely low income <=30% AMI	18	77%	
Very low income (>30% but <=50% AMI)	6	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	19	79%	
Elderly families	4	17%	
Families with Disabilities	1	4%	
White, Non-Hispanic	12	50%	
Black, Non-Hispanic	12	50%	

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

**Housing Needs of Families on the Waiting List  
BENTON COUNTY**

Waiting list type: (select one)

- 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	39		15
Extremely low income <=30% AMI	25	65%	
Very low income (>30% but <=50% AMI)	14	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	32	82%	
Elderly families	1	3%	
Families with Disabilities	6	15%	
White, Non-Hispanic	35	90%	
Black, Non-Hispanic	3	8%	
Hispanic	1	2%	

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

**Housing Needs of Families on the Waiting List  
BLOUNT COUNTY**

Waiting list type: (select one)

- 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	86		39
Extremely low income <=30% AMI	72	84%	
Very low income (>30% but <=50% AMI)	14	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	66	77%	
Elderly families	1	1%	
Families with Disabilities	19	22%	
White, Non-Hispanic	59	69%	
Black, Non-Hispanic	26	30%	
Asian/Pacific	1	1%	

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

**Housing Needs of Families on the Waiting List  
CAMPBELL COUNTY**

Waiting list type: (select one)

- 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	21		2
Extremely low income <=30% AMI	18	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	16	76%	
Elderly families	0	0%	
Families with Disabilities	5	24%	
White, Non-Hispanic	20	99%	
Black, Non-Hispanic	1	1%	

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

**Housing Needs of Families on the Waiting List  
CANNON COUNTY**

Waiting list type: (select one)

- 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	2		2
Extremely low income <=30% AMI	2	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	50%	
Elderly families	0	0	
Families with Disabilities	1	50%	
White, Non-Hispanic	2	100%	

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

**Housing Needs of Families on the Waiting List  
CARROLL COUNTY**

Waiting list type: (select one)

- 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	75		15
Extremely low income <=30% AMI	49	65%	
Very low income (>30% but <=50% AMI)	26	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	55	73%	
Elderly families	3	3%	
Families with Disabilities	18	24%	
White, Non-Hispanic	52	69%	
Black, Non-Hispanic	23	31%	

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

**Housing Needs of Families on the Waiting List  
CHEATHAM COUNTY**

Waiting list type: (select one)

- 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	96		5
Extremely low income <=30% AMI	73	76	
Very low income (>30% but <=50% AMI)	23	24	
Low income (>50% but <80% AMI)	0	0	
Families with children	71	74%	
Elderly families	7	1%	
Families with Disabilities	24	25%	
White, Non-Hispanic	65	68%	
Black, Non-Hispanic	31	32%	

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

**Housing Needs of Families on the Waiting List  
CHESTER COUNTY**

Waiting list type: (select one)

- 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	36		5
Extremely low income <=30% AMI	29	80%	
Very low income (>30% but <=50% AMI)	7	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	23	64%	
Elderly families	3	8%	
Families with Disabilities	10	28%	
White, Non-Hispanic	22	61%	
Black, Non-Hispanic	14	39%	

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

**Housing Needs of Families on the Waiting List  
CLAIBORNE COUNTY**

Waiting list type: (select one)

- 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	19		2
Extremely low income <=30% AMI	16	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	12	63%	
Elderly families	0	0	
Families with Disabilities	7	37%	
White, Non-Hispanic	16	84%	
Black, Non-Hispanic	3	16%	

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

**Housing Needs of Families on the Waiting List  
CLAY COUNTY**

Waiting list type: (select one)

- 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	18		7
Extremely low income <=30% AMI	15	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	10	56%	
Elderly families	2	1%	
Families with Disabilities	6	33%	
White, Non-Hispanic	18	100%	

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

**Housing Needs of Families on the Waiting List  
COCKE COUNTY**

Waiting list type: (select one)

- 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	5		0
Extremely low income <=30% AMI	4	84%	
Very low income (>30% but <=50% AMI)	1	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	3	60%	
Elderly families	0	0	
Families with Disabilities	2	40%	
White, Non-Hispanic			

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

**Housing Needs of Families on the Waiting List  
COFFEE COUNTY**

Waiting list type: (select one)

- 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	31		52
Extremely low income <=30% AMI	22	72%	
Very low income (>30% but <=50% AMI)	9	28%	
Low income (>50% but <80% AMI)	0	0	
Families with children	23	74%	
Elderly families	1	1%	
Families with Disabilities	7	25%	
White, Non-Hispanic			
Black, Non-Hispanic			

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

**Housing Needs of Families on the Waiting List  
CROCKETT COUNTY**

Waiting list type: (select one)

- 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	46		4
Extremely low income <=30% AMI	30	65%	
Very low income (>30% but <=50% AMI)	16	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	31	68%	
Elderly families	2	4%	
Families with Disabilities	13	28%	
White, Non-Hispanic	18	39%	
Black, Non-Hispanic	28	61%	

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

**Housing Needs of Families on the Waiting List  
CUMBERLAND COUNTY**

Waiting list type: (select one)

- 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	4		4
Extremely low income <=30% AMI	3	75%	
Very low income (>30% but <=50% AMI)	1	25%	
Low income (>50% but <80% AMI)	0	0	
Families with children	4	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	4	100%	

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

**Housing Needs of Families on the Waiting List  
DECATUR COUNTY**

Waiting list type: (select one)

- 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	9		2
Extremely low income <=30% AMI	7	80%	
Very low income (>30% but <=50% AMI)	2	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	8	89%	
Elderly families	0	0	
Families with Disabilities	1	11%	
White, Non-Hispanic	8	89%	
Black, non-Hispanic	1	11%	

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

**Housing Needs of Families on the Waiting List  
DEKALB COUNTY**

Waiting list type: (select one)

- 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	18		20
Extremely low income <=30% AMI	15	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	11	61%	
Elderly families	0	0	
Families with Disabilities	7	39%	
White, Non-Hispanic	17	94%	
Black, Non-Hispanic	1	6%	

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

**Housing Needs of Families on the Waiting List  
DYER COUNTY**

Waiting list type: (select one)

- 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	105		39
Extremely low income <=30% AMI	68	65%	
Very low income (>30% but <=50% AMI)	37	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	76	72%	
Elderly families	9	9%	
Families with Disabilities	24	23%	
White, Non-Hispanic	37	35%	
White, Hispanic	1	1%	
Black, Non-Hispanic	67	64%	

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

If yes:

How long has it been closed (# of months)? 1 month

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
FAYETTE COUNTY**

Waiting list type: (select one)

- 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	65		16
Extremely low income <=30% AMI	52	80%	
Very low income (>30% but <=50% AMI)	13	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	57	88%	
Elderly families	5	8%	
Families with Disabilities	5	8%	
White, Non-Hispanic	9	14%	
Race/ethnicity	56	86%	
Race/ethnicity			
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
FENTRESS COUNTY**

Waiting list type: (select one)

- 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	9		22
Extremely low income <=30% AMI	8	84%	
Very low income (>30% but <=50% AMI)	1	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	5	56%	
Elderly families	1	11%	
Families with Disabilities	3	33%	
White, Non-Hispanic	9	100%	

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

**Housing Needs of Families on the Waiting List  
FRANKLIN COUNTY**

Waiting list type: (select one)

- 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	37		8
Extremely low income <=30% AMI	27	72%	
Very low income (>30% but <=50% AMI)	10	28%	
Low income (>50% but <80% AMI)	0	0	
Families with children	31	81%	
Elderly families	0	0	
Families with Disabilities	6	19%	
White, Non-Hispanic	32	86%	
Black, Non-Hispanic	5	14%	
Race/ethnicity			
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
GIBSON COUNTY**

Waiting list type: (select one)

- 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	105		28
Extremely low income <=30% AMI	80	76%	
Very low income (>30% but <=50% AMI)	25	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	86	82%	
Elderly families	2	2%	
Families with Disabilities	17	16%	
White, Non-Hispanic	26	25%	
White, Hispanic	1	1%	
Black, Non-Hispanic	78	74%	

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

If yes:

How long has it been closed (# of months)? 1 month

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
GILES COUNTY**

Waiting list type: (select one)

- 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	9		12
Extremely low income <=30% AMI	7	77%	
Very low income (>30% but <=50% AMI)	2	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	67%	
Elderly families	1	11%	
Families with Disabilities	2	22%	
White, Non-Hispanic	7	77%	
Native American/ Alaskan Native	2	23%	

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

**Housing Needs of Families on the Waiting List  
GRAINGER COUNTY**

Waiting list type: (select one)

- 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	28		2
Extremely low income <=30% AMI	24	84%	
Very low income (>30% but <=50% AMI)	4	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	19	68%	
Elderly families	3	11%	
Families with Disabilities	8	29%	
White, Non-Hispanic	28	100%	

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

**Housing Needs of Families on the Waiting List  
HAMBLEN COUNTY**

Waiting list type: (select one)

- 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	25		4
Extremely low income <=30% AMI	21	84%	
Very low income (>30% but <=50% AMI)	4	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	72%	
Elderly families	2	1%	
Families with Disabilities	7	28%	
White, Non-Hispanic	22	79%	
Black, Non-Hispanic	3	21%	

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

**Housing Needs of Families on the Waiting List  
HARDEMAN COUNTY**

Waiting list type: (select one)

- 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	160		34
Extremely low income <=30% AMI	128	80%	
Very low income (>30% but <=50% AMI)	32	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	132	83%	
Elderly families	8	1%	
Families with Disabilities	27	16%	
White, Non-Hispanic	35	22%	
Black, Non-Hispanic	125	88%	

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

**Housing Needs of Families on the Waiting List  
HARDIN COUNTY**

Waiting list type: (select one)

- 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	51		14
Extremely low income <=30% AMI	41	80%	
Very low income (>30% but <=50% AMI)	10	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	38	75%	
Elderly families	0	0	
Families with Disabilities	13	25%	
White, Non-Hispanic	46	90%	
Black, Non-Hispanic	5	10%	
Race/ethnicity			
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
HAYWOOD COUNTY**

Waiting list type: (select one)

- 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	45		43
Extremely low income <=30% AMI	40	88%	
Very low income (>30% but <=50% AMI)	5	12%	
Low income (>50% but <80% AMI)	0	0	
Families with children	44	98%	
Elderly families	0	0	
Families with Disabilities	1	2%	
Black, Non-Hispanic	45	100%	

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

**Housing Needs of Families on the Waiting List  
HENDERSON COUNTY**

Waiting list type: (select one)

- 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	35		12
Extremely low income <=30% AMI	28	80%	
Very low income (>30% but <=50% AMI)	7	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	26	74%	
Elderly families	1	3%	
Families with Disabilities	9	26%	
White, Non-Hispanic	7	20%	
Black, Non-Hispanic	28	80%	

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

**Housing Needs of Families on the Waiting List  
HENRY COUNTY**

Waiting list type: (select one)

- 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	50		11
Extremely low income <=30% AMI	33	65%	
Very low income (>30% but <=50% AMI)	17	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	40	80%	
Elderly families	3	6%	
Families with Disabilities	7	14	
White, Non-Hispanic	17	34%	
Black, Non-Hispanic	33	66%	

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

**Housing Needs of Families on the Waiting List  
HICKMAN COUNTY**

Waiting list type: (select one)

- 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	2		22
Extremely low income <=30% AMI	2	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	2	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	2	100%	

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

**Housing Needs of Families on the Waiting List  
HOUSTON COUNTY**

Waiting list type: (select one)

- 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	1		1
Extremely low income <=30% AMI	1	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	1	100%	
White, Non-Hispanic	1	100%	

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

**Housing Needs of Families on the Waiting List  
HUMPHREYS COUNTY**

Waiting list type: (select one)

- 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	0		1
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	

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

**Housing Needs of Families on the Waiting List  
JACKSON COUNTY**

Waiting list type: (select one)

- 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	2		6
Extremely low income <=30% AMI	2	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	2	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	2	100%	

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

**Housing Needs of Families on the Waiting List  
JEFFERSON COUNTY**

Waiting list type: (select one)

- 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	34		9
Extremely low income <=30% AMI	29	84%	
Very low income (>30% but <=50% AMI)	5	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	23	68%	
Elderly families	3	9%	
Families with Disabilities	10	29%	
White, Non-Hispanic	28	82%	
White, Hispanic	1	1%	
Black, Non-Hispanic	4	14%	
Native American/ Alaskan Native	1	1%	

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

**Housing Needs of Families on the Waiting List  
KNOX COUNTY**

Waiting list type: (select one)

- 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	105		26
Extremely low income <=30% AMI	88	84%	
Very low income (>30% but <=50% AMI)	17	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	92	88%	
Elderly families	7	7%	
Families with Disabilities	7	7%	
White, Non-Hispanic	54	51%	
Black, Non-Hispanic	51	49%	

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

**Housing Needs of Families on the Waiting List  
LAKE COUNTY**

Waiting list type: (select one)

- 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	30		4
Extremely low income <=30% AMI	20	65%	
Very low income (>30% but <=50% AMI)	10	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	19	63%	
Elderly families	3	10%	
Families with Disabilities	10	33%	
White, Non-Hispanic	15	50%	
Black, Non-Hispanic	15	50%	

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

**Housing Needs of Families on the Waiting List  
LAUDERDALE COUNTY**

Waiting list type: (select one)

- 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	147		40
Extremely low income <=30% AMI	122	89%	
Very low income (>30% but <=50% AMI)	25	11%	
Low income (>50% but <80% AMI)	0	0	
Families with children	140	95%	
Elderly families	1	1%	
Families with Disabilities	6	4%	
White, Non-Hispanic	21	14%	
White, Hispanic	1	1%	
Black, Non-Hispanic	124	84%	
Native American/ Alaskan Native	1	1%	

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

**Housing Needs of Families on the Waiting List  
LAWRENCE COUNTY**

Waiting list type: (select one)

- 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	47		38
Extremely low income <=30% AMI	36	77%	
Very low income (>30% but <=50% AMI)	11	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	45	96%	
Elderly families	0	0	
Families with Disabilities	2	4%	
White, Non-Hispanic	47	100%	

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

**Housing Needs of Families on the Waiting List  
LEWIS COUNTY**

Waiting list type: (select one)

- 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	18		4
Extremely low income <=30% AMI	14	77%	
Very low income (>30% but <=50% AMI)	4	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	14	77%	
Elderly families	1	1%	
Families with Disabilities	4	22%	
White, Non-Hispanic	17	94%	
Black, Non-Hispanic	1	6%	

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

**Housing Needs of Families on the Waiting List  
LINCOLN COUNTY**

Waiting list type: (select one)

- 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	5		43
Extremely low income <=30% AMI	4	77%	
Very low income (>30% but <=50% AMI)	1	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	5	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	1	20%	
Black, Non-Hispanic	3	60%	
Asian/Pacific	1	20%	

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

**Housing Needs of Families on the Waiting List  
LOUDON COUNTY**

Waiting list type: (select one)

- 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	62		6
Extremely low income <=30% AMI	52	84%	
Very low income (>30% but <=50% AMI)	10	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	51	82%	
Elderly families	3	5%	
Families with Disabilities	11	18%	
White, Non-Hispanic	59	95%	
Black, Non-Hispanic	3	5%	

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

**Housing Needs of Families on the Waiting List  
MCNAIRY COUNTY**

Waiting list type: (select one)

- 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	71		19
Extremely low income <=30% AMI	57	80%	
Very low income (>30% but <=50% AMI)	14	20%	
Low income (>50% but <80% AMI)	0	0	
Families with children	54	76%	
Elderly families	5	7%	
Families with Disabilities	14	20%	
White, Non-Hispanic	60	85%	
White, Hispanic	1	1%	
Black, Non-Hispanic	10	14%	

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

**Housing Needs of Families on the Waiting List  
MACON COUNTY**

Waiting list type: (select one)

- 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	18		9
Extremely low income <=30% AMI	15	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	7	39%	
Elderly families	1	1%	
Families with Disabilities	11	60%	
White, Non-Hispanic	18	100%	

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

**Housing Needs of Families on the Waiting List  
MADISON COUNTY**

Waiting list type: (select one)

- 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	136		80
Extremely low income <=30% AMI	88	65%	
Very low income (>30% but <=50% AMI)	48	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	125	92%	
Elderly families	0	0	
Families with Disabilities	11	8%	
White, Non-Hispanic	5	4%	
Black, Non-Hispanic	131	96%	

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

If yes:

How long has it been closed (# of months)? 9 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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
MARSHALL COUNTY**

Waiting list type: (select one)

- 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	7		36
Extremely low income <=30% AMI	5	77%	
Very low income (>30% but <=50% AMI)	2	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	7	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	5	77%	
Black, Non-Hispanic	2	23%	

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

**Housing Needs of Families on the Waiting List  
MAURY COUNTY**

Waiting list type: (select one)

- 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	0		82
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
MONROE COUNTY**

Waiting list type: (select one)

- 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	22		9
Extremely low income <=30% AMI	18	84%	
Very low income (>30% but <=50% AMI)	4	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	15	68%	
Elderly families	0	0	
Families with Disabilities	7	32%	
White, Non-Hispanic	22	100%	

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

**Housing Needs of Families on the Waiting List  
MONTGOMERY COUNTY**

Waiting list type: (select one)

- 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	71		123
Extremely low income <=30% AMI	54	76%	
Very low income (>30% but <=50% AMI)	17	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	57	80%	
Elderly families	2	3%	
Families with Disabilities	12	17%	
White, Non-Hispanic	29	41%	
Black, Non-Hispanic	42	59%	

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

If yes:

How long has it been closed (# of months)? 18 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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
MOORE COUNTY**

Waiting list type: (select one)

- 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	0		2
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
MORGAN COUNTY**

Waiting list type: (select one)

- 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	17		4
Extremely low income <=30% AMI	14	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	12	71%	
Elderly families	1	6%	
Families with Disabilities	5	29%	
White, Non-Hispanic	16	94%	
Black, Non-Hispanic	1	6%	

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

**Housing Needs of Families on the Waiting List  
OBION COUNTY**

Waiting list type: (select one)

- 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	58		13
Extremely low income <=30% AMI	38	65%	
Very low income (>30% but <=50% AMI)	20	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	45	78%	
Elderly families	1	2%	
Families with Disabilities	12	21%	
White, Non-Hispanic	39	67%	
Black, Non-Hispanic	19	33%	

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

**Housing Needs of Families on the Waiting List  
OVERTON COUNTY**

Waiting list type: (select one)

- 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	38		14
Extremely low income <=30% AMI	32	84%	
Very low income (>30% but <=50% AMI)	6	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	24	63%	
Elderly families	3	8%	
Families with Disabilities	14	37%	
White, Non-Hispanic	38	100%	

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

**Housing Needs of Families on the Waiting List  
PERRY COUNTY**

Waiting list type: (select one)

- 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	3		2
Extremely low income <=30% AMI	2	66%	
Very low income (>30% but <=50% AMI)	1	34%	
Low income (>50% but <80% AMI)	0	0	
Families with children	3	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	1	34%	
Black, Non-Hispanic	2	66%	

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

**Housing Needs of Families on the Waiting List  
PICKETT COUNTY**

Waiting list type: (select one)

- 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	0		9
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
PUTNAM COUNTY**

Waiting list type: (select one)

- 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	59		93
Extremely low income <=30% AMI	50	84%	
Very low income (>30% but <=50% AMI)	9	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	49	83%	
Elderly families	3	5%	
Families with Disabilities	7	12%	
White, Non-Hispanic	57	97%	
Black, Non-Hispanic	2	3%	

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

**Housing Needs of Families on the Waiting List  
ROANE COUNTY**

Waiting list type: (select one)

- 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	102		26
Extremely low income <=30% AMI	86	84%	
Very low income (>30% but <=50% AMI)	16	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	56	55%	
Elderly families	13	13%	
Families with Disabilities	45	44%	
White, Non-Hispanic	92	90%	
Black, Non-Hispanic	10	10%	

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

**Housing Needs of Families on the Waiting List  
ROBERTSON COUNTY**

Waiting list type: (select one)

- 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	68		24
Extremely low income <=30% AMI	52	76%	
Very low income (>30% but <=50% AMI)	16	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	66	98%	
Elderly families	1	1%	
Families with Disabilities	1	1%	
White, Non-Hispanic	13	19%	
Black, Non-Hispanic	55	81%	

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

If yes:

How long has it been closed (# of months)? 1 year

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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
RUTHERFORD COUNTY**

Waiting list type: (select one)

- 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	90		43
Extremely low income <=30% AMI	68	76%	
Very low income (>30% but <=50% AMI)	22	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	76	84%	
Elderly families	3	3%	
Families with Disabilities	14	16%	
White, Non-Hispanic	35	39%	
White, Hispanic	7	8%	
Black, Non-Hispanic	47	52%	
Black, Hispanic	1	1%	

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

**Housing Needs of Families on the Waiting List  
SCOTT COUNTY**

Waiting list type: (select one)

- 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	23		4
Extremely low income <=30% AMI	19	84%	
Very low income (>30% but <=50% AMI)	4	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	17	89%	
Elderly families	0	0	
Families with Disabilities	6	11%	
White, Non-Hispanic	23	100%	

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

**Housing Needs of Families on the Waiting List  
SEVIER COUNTY**

Waiting list type: (select one)

- 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	63		15
Extremely low income <=30% AMI	53	84%	
Very low income (>30% but <=50% AMI)	10	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	38	60%	
Elderly families	2	3%	
Families with Disabilities	25	40%	
White, Non-Hispanic	60	95%	
Race/ethnicity	3	5%	

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

**Housing Needs of Families on the Waiting List  
SHELBY COUNTY**

Waiting list type: (select one)

- 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	1158		132
Extremely low income <=30% AMI	1031	89%	
Very low income (>30% but <=50% AMI)	127	11%	
Low income (>50% but <80% AMI)	0	0	
Families with children	1136	98%	
Elderly families	15	1%	
Families with Disabilities	10	1%	
White, Non-Hispanic	5	.5%	
White, Hispanic	5	.5%	
Black, Non-Hispanic	1134	98%	
Black, Hispanic	14	1%	

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

If yes:

How long has it been closed (# of months)? 2 years

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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
SMITH COUNTY**

Waiting list type: (select one)

- 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	1		2
Extremely low income <=30% AMI	1	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
Black, Non-Hispanic	1	100%	

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

**Housing Needs of Families on the Waiting List  
STEWART COUNTY**

Waiting list type: (select one)

- 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	1		1
Extremely low income <=30% AMI	1	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	1	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
Black, Non-Hispanic	1	100%	

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

**Housing Needs of Families on the Waiting List  
SUMNER COUNTY**

Waiting list type: (select one)

- 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	185		94
Extremely low income <=30% AMI	141	76%	
Very low income (>30% but <=50% AMI)	44	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	176	95%	
Elderly families	6	3%	
Families with Disabilities	2	2%	
White, Non-Hispanic	71	38%	
Black, Non-Hispanic	114	62%	

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

**Housing Needs of Families on the Waiting List  
TIPTON COUNTY**

Waiting list type: (select one)

- 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	166		75
Extremely low income <=30% AMI	148	89%	
Very low income (>30% but <=50% AMI)	18	11%	
Low income (>50% but <80% AMI)	0	0	
Families with children	153	92%	
Elderly families	3	2%	
Families with Disabilities	10	6%	
White, Non-Hispanic	26	16%	
Black, Non-Hispanic	140	84%	

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

**Housing Needs of Families on the Waiting List  
TROUSDALE COUNTY**

Waiting list type: (select one)

- 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	46		5
Extremely low income <=30% AMI	36	76%	
Very low income (>30% but <=50% AMI)	10	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	36	76%	
Elderly families	1	1%	
Families with Disabilities	10	24%	
White, Non-Hispanic	21	46%	
Black, Non-Hispanic	24	52%	
Native American/ Alaskan Native	1	2%	

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

If yes:

How long has it been closed (# of months)? 1 year

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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
UNICOI COUNTY**

Waiting list type: (select one)

- 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	7		2
Extremely low income <=30% AMI	6	84%	
Very low income (>30% but <=50% AMI)	1	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	6	84%	
Elderly families	0	0	
Families with Disabilities	1	26%	
White, Non-Hispanic	6	84%	
Black, Non-Hispanic	1	26%	

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

**Housing Needs of Families on the Waiting List  
UNION COUNTY**

Waiting list type: (select one)

- 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	14		11
Extremely low income <=30% AMI	12	84%	
Very low income (>30% but <=50% AMI)	2	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	9	64%	
Elderly families	1	7%	
Families with Disabilities	4	29%	
White, Non-Hispanic	14	100%	

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

**Housing Needs of Families on the Waiting List  
VAN BUREN COUNTY**

Waiting list type: (select one)

- 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	3		0
Extremely low income <=30% AMI	3	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	3	100%	
Elderly families	0	0	
Families with Disabilities	0	0	
White, Non-Hispanic	3	100%	

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

**Housing Needs of Families on the Waiting List  
WARREN COUNTY**

Waiting list type: (select one)

- 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	23		18
Extremely low income <=30% AMI	19	84%	
Very low income (>30% but <=50% AMI)	4	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	20	87%	
Elderly families	1	4%	
Families with Disabilities	3	13%	
White, Non-Hispanic	19	84%	
Black, Non-Hispanic	4	16%	

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

**Housing Needs of Families on the Waiting List  
WAYNE COUNTY**

Waiting list type: (select one)

- 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	19		5
Extremely low income <=30% AMI	15	77%	
Very low income (>30% but <=50% AMI)	4	23%	
Low income (>50% but <80% AMI)	0	0	
Families with children	16	84%	
Elderly families	2	11%	
Families with Disabilities	3	16%	
White, Non-Hispanic	18	95%	
White, Hispanic	1	5%	

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

**Housing Needs of Families on the Waiting List  
WEAKLEY COUNTY**

Waiting list type: (select one)

- 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	48		6
Extremely low income <=30% AMI	31	65%	
Very low income (>30% but <=50% AMI)	17	35%	
Low income (>50% but <80% AMI)	0	0	
Families with children	37	77%	
Elderly families	3	6%	
Families with Disabilities	8	17%	
White, Non-Hispanic	32	67%	
Black, Non-Hispanic	16	33%	

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

**Housing Needs of Families on the Waiting List  
WHITE COUNTY**

Waiting list type: (select one)

- 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	19		20
Extremely low income <=30% AMI	16	84%	
Very low income (>30% but <=50% AMI)	3	16%	
Low income (>50% but <80% AMI)	0	0	
Families with children	15	79%	
Elderly families	0	0	
Families with Disabilities	4	21%	
White, Non-Hispanic	19	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

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

**Housing Needs of Families on the Waiting List  
WILLIAMSON COUNTY**

Waiting list type: (select one)

- 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	67		7
Extremely low income <=30% AMI	51	76%	
Very low income (>30% but <=50% AMI)	16	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	55	82%	
Elderly families	2	3%	
Families with Disabilities	12	18%	
White, Non-Hispanic	21	31%	
White, Hispanic	1	2%	
Black, Non-Hispanic	45	67%	
Race/ethnicity			

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

If yes:

How long has it been closed (# of months)? 4 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 *\*Families that qualify for a local preference.*

**Housing Needs of Families on the Waiting List  
WILSON COUNTY**

Waiting list type: (select one)

- 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	258		43
Extremely low income <=30% AMI	196	76%	
Very low income (>30% but <=50% AMI)	62	24%	
Low income (>50% but <80% AMI)	0	0	
Families with children	201	78%	
Elderly families	8	3%	
Families with Disabilities	56	22%	
White, Non-Hispanic	137	53%	
Black, Non-Hispanic	119	46%	
Black, Hispanic	1	.5%	
Native American/ Alaskan Native	1	.5%	

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

If yes:

How long has it been closed (# of months)? 2 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 *\*Families that qualify for a local preference.*

### 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:
  - \* *THDA will apply for additional untargeted funding increments over the five-year period as funding is announced by HUD, if the requirements to apply for new funds are met.*
- 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):
  - \* *THDA is currently considering a preference for individuals and families enrolled in a family self-sufficiency program administered by in-state non-profit organizations.*

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
  - \* *THDA will apply for special-purpose funds if the criteria for application is met.*
- 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
  - \* *THDA will apply for special-purpose funds if the criteria for application is met.*
- Affirmatively market to local non-profit agencies that assist families with disabilities
  - \* *THDA is currently considering a preference for individuals and families, including the elderly and disabled, who are enrolled in a self-sufficiency program administered by in-state, non-profit organizations.*
  - \* *THDA is also considering a preference for families enrolled in the Tennessee Home of Your Own/Community Based Employment Initiative.*
  - \* *THDA regularly speaks at regional conferences of government or non-profit organizations that work with the disabled.*
- Other: (list below)
  - \* *THDA has designated a local preference for disabled families that wish to reside in an Independent Group Residence (group or shared housing), and mentally disabled individuals that have resided in a state-operated mental health facility in the past 12 months that are discharged from the facility.*

**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)
  - \* *A description of Fair Housing and the HUD Housing Discrimination form are included in the THDA Applicant Booklet.*
  - \* *Fair Housing is discussed at all tenant briefings.*
  - \* *Annual Fair Housing training is conducted with Section 8 staff.*
  - \* *A Fair Housing Officer is employed to work with families that report housing discrimination.*

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,080,987.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$35,692.00	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$22,116,679.00	As stated above

### **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.

Date and Time

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

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)
- 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:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

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

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below):
  - \* *Violent criminal activity to the extent required by the Section 8 regulations.*

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

\* *Only for those applicants that declare on their pre-application that they have been arrested or convicted of a crime in the past three years, and for participants when criminal activity is suspected or reported.*

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

\* *Only for those applicants that declare on their pre-application that they have been arrested or convicted of a crime in the past three years, and for participants when criminal activity is suspected or reported.*

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)

\* *Information regarding the families' previous rental history, such as evictions, and the names of previous landlords.*

**(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)  
\* *Regional field offices in: Cookeville, Covington, Erin, Knoxville, Lewisburg, Madison, Milan, Selmer and Tullahoma.*

### **(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:

- \* *The family must request the extension in advance of the expiration date. THDA grants most requests for an additional 60-day time period, but may deny an extension based on factors such as the length of the waiting list, the number of available vouchers, and the family's efforts to locate a suitable unit. THDA offers reasonable accommodation to families with disabilities that are unable to locate a unit within the maximum 120-day search term.*

### **(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?

- \* *THDA will not adopt a plan to exceed the federal targeting requirements because to do so would virtually exclude working families' access to the program in many of the areas of our jurisdiction.*

- 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):

*1. Persons being discharged (or who have been discharged within the past 12 months of application) from the developmental centers operated by the State of Tennessee Division of Mental Retardation Services who resided in the facility for at least 12 months prior to discharge.*

*2. Persons who are elderly, disabled, or displaced who desire to reside in an Independent Group Residence.*

*3. Families who have been involuntarily displaced because of a natural disaster (fire, flood, tornado, etc.), which occurred within no more than six (6) months from the date of certification, and have not secured permanent replacement housing.*

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

1 Date and Time

Former Federal preferences

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

Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

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

2 All preferences are weighted equally.

*1. Persons being discharged (or who have been discharged within the past 12 months of application) from the developmental centers operated by the State of Tennessee Division of Mental Retardation Services who resided in the facility for at least 12 months prior to discharge.*

*2. Persons who are elderly, disabled, or displaced who desire to reside in an Independent Group Residence.*

*3. Families who have been involuntarily displaced because of a natural disaster (fire, flood, tornado, etc.), which occurred within no more than six (6) months from the date of certification, and have not secured permanent replacement housing.*

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): THDA's Welfare to Work Voucher program is coordinated directly with the Department of Human Services, who make referrals of potential candidates. When welfare to work waiting lists are open, the local DHS office is notified.

**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:

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

- For household heads  
 For other family members  
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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
  - \* *In counties where it has been determined through a rent comparability survey that market rents exceed the Fair Market Rent and place an unreasonable rent burden on families, THDA has implemented a Payment Standard that is 110% of the FMR.*
- Above 110% of FMR (if HUD approved; describe circumstances below)
  - \* *In areas where an area exception payment standard has been approved.*

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): *Fair Market Rent level*

## **(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. *Attachment A*
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers	5446 (TN903&TN901)	1000
Section 8 Certificates	79	79 (to vouchers)
Section 8 Mod Rehab	34	5
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

\*6/29/01 utilization report used to determine the units or families served at year beginning.

### 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)

(2) Section 8 Management: (list below)

\* *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:

*\*See Attachment B- Informal Hearing/Review Procedures*

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)

*First level of informal review:*

*Contact Regional Field Office Manager.*

*Second level of informal review:*

*Contact Director of Rental Assistance at PHA main administrative office (Nashville).*

*Third level of review:*

*Contact General Counsel at PHA main administrative office (Nashville).*

*Fourth level of review:*

*Contact Deputy Executive Director at PHA main administrative office (Nashville).*

## **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 (state name)

-or-

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

**(2) Optional 5-Year Action Plan**

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

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
  - The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at 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)

**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:
- 2. Development (project) number:
- 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7. Timeline for activity:
- a. Actual or projected start date of activity:
  - b. Projected end date of activity:

**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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

**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.

<b>Conversion of Public Housing Activity Description</b>	
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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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.)

\* *THDA's Executive Director and Board are currently considering the design and implementation of a Section 8 homeownership voucher program. Section 8 program administrators have met with Rural Development, Affordable Housing Resources, the Tennessee Network for Community Economic Development and the State of Tennessee Department of Mental Health/Mental Retardation to discuss potential program design. A decision should be made in this fiscal year or in the first quarter of next fiscal year.*

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 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?

\* *THDA and the Department of Human Services have cooperatively shared information since 1995. THDA is allowed restricted access to DHS's ACCENT computer database for income and asset verification purposes. THDA has utilized the ACCENT system since 1995. A formal agreement, however, has not been signed.*

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)

**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)

*\*Families First (TANF) participants receive a preference to participate in the Family Self Sufficiency program.*

*\*Welfare to work voucher program with 350 targeted vouchers*

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Welfare to Work Voucher Program</i>	350	<i>Waiting list and/or client referrals from DHS</i>	<i>Regional field offices in Cookeville, Covington, Erin, Knoxville, and Madison</i>	<i>Section 8</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of:03/15/01)
Public Housing		
Section 8	175	156

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**

**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)

**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)

**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)

**D. Additional information as required by PHDEP/PHDEP Plan**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**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:

*\*Offer homeownership option*

*\*Improve housing availability (more landlord recruitment)*

*\*Increase funding to assist more families*

*\*Decrease the amount of the family share of rent*

*\*Improve response time to phone messages at field offices.*

*Copies of the RAB comments are on file at THDA's Central Office, Nashville, TN.*

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 Plan addressed all of the RAB members expressed concerns.*
- 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.)  
*\*THDA has been advised by HUD legal that we are exempt from this requirement per 24 CFR 964.405, which states that the requirement does not apply to housing agencies not governed by a governing board. The THDA does not have a separate board for Section 8 operations. As the state housing finance agency for Tennessee, our board composition is determined by a state statute, and is primarily occupied with other duties/responsibilities. The Governor of the state of Tennessee is the appointing official for the THDA Board of Directors.*
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): *State of Tennessee*
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
  - Other: (list below)
  
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - \*THDA is considering a voucher homeownership program to fill the gap between the rate of homeownership among the lowest income Tennesseans, and the affordability of homeownership.*
  - \*THDA currently works with the Tennessee Department of Mental Health/Mental Retardation to coordinate housing services (both Section 8 and STRAP Programs).*
  - \*THDA currently works with DHS to offer a housing alternative for families enrolled in the state's welfare to work program that need housing to obtain or retain employment (achieve self-sufficiency)*

*\*THDA offers a preference to families displaced due to a natural disaster in order to reduce the number of temporarily homeless families.*

*\*THDA affirmatively furthers Fair Housing by working with Legal Services of Tennessee to offer training to our employees on Fair Housing Matters. In addition, THDA employs a Fair Housing Officer to assist with fair housing complaints.*

*\*THDA Section 8 program administrators have worked with tax credit personnel to add a provision to the tax credit allocation point system that will hopefully improve the availability of affordable housing units in the areas of the state with the greatest housing need.*

#### **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.

# PHA Plan Table Library

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

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

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**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

**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)

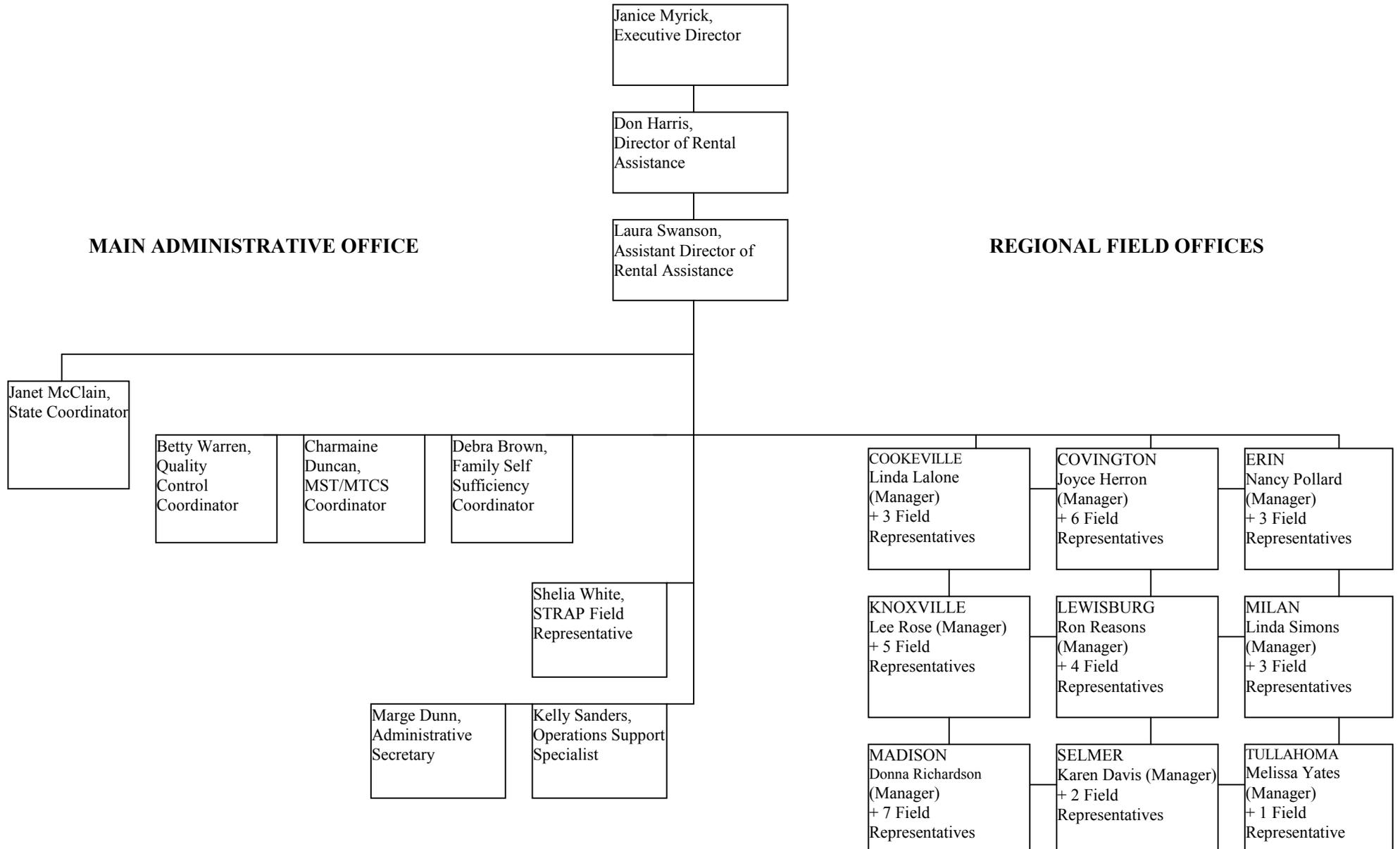
## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



### TENNESSEE HOUSING DEVELOPMENT AGENCY SECTION 8 TENANT BASED ORGANIZATIONAL CHART



**TENNESSEE HOUSING DEVELOPMENT AGENCY**  
**SUMMARY OF REVIEW/HEARING PROCEDURES FOR**  
**SECTION 8 EXISTING PROGRAM**  
(Certificate, Voucher and Moderate Rehabilitation Programs)

1. THDA makes certain decisions about Section 8 rental assistance for applicants or participants.
2. THDA sends a written notification to the Section 8 rental assistance applicant or participant describing the decision and what the applicant or participant can do if they do not agree with the decision.
3. If the applicant or participant does not agree with THDA's decision and properly requests an informal review within ten (10) days, the Housing Assistance Manager of the relevant THDA Regional Office conducts a review.

*Informal Review Process:*

4. THDA sends a letter to the applicant or participant describing the results of the review by the Housing Assistance Manager and what the applicant or participant can do if they do not agree with the decision.
5. If the applicant or participant does not agree with the decision by the Housing Assistance Manager and properly requests further review within ten (10) days, a review is conducted by the Director of Housing Management.
6. THDA sends a letter to the applicant or participant describing the results of the review by the Director of Housing Management and what the applicant or participant can do if they do not agree with the decision.
7. If the applicant or participant does not agree with the decision made by the Director of Housing Management, they may request, within ten (10) days, a Formal Hearing.

*Formal Hearing Process:*

1. If the applicant or participant makes a proper appeal under the Uniform Administrative Procedures Act, an administrative law judge sitting alone will hold a contested case hearing.
2. The administrative law judge will notify the applicant or participant about the hearing. After the hearing, the administrative law judge will make a decision, will notify the applicant or participant about the decision and will inform the applicant or participant about further appeals.
3. The decision of the administrative law judge becomes final if there is no appeal within ten (10) days.
4. If there is a proper appeal from the administrative law judge's decision, the THDA Deputy Executive Director will review the administrative law judge's decision.
5. The Deputy Executive Director will make a decision and will send a letter to the applicant or participant describing the decision and telling the applicant or participant what they can do if they disagree with the decision.
6. The applicant or participant may file a petition for judicial review of the Deputy Executive Director's decision in the Chancery Court for Davidson County within sixty (60) days of the date of the decision.
7. If at any point in the process, there is no proper appeal, the unappealed decision stands and can be enforced. A petition for judicial review will not stop enforcement of the decision unless so ordered by a judge. Until a decision is final, the status quo is maintained.

**Tennessee Housing Development Agency**  
Section 8 Rental Assistance Division

*2001 Resident Advisory Board Members*

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### **Section 8 Homeownership Program Capacity Statement**

The Tennessee Housing Development Agency plans to require that financing for the purchase of a home under its Section 8 Homeownership Program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

### **Section 8 Homeownership Program Capacity Statement**

The Tennessee Housing Development Agency plans to require that financing for the purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

In addition, a minimum homeowner downpayment requirement of at least 3 percent of the purchase price is required for participation in the homeownership program. Other than the elderly and disabled, who may have access to downpayment assistance grants through the State of Tennessee, at least one percent of the purchase price must come from the family's personal resources.

**Definition of "Substantial Deviation" and "Substantial Amendment or Modification"**

THDA considers the following actions to be significant amendments or modifications from the annual plan:

\*changes to rent or admissions policies or organization of the waiting list.