

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

**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: Johnson City Housing Authority

PHA Number: TN002

PHA Fiscal Year Beginning: (mm/yyyy) 10/2002

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 cost effectively assist eligible very low and low income families by providing opportunities for affordable housing and socioeconomic advancement in a discrimination-free environment; and
 - To affirmatively address the physical needs of the Authority's housing developments to ensure a decent, safe, and sanitary environment for employees and residents.

B. Goals

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

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

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

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - 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:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Five-Year Goals

The goals and objectives adopted by the Johnson City Housing Authority ("Authority") are:

Goal: ORGANIZATIONAL IMAGE
To improve the image and perception of the Authority as an organization.

Objectives:

1. To have published a minimum of one positive article per year in the newspaper with largest circulation within the Authority's jurisdiction.
2. To apply for no less than two national housing/community development awards programs within the term of the Strategic Plan.
3. To publicly address no less than four public service organizations within the term of the Strategic Plan.

Goal: MANAGEMENT ISSUES
To develop an organization-wide line and staff structure to complement effectively the legislative, technical, and regulatory demands generated by the Quality Housing & Work Responsibility Act of 1998.

Objectives:

1. Analyze the current line and staff structure to ensure there are no overlapping functions.
2. Review position descriptions to ensure that each scope of responsibility is unique.
3. Define department-specific key results areas that contribute directly to the Public Housing Assessment System and Section 8 Management Assistance Program quantifiable goals.

Goal: HOUSING ISSUES

Ensure that Authority owned and assisted units are decent, sanitary, safe, and in good repair.

Objectives:

1. Ensure that at least 99 percent of unit-, utility-, and/or system-related emergencies are corrected and/or abated within 24 hours.
2. Provide 24 hour, seven day per week emergency on-call support service at all sites.
3. Inspect all major systems, including plumbing, electrical, and HVAC, annually.
4. Develop and implement a preventive maintenance schedule for all major systems.

Goal: FISCAL ISSUES

Ensure cost effective oversight and utilization of Authority funding and physical resources.

Objectives:

1. To ensure enforcement compliance of the Authorities rights and obligations with:
 - a. The Annual Contributions Contract
 - b. The US Housing Act of 1937, as amended
 - c. Federal and state procurement laws and regulations.
2. Comply with generally accepted accounting principles.
3. Maintain sound investment practices for all Authority funds.

Goal: ECONOMIC SELF-SUFFICIENCY

Increase the number and percentage of employed persons in assisted families.

Objectives:

1. Increase supportive services through agency collaboration to improve assistance for recipients' employability.
2. Coordinate with other service-providers to increase independence for the elderly or families with disabilities.
3. Promote economic and educational opportunities for eligible residents.

Goal: COLLABORATION ISSUES

Partner with Authority recognized resident councils, state, county, and local government entities to improve quality of life choices for residents.

Objectives:

1. Establish a joint venture program with the local governing unit to provide expanded recreational opportunities for public housing youth.
2. Implement a Cooperative Agreement with East Tennessee State University to provide joint educational programming for eligible Authority residents.
3. Provide social support services to the extent possible.

Goal: CRIME AND SAFETY ISSUES

Provide a safe and secure environment in the Authority's public housing developments.

Objectives:

1. Improve resident and community perception of safety and security in the Authority's public housing developments through resident meetings.
2. Refine the Memorandum of Understanding between the City of Johnson City's Police Bureau and the Authority.
3. Establish a policy and procedure to attract police officers to live in public housing developments.

Goal: EQUAL OPPORTUNITY ISSUES

Manage and operate the Authority in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing.

Objectives:

1. Mix public housing development populations as much as possible with respect to ethnicity, race, and income.
To accomplish this goal, we will:
 - a. Market public housing in particular neighborhoods to families from groups that don't typically live in those neighborhoods.
 - b. Provide more consultation and information about housing opportunities to applicants for public housing
 - c. Provide more supportive services and amenities to public housing developments to make them more attractive to new residents
1. 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.
2. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

PHYSICAL AND ENVIRONMENTAL ISSUES

GOAL

- To address the repair, replacement, and maintenance needs of 'deficient' infrastructures. (Infrastructures defined as 'deficient' are identified as obsolete, unsafe, defective, inadequate, or substandard.)

OBJECTIVES

1. Initiate professional engineering analyses of the infrastructures at Authority developments.
2. Determine costs to modernize and upgrade the Authority's environmental and physical infrastructure(s) at all developments.
3. Research and investigate appropriate funding sources to correct and/or abate identified physical and/or environmental deficiencies.
4. To monitor and comply with Federal Lead Based Paint regulations.

Annual PHA Plan
PHA Fiscal Year 2003
 [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.

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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- 17. Asset Management
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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
- FY 2003 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)
 - tn002a02.doc – Deconcentration Policy**
 - tn002b02.doc – Resident Membership of Governing Board**
 - tn002c02.doc – Statement of Progress in Meeting Mission Statement and Goals**
 - tn002d02.doc – SF-LLL form disclosure**
 - tn002e02.doc PHA Plan – 5-Year Plan Progress**
 - tn002f02.doc – Resident Advisory Board Members**
 - tn002g02.doc – Definition of Significant change**
 - tn002h02.doc – RAB comments on Annual Plan**
 - tn002i02.doc - Voluntary Conversion Initial Assessments**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
√	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
√	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 checked="" 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 checked="" 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
√	Public housing grievance procedures <input checked="" 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
	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)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

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	2078	4	4	3	N/A	4	N/A
Income >30% but <=50% of AMI	3117	4	4	3	N/A	4	N/A
Income >50% but <80% of AMI	1808	4	4	3	N/A	4	N/A
Elderly	518	5	4	2	N/A	4	N/A
Families with Disabilities	498	4	5	3	N/A	4	N/A
African-American	2400	3	4	3	N/A	4	N/A
Hispanic	426	4	4	3	N/A	4	N/A
Race/Ethnicity							
Race/Ethnicity							

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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:

- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	278		353
Extremely low income <=30% AMI	186	67%	
Very low income (>30% but <=50% AMI)	92	33%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	192	69%	
Elderly families	6	2%	
Families with Disabilities	19	7%	
African-American	41	15%	
Hispanic	8	3%	

Housing Needs of Families on the Waiting List			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	148		387
Extremely low income <=30% AMI	109	74%	
Very low income (>30% but <=50%	32	22%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	7	5%	
Families with children	63	43%	
Elderly families	15	10%	
Families with Disabilities	14	10%	
African-American	21	14%	
Hispanic	2	1%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	73	49%	51
2 BR	62	42%	44
3 BR	12	8%	8
4 BR	1	1%	0
5 BR			
5+ BR			
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: **Initiate a landlord training program.**

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: **Outreach to attract extremely low-income families.**

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
 Adopt rent policies to support and encourage work
 Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
 Apply for special-purpose vouchers targeted to the elderly, should they become available
 Other: **Employ admission preference for elderly families.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	2,596,798	
b) Public Housing Capital Fund	1,022,778	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,916,863	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CF50100 FY2000	0	
CF50201 FY2001	954,594	
PHDEP 01 FY2001	14,947	
3. Public Housing Dwelling Rental Income	858,124	
4. Other income (list below)		
UETHDA	21,039	
Excess Utilities	25,783	
4. Non-federal sources (list below)		
Total resources	7,410,926	

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: **2 months**
- 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 **References**

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? 0

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) **Elderly/Disabilities**

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.

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 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
- 2 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
- 2 Other preference(s) **Elderly/Disabled**

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)

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

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 **Landlord References**
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other **Current and Prior Addresses**

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

Applicant must verify that they have attempted to find affordable housing.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 2** 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
- 2** 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
- 2** Other preference(s) **Elderly/Disabled**

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

ACOP Section 13.3

13.3 MINIMUM RENT

The Johnson City Housing Authority has set the minimum rent at twenty-five dollars (\$25.00) per month. However if the family requests a hardship exemption, the Johnson City Housing Authority will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 3. When the income of the family has decreased because of changed circumstances, including loss of employment;
 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 5. When a death has occurred in the family.
- B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of

suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

- D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

S8 Administrative Plan Section 11.5(B)

B. Minimum Rent.

The Johnson City Housing Authority has set the minimum rent as \$25.00. However, if the family requests a hardship exemption, the Johnson City Housing Authority will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the Housing Authority can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

1. A hardship exists in the following circumstances:
 - a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;
 - b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - c. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - e. When a death has occurred in the family.
2. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent to the Housing Authority for the time of suspension.
3. Temporary hardship. If the Housing Authority determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a reasonable repayment

agreement for any minimum rent back payment paid by the Housing Authority on the family's behalf during the period of suspension.

4. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

Appeals. The family may use the informal hearing procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the informal hearing procedures.

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

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

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

The flat rents range from \$68 per month to \$301 per month depending on bedroom size.

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

- Yes for all developments

- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

If the family elected to base their rent on income, it is their responsibility to report changes in family composition within ten days.

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 **We use a percentage of the FMR.**

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (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.)

Demolition/Disposition Activity Description	
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.

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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? DD/MM/YY

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)

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-

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:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (**Johnson City, TN**)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

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

Reference the City of Johnson City Consolidated Plan

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	Amount of Annual Grant (Sum of lines 2-19)	
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)
Total estimated cost over next 5 years				

JOHNSON CITY HOUSING AUTHORITY

901 Pardee Street
Post Office Box 59
Johnson City, TN 37605-0059
Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: September 20, 2002
SUBJ: Deconcentration Policy

The policy listed below is an excerpt from the Admissions and Continued Occupancy Policy for the Johnson City Housing Authority (p. 22).

10.4 DECONCENTRATION POLICY

It is Johnson City Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Johnson City Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: September 20, 2002
SUBJ: Resident Membership of the PHA Governing Board

Below is listed the required information concerning the resident member of the Board of Commissioners for the Johnson City Housing Authority.

Name: Wendolin Elrod
Method of Selection: Appointment by City Council
Term of Appointment: 9/24/01 – 9/23/06

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD

FROM: Mike Clark

DATE: September 20, 2002

SUBJ: Statement of Progress in Meeting Mission Statement and Goals

Mission:

In order to provide affordable housing the Authority has maintained a 99% occupancy rate over the past year. In order to provide socioeconomic advancement we provide space for four Headstart classrooms. In addition we provide space for a Family Resource Center and Even Start, both providing educational assistance for residents.

In order to address the physical needs of the Authority, the re-roofing of all Authority buildings was completed this year. Also we have started replacing worn out sewer lines with work beginning in two developments this past year.

Goals:

Organizational Image – The local newspaper has published no less than ten positive articles this year concerning the Authority and it's activities. We were awarded two Clean Team awards for our Physical Services building and the Memorial Park development.

Housing Issues – 100% of emergency work orders were completed within 24 hours. We provide 24/7 maintenance services. Inspections of all units, and major systems are conducted at least annually.

Economic Self-Sufficiency – As stated above the Authority works with Headstart, Family Resource Center, Even Start, and East Tennessee State University in order to provide educational opportunities for assisted families.

Collaboration Issues – The Authority has a joined the City of Johnson City in operating the Johnson City Athletic Club. East Tennessee State University and the Authority work together in order to provide educational opportunities for residents and students alike.

Crime and Safety Issues – As reflected in the most recent REAC survey, in general our residents feel safe in our developments. Along with the Johnson City Police Bureau we are

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working to keep crime as low as possible. As reflected elsewhere in this plan we are working with the police to attract police officers to live in public housing developments.

Equal Opportunity Issues – All our developments fall within HUD guidelines for economic deconcentration. Each department has produced brochures in order to provide better information to residents about Authority services. The Authority has developed a reasonable accommodation policy in order to better provide for disabled residents needs.

Physical and Environmental Issues – The Authority has had a professional engineering analysis completed in order to determine infrastructure needs and the cost of addressing those needs. The Authority monitors and is in compliance with Federal Lead Paint regulations.

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: To Whom it may Concern
FROM: Mike Clark MIS Coordinator
DATE: September 20, 2002
SUBJ: SF-LLL form

As the Johnson City Housing Authority has not participated in any lobbying activities, we do not need to submit form SF-LLL or SF-LLLa.

Thank You,
Mike Clark

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MEMORANDUM

TO: HUD

FROM: Mike Clark

DATE: September 20, 2002

SUBJ: PHA Plan – 5-Year Plan Progress

The Johnson City Housing Authority has made significant progress on the five-year plan this past year.

The local newspaper has published no less than ten positive articles this past year.

We won two Clean Team awards for our Physical Services building and grounds and the Memorial Park development.

The State of Tennessee awarded the Authority a second tree grant this year.

We were rated Superior in PHAS this year and scored 100 in SEMAP.

We received an unqualified audit from our auditors this year.

In order to improve our residents self-sufficiency and improve their quality of life we have established co-operative agreements with the Family Resource Center, Even Start, Johnson City Transit, the Area Agency on Aging, and East Tennessee State University.

The Johnson City Athletic Club, a joint collaboration with the City of Johnson City,

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MEMORANDUM

TO: HUD
FROM: Mike Clark
DATE: September 20, 2002
SUBJ: Resident Advisory Board Members

The following people are the resident advisory Board for the Johnson City Housing Authority.

Jeff Bishop	Pinecrest
Ethel Manis	Lake Terrace
Gwen Welch	Fairview
Joan Bishop	Parkway-Dunbar
Ethel Adams	Carver
Sharon Dugger	Memorial Park
Tabatha Gonzales	Keystone

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Phone (423) 232-4784 Fax (423) 232-4789

MEMORANDUM

TO: HUD

FROM: Mike Clark

DATE: September 20, 2002

SUBJ: Definition of "Significant Change" to the PHA Annual Plan and the PHA 5 Year Plan for the Johnson City Housing Authority

The Johnson City Housing Authority defines a "significant change" as:

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

JOHNSON CITY HOUSING AUTHORITY

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MEMORANDUM

TO: HUD

FROM: Mike Clark

DATE: September 20, 2002

SUBJ: RAB Comments on Annual Plan

Police Officers living in Public Housing

After the Authority presented its plan to house police officers there were two comments; Ms. Adams of the Carver development expressed doubts that one officer to cover Carver, Dunbar and Parkway developments was insufficient.

The Authority responded that as we are only allowed to house 5 officers in the entire Authority and that the three developments in question are next to one another, one officer should be sufficient. If we find that one officer is not enough the housing priorities will be re-evaluated.

Mr. Saults noted that the Authority was not planning to house an officer in Lake Terrace development.

The Authority responded that according to our analysis of the crime figures indicates a greater need at other developments. We also reminded everyone that these officers are in addition to the Community Policing Officers already patrolling the Authority.

Maintenance Issues

Mr. Saults of Lake Terrace development asked about plans concerning maintenance of entrance doors to units. He said they are getting hard to close.

The Authority responded that any entrance door that won't shut properly is an emergency item and the maintenance department should be called immediately for repairs to these doors.

Mr. Saults asked about the poor condition of the pavement in Lake Terrace.

The Authority responded that we had the City come patch the pavement recently.

Mr. Saults also asked about new cabinets in Lake Terrace.

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The Authority responded that cabinets in that development are in the five-year plan and that we hope to replace cabinets in that development in the next year.

Jeff Bishop of Pinecrest asked if there were plans to put speed bumps in the streets of that development.

The Authority responded that we would take that under consideration, but we would need the approval of the City of Johnson City as the streets are City property.

Conversion of Natural Gas to Electric

The Authority informed the RAB of our plans to convert our natural gas units to all-electric units. The board was also informed that the gas heating units would be replaced with heat pumps. Ms. Adams asked whether they were to be provided a vote on the conversion. She stated her concern is that if the power goes out the heat also goes out if we convert.

The Authority responded that we have questioned the local utility about power outages and have found that outages are rare. The Authority feels that the addition of air conditioning and the increased efficiency of the new heat pumps outweighs the occasional possibility of losing heat during power outages.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <p style="text-align: center;">Johnson City Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2000</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$267,310.00		\$267,310.00	\$267,310.00
3	1408 Management Improvements	\$297,820.00		\$297,820.00	\$295,250.95
4	1410 Administration	\$98,696.00		\$98,696.00	\$92,496.76
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$45,000.00	\$33,315.00	\$33,315.00	\$13,368.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$20,000.00	\$18,606.97	\$18,606.97	\$18,606.97
10	1460 Dwelling Structures	\$370,822.47	\$447,049.66	\$447,049.66	\$375,885.10
11	1465.1 Dwelling Equipment—Nonexpendable	\$143,677.53		\$143,677.53	\$143,677.53
12	1470 Nondwelling Structures	\$14,000.00	\$16,770.69	\$16,770.69	\$16,770.69
13	1475 Nondwelling Equipment	\$13,300.00	\$13,303.15	\$13,303.15	\$13,303.15
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$65,923.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,336,549.00	\$1,336,549.00	\$1,336,549.00	\$1,236,669.15
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$88,769.00	\$88,278.45	\$88,278.45	\$82,079.21
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2001	Cyclical Painting Program – Phase 3	1460	15 units	\$17,000.00	\$18,745.00	\$18,745.00	\$14,141.30	On Schedule
Carver	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 3	1460	7 units	\$7,460.00	\$13,500.00	\$13,500.00	\$8,860.76	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
	Replace Gas Ranges	1465	74 ranges	\$16,865.25		\$16,865.25	\$16,865.25	Complete
TN – 2002	Cyclical Painting Program – Phase 3	1460	45 units	\$41,000.00	\$55,500.00	\$55,500.00	\$50,382.97	On Schedule
Keystone	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 3	1460	23 units	\$24,500.00	\$40,500.00	\$40,500.00	\$27,897.44	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
	Replace Gas Ranges	1465	226 ranges	\$52,628.62		\$52,628.62	\$52,628.62	Complete

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2003	Cyclical Painting Program – Phase 3	1460	6 units	\$6,800.00	\$10,500.00	\$10,500.00	\$7,694.27	On Schedule
Dunbar	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 3	1460	3 units	\$3,200.00	\$3,800.00	\$3,800.00	\$2,700.16	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
	Replace Gas Ranges	1465	30 ranges	\$6,986.10		\$6,986.10	\$6,986.10	Complete
TN – 2004	Cyclical Painting Program – Phase 3	1460	14 units	\$15,850.00	\$24,000.00	\$24,000.00	\$21,419.95	On Schedule
Fairview	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 3	1460	7 units	\$7,450.00	\$18,000.00	\$18,000.00	\$14,776.31	On Schedule
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
	Replace Gas Ranges	1465	70 ranges	\$16,296.90		\$16,296.90	\$16,296.90	Complete

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2005 Parkway	Cyclical Painting Program – Phase 3 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	10 units	\$11,330.00	\$9,164.00	\$9,164.00	\$5,416.70	On Schedule
	Floor Replacement Program – Phase 3 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	5 units	\$5,300.00	\$6,500.00	\$6,500.00	\$4,023.60	On Schedule
TN – 2006 Memorial Park	Cyclical Painting Program – Phase 3 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	25 units	\$24,147.47	26,147.47	26,147.47	\$24,267.80	On Schedule
	Floor Replacement Program – Phase 3 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	12 units	\$12,800.00	\$14,500.00	\$14,500.00	\$11,213.03	On Schedule
	Bathroom Electrical Renovation	1460	125 units	\$18,521.14		\$18,521.14	\$18,521.14	Complete
	Replace Electric Ranges	1465	125	\$28,108.75		\$28,108.75	\$28,108.75	Complete

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2007 Pinecrest	Cyclical Painting Program – Phase 3 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	20 units	\$21,011.96	\$18,327.00	\$18,327.00	\$10,389.94	On Schedule
	Floor Replacement Program – Phase 3 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	10 units	\$10,600.00	\$9,580.00	\$9,580.00	\$4,441.45	On Schedule
	Replace Shingle Roof	1460	31 buildings	\$100,000.00	\$104,108.00	\$104,108.00	\$104,108.00	Complete
	Replace Guttering	1460	31 buildings	\$12,000.00	\$16,000.00	\$16,000.00	\$16,000.00	Complete
	Replace Electric Ranges	1465	100	\$22,791.91		\$22,791.91	\$22,791.91	Complete
TN – 2010 Lake Terrace	Cyclical Painting Program – Phase 3 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	15 units	\$17,095.00	\$13,745.00	\$13,745.00	\$11,777.80	On Schedule
	Floor Replacement Program – Phase 3 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	8 units	\$8,690.00	\$19,927.98	\$19,927.98	\$11,868.41	On Schedule
	Range Hood Replacement	1460	81	\$6,066.90	\$5,984.07	\$5,984.07	\$5,984.07	Complete

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	Operations	1406	L.S.	\$267,310.00		\$267,310.00	\$267,310.00	Complete
HA – Wide	Technical & Non-Technical Salaries							
	1. Director of Physical Services – 30% to Modernization (CFP) under 1408	1408	1	\$14,080.00		\$14,080.00	\$14,080.00	Complete
	2. MIS Coordinator	1408	1	\$32,000.00		\$32,000.00	\$32,000.00	Complete
	3. Admin. Assistant for Comm. Safety	1408	1	\$22,660.00		\$22,660.00	\$22,660.00	Complete
	4. Painter – Vacancy Time Reduction	1408	1	\$20,800.00		\$20,800.00	\$20,800.00	Complete
	5. Admin. Assistant for Deputy Director	1408	1	\$18,000.00		\$18,000.00	\$15,430.95	On Schedule
	6. Employee Benefits for # 1 above	1408	1	\$4,643.00		\$4,643.00	\$4,643.00	Complete
	7. Employee Benefits for # 2 above	1408	1	\$10,560.00		\$10,560.00	\$10,560.00	Complete
	8. Employee Benefits for # 3 above	1408	1	\$7,477.00		\$7,477.00	\$7,477.00	Complete
	9. Employee Benefits for # 4 above	1408	1	\$6,864.00		\$6,864.00	\$6,864.00	Complete
	Community Services							
	Children First Development Center - childcare center for HA children and community – operating expenses	1408	L.S.	\$160,736.00		\$160,736.00	\$160,736.00	Complete
HA – Wide	Technical Salaries							
	1. Director of Physical Services –40% to Modernization (CFP) under 1410	1410	1	\$18,762.00		\$18,762.00	\$18,762.00	Complete
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$10,234.00		\$10,234.00	\$10,234.00	Complete
	3. Director of Community Safety	1410	1	\$44,084.00		\$44,084.00	\$44,084.00	Complete
	4. Employee Benefits for # 1 above	1410.9	1	\$6,191.00		\$6,191.00	\$6,191.00	Complete
	5. Employee Benefits for # 2 above	1410.9	1	\$3,377.00		\$3,377.00	\$3,377.00	Complete

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP TN37P00250100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	Technical Salaries – cont.							
	6. Employee Benefits for # 3 above	1410.9	1	\$14,548.00	\$14,057.45	\$14,057.45	\$7,858.21	On Schedule
	Sundry – For Legal advertising costs	1410.19	1	\$1,500.00	\$1,990.55	\$1,990.55	\$1,990.55	Complete
HA – Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$45,000.00	\$33,315.00	\$33,315.00	\$13,368.00	On Schedule
HA-Wide	Landscaping	1450	L.S.	\$20,000.00	\$18,606.97	\$18,606.97	\$18,606.97	Complete
HA-Wide	Renovations to Head Start Centers	1470						
	Pinecrest –TN2007		1	\$7,000.00	\$4,872.18	\$4,872.18	\$4,872.18	Complete
	Lake Terrace – TN2010		1	\$7,000.00	\$11,898.51	\$11,898.51	\$11,898.51	Complete
HA – Wide	Computer Hardware (9PC's, 4 printers)	1475	See at left	\$9,000.00	\$9,003.15	\$9,003.15	\$9,003.15	Complete
	Vehicle for Modernization	1475	1	\$4,300.00		\$4,300.00	\$4,300.00	Complete
HA – Wide	Contingency	1502		\$65,923.00	\$0.00	\$0.00	\$0.00	Complete

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: CFP TN37P00250100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TN – 2001 Carver								
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
1465 Gas Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01		
TN – 2002 Keystone								
1460 Cyclical Painting (phase3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
1465 Gas Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01		
TN – 2003 Dunbar								
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
1465 Gas Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01		
TN – 2004 Fairview								
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
1465 Gas Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01		
TN – 2005 Parkway								
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
TN – 2006 Memorial Park								
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04				
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04				
1460 Bathroom Electrical Renov.		09/30/02	12/31/01		09/30/04	03/31/02	Item added from 5 yr. Plan	
1465 Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01		

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: CFP TN37P00250100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN – 2007 Pinecrest Village							
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04			
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04			
1460 Roof Replacement	09/30/02		12/31/01	09/30/04		12/31/01	
1460 Guttering Replacement	09/30/02		12/31/01	09/30/04		12/31/01	
1465 Range Replacement	09/30/02		03/31/01	09/30/04		03/31/01	
TN – 2010 Lake Terrace							
1460 Cyclical Painting (phase 3)	09/30/02		12/31/01	09/30/04			
1460 Floor Replacement (phase 3)	09/30/02		03/31/02	09/30/04			
1460 Range Vent Replacement		03/31/01	03/31/01		03/31/01	03/31/01	Item added from 5 yr. Plan
HA – Wide							
1406 Operations	09/30/02		03/31/01	09/30/04		03/31/01	
1408 All Salaries & Benefits	09/30/02		03/31/01	09/30/04			
1408 Children First Dev. Center	09/30/02		03/31/01	09/30/04		09/30/01	
1410 Technical Salaries & Benefits	09/30/02		03/31/01	09/30/04			
1410 Sundry	09/30/02		03/31/02	09/30/04		03/31/02	
1430 A & E Fees	09/30/02		03/31/02	09/30/04			
1450 Landscaping		03/31/02	03/31/02		03/31/02	03/31/02	Item added from 5 yr. Plan
1470 Renov. To Head Start Centers		12/31/01	12/31/01		12/31/01	12/31/01	Item added from 5 yr. Plan
1475 Computer Hardware	09/30/02			09/30/04			
1475 Vehicle for Modernization		03/31/01	03/31/01		03/31/01	03/31/01	Item added from 5 yr. Plan
1502 Contingency	09/30/02			09/30/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: <p style="text-align: center;">Johnson City Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2001</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$272,740.00		\$272,740.00	\$272,740.00
3	1408 Management Improvements	\$272,740.00		\$272,740.00	\$0.00
4	1410 Administration	\$136,370.00		\$136,370.00	\$0.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$11,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$210,519.00			
10	1460 Dwelling Structures	\$221,800.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$190,857.00			
13	1475 Nondwelling Equipment	\$9,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$38,678.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,363,704.00		\$681,850.00	\$272,740.00
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$84,946.00		\$84,946.00	
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2001	Replace underground natural gas lines	1450	L.S.	\$35,000.00				To be bid
Carver	Cyclical Painting Program – Phase 4 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	7 units	\$8,500.00				To be bid
	Floor Replacement Program – Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	3 units	\$3,730.00				To be bid
TN – 2002	Replace underground natural gas lines	1460	L.S.	\$105,000.00				To be bid
Keystone	Cyclical Painting Program – Phase 4 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	22 units	\$25,500.00				To be bid
	Floor Replacement Program – Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	11 units	\$12,250.00				To be bid

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2003	Replace underground natural gas lines	1450	L.S.	\$14,519.00				To be bid
Dunbar	Cyclical Painting Program – Phase 4	1460	3 units	\$3,400.00				To be bid
	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 4	1460	2 units	\$1,600.00				To be bid
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
TN – 2004	Replace underground natural gas lines	1450	L.S.	\$36,000.00				To be bid
Fairview	Cyclical Painting Program – Phase 4	1460	7 units	\$7,925.00				To be bid
	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 4	1460	4 units	\$3,725.00				To be bid
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2005	Cyclical Painting Program – Phase 4	1460	5 units	\$5,665.00				To be bid
Parkway	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 4	1460	2 units	\$2,650.00				To be bid
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							
	Exterior Door Replacement	1460	88 doors	\$66,000.00				To be bid
	Storm Door Replacement	1460	88 doors	\$30,800.00				To be bid
TN – 2006	Cyclical Painting Program – Phase 4	1460	12 units	\$14,163.00				To be bid
Memorial Park	(Non-routine painting of 20% of all units that have not been painted in the previous six years.)							
	Floor Replacement Program – Phase 4	1460	6 units	\$6,400.00				To be bid
	(Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)							

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2007 Pinecrest	Cyclical Painting Program – Phase 4 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	10 units	\$11,300.00				To be bid
	Floor Replacement Program – Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	5 units	\$5,300.00				To be bid
TN – 2010 Lake Terrace	Cyclical Painting Program – Phase 4 (Non-routine painting of 20% of all units that have not been painted in the previous six years.)	1460	7 units	\$8,547.00				To be bid
	Floor Replacement Program – Phase 4 (Systematic replacement of tile floors in 10% of all units that have not been replaced in 12 years, to repair unsafe conditions and obsolete tile. Work in vacant units only, for cost effectiveness.)	1460	4 units	\$4,345.00				To be bid

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	Operations	1406	L.S.	\$272,740.00		\$272,740.00	\$272,740.00	Complete
HA – Wide	Technical & Non-Technical Salaries							
	1. Director of Physical Services – 30% to Modernization (CFP) under 1408	1408	1	\$14,494.00		\$14,494.00	\$0.00	On Schedule
	2. Admin. Assistant for Comm. Safety	1408	1	\$22,517.00		\$22,517.00	\$0.00	On Schedule
	3. Painter – Vacancy Time Reduction	1408	1	\$21,424.00		\$21,424.00	\$0.00	On Schedule
	4. Admin. Assistant for Deputy Director	1408	1	\$18,000.00		\$18,000.00	\$0.00	On Schedule
	5. Employee Benefits for # 1 above	1408	1	\$4,783.00		\$4,783.00	\$0.00	On Schedule
	6. Employee Benefits for # 2 above	1408	1	\$7,881.00		\$7,881.00	\$0.00	On Schedule
	7. Employee Benefits for # 3 above	1408	1	\$7,498.00		\$7,498.00	\$0.00	On Schedule
	Community Services							
	Children First Development Center - childcare center for HA children and community – operating expenses	1408	L.S.	\$176,143.00		\$176,143.00	\$0.00	On Schedule
HA – Wide	Technical Salaries							
	1. Director of Physical Services –40% to Modernization (CFP) under 1410	1410	1	\$19,325.00		\$19,325.00	\$0.00	On Schedule
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$10,868.00		\$10,868.00	\$0.00	On Schedule
	3. Director of Community Safety	1410	1	\$40,406.00		\$40,406.00	\$0.00	On Schedule
	4. M.I.S. Coordinator	1410	1	\$30,860.00		\$30,860.00	\$0.00	On Schedule
	5. Employee Benefits for # 1 above	1410.9	1	\$6,377.00		\$6,377.00	\$0.00	On Schedule

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

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	Technical Salaries – cont.							
	6. Employee Benefits for # 2 above	1410.9	1	\$3,804.00		\$3,804.00	\$0.00	On Schedule
	7. Employee Benefits for # 3 above	1410.9	1	\$14,142.00		\$14,142.00	\$0.00	On Schedule
	8. Employee Benefits for # 4 above	1410.9	1	\$9,588.00		\$9,588.00	\$0.00	On Schedule
	Sundry – For Legal advertising costs	1410.19	1	\$1,000.00		\$1,000.00	\$0.00	On Schedule
HA – Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$6,000.00				To be proposed
	Energy Audit	1430	All sites	\$5,000.00				To be proposed
HA – Wide	Landscaping / Erosion Control	1450	L.S.	\$20,000.00				To be bid
	(to correct systemic deficiency from PHAS)							
HA – Wide	Addition to Children First Dev. Center	1470	1	\$190,857.00				To be bid
HA – Wide	Computer Hardware (9PC's, 4 printers)	1475	See at left	\$9,000.00				To be bid
HA – Wide	Contingency	1502		\$38,678.00				

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN – 2001 Carver							
1450 Natural Gas Line Replacem.	03/31/03			09/30/04			
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			
TN – 2002 Keystone							
1450 Natural Gas Line Replacem.	03/31/03			09/30/04			
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			
TN – 2003 Dunbar							
1450 Natural Gas Line Replacem.	03/31/03			09/30/04			
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			
TN – 2004 Fairview							
1450 Natural Gas Line Replacem.	03/31/03			09/30/04			
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			
TN – 2005 Parkway							
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			
1460 Exterior Door Replacement	03/31/03			09/30/04			
1460 Storm Door Replacement	03/31/03			09/30/04			
TN – 2006 Memorial Park							
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04			
1460 Floor Replacement (phase 4)	03/31/03			09/30/04			

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TN – 2007 Pinecrest Village								
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04				
1460 Floor Replacement (phase 4)	03/31/03			09/30/04				
TN – 2010 Lake Terrace								
1460 Cyclical Painting (phase 4)	03/31/03			09/30/04				
1460 Floor Replacement (phase 4)	03/31/03			09/30/04				
HA – Wide								
1406 Operations	03/31/03		03/31/02	09/30/04		03/31/02		
1408 All Salaries & Benefits	03/31/03		03/31/02	09/30/04				
1408 Children First Dev. Center	03/31/03		03/31/02	09/30/04				
1410 All Salaries & Benefits	03/31/03		03/31/02	09/30/04				
1410 Sundry	03/31/03		03/31/02	09/30/04				
1430 A & E Fees	03/31/03			09/30/04				
1430 Energy Audit	03/31/03			09/30/04				
1450 Landscaping / Erosion Control	03/31/03			09/30/04				
1470 Addition to Children First Development Center	03/31/03			09/30/04				
1475 Computer Hardware	03/31/03			09/30/04				
1502 Contingency	03/31/03			09/30/04				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$266,923.00			
3	1408 Management Improvements	\$266,923.00			
4	1410 Administration	\$133,461.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$50,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$25,000.00			
10	1460 Dwelling Structures	\$455,739.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,800.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$9,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$106,769.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,334,615.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$79,223.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2001	Cyclical Painting Program – Phase 5	1460	6 units	\$3,000.00				
Carver	Floor Replacement Program – Phase 5	1460	3 units	\$3,730.00				
	Water Heater Replacement	1460	74	\$29,000.00				
	HVAC System	1460	74	\$197,639.00				
	Electrical Renovations for appliances	1460	74 units	\$44,400.00				
	Range Replacement	1465	74	\$16,650.00				
TN – 2002	Cyclical Painting Program – Phase 5	1460	20 units	\$10,000.00				
Keystone	Floor Replacement Program – Phase 5	1460	11 units	\$12,250.00				
TN – 2003	Cyclical Painting Program – Phase 5	1460	3 units	\$1,500.00				
Dunbar	Floor Replacement Program – Phase 5	1460	2 units	\$1,600.00				
	Water Heater Replacement	1460	30	\$11,700.00				
	HVAC System	1460	30	\$81,000.00				
	Electrical Renovations for appliances	1460	30 units	\$18,000.00				
	Range Replacement	1465	30	\$6,750.00				
TN – 2004	Cyclical Painting Program – Phase 5	1460	7 units	\$3,500.00				
Fairview	Floor Replacement Program – Phase 5	1460	4 units	\$3,725.00				
TN – 2005	Cyclical Painting Program – Phase 5	1460	5 units	\$2,500.00				
Parkway	Floor Replacement Program – Phase 5	1460	2 units	\$2,650.00				
TN – 2006	Cyclical Painting Program – Phase 5	1460	11 units	\$5,500.00				
Memorial Park	Floor Replacement Program – Phase 5	1460	6 units	\$6,400.00				

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN – 2007	Cyclical Painting Program – Phase 5	1460	9 units	\$4,500.00				
Pinecrest	Floor Replacement Program – Phase 5	1460	5 units	\$5,300.00				
TN – 2010	Cyclical Painting Program – Phase 5	1460	7 units	\$3,500.00				
Lake Terrace	Floor Replacement Program – Phase 5	1460	4 units	\$4,345.00				
HA – Wide	Operations	1406	L.S.	\$266,923.00				
HA – Wide	Technical & Non-Technical Salaries							
	1. Director of Physical Services – 30% to Modernization (CFP) under 1408	1408	1	\$14,928.00				
	2. Admin. Assistant for Comm. Safety	1408	1	\$23,192.00				
	3. Painter – Vacancy Time Reduction	1408	2	\$22,728.00				
	4. Admin. Assistant for Deputy Director	1408	1	\$17,000.00				
	5. Employee Benefits for # 1 above	1408	1	\$4,926.00				
	6. Employee Benefits for # 2 above	1408	1	\$7,653.00				
	7. Employee Benefits for # 3 above	1408	1	\$7,500.00				
	Community Services							
	Children First Development Center - childcare center for HA children and community – operating expenses	1408	L.S.	\$168,996.00				

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P00250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA – Wide	Technical Salaries							
	1. Director of Physical Services –40% to Modernization (CFP) under 1410	1410	1	\$19,905.00				
	2. Asst. Director of Physical Services 30% to Modernization (CFP)	1410	1	\$11,530.00				
	3. Director of Community Safety	1410	1	\$40,055.00				
	4. M.I.S. Coordinator	1410	1	\$31,785.00				
	5. Employee Benefits for # 1 above	1410.9	1	\$6,569.00				
	6. Employee Benefits for # 2 above	1410.9	1	\$3,805.00				
	7. Employee Benefits for # 3 above	1410.9	1	\$8,323.00				
	8. Employee Benefits for # 4 above	1410.9	1	\$10,489.00				
	Sundry – For Legal advertising costs	1410.19	1	\$1,000.00				
HA – Wide	Fees & Costs							
	Architect & Engineering Services	1430	L.S.	\$50,000.00				
HA – Wide	Landscaping / Erosion Control	1450	L.S.	\$25,000.00				
	(to correct systemic deficiency from PHAS)							
HA – Wide	Computer Hardware	1475	L.S.	\$9,000.00				
HA – Wide	Contingency	1502		\$106,769.00				

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN – 2001 Carver							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
1460 Water Heater replacement	03/31/04			09/30/05			
1460 HVAC Systems	03/31/04			09/30/05			
1460 Electrical Renovations	03/31/04			09/30/05			
1465 Range Replacement	03/31/04			09/30/05			
TN – 2002 Keystone							
1460 Cyclical Painting (phase5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
TN – 2003 Dunbar							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
1460 Water Heater replacement	03/31/04			09/30/05			
1460 HVAC Systems	03/31/04			09/30/05			
1460 Electrical Renovations	03/31/04			09/30/05			
1465 Range Replacement	03/31/04			09/30/05			
TN – 2004 Fairview							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
TN – 2005 Parkway							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TN37P00250102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN – 2006 Memorial Park							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
TN – 2007 Pinecrest Village							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
TN – 2010 Lake Terrace							
1460 Cyclical Painting (phase 5)	03/31/04			09/30/05			
1460 Floor Replacement (phase 5)	03/31/04			09/30/05			
HA – Wide							
1406 Operations	03/31/04			09/30/05			
1408 All Salaries & Benefits	03/31/04			09/30/05			
1408 Children First Dev. Center	03/31/04			09/30/05			
1410 All Salaries & Benefits	03/31/04			09/30/05			
1410 Sundry	03/31/04			09/30/05			
1430 A & E Fees	03/31/04			09/30/05			
1450 Landscaping / Erosion Control	03/31/04			09/30/05			
1475 Computer Hardware	03/31/04			09/30/05			
1502 Contingency	03/31/04			09/30/05			

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

Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN-2004 Fairview	Repair site drainage problems	\$15,000.00	TN-2001 Carver	Replacement of deficient	\$66,000.00
	Replace deficient underground	\$37,000.00		underground water lines	
	sanitary sewer lines			Parking addition	\$25,000.00
TN-2005 Parkway	HVAC System	\$162,615.00		Replace deficient underground	\$37,000.00
TN-2006 Memorial Park	Repair site drainage problems	\$15,000.00		sanitary sewer lines (phase 1)	
	Parking addition	\$20,000.00	TN-2002 Keystone	Replacement of deficient	\$152,475.00
	Replace deficient underground			underground water lines (phase 1)	
	sanitary sewer lines (phase 1)	\$50,000.00		Replace deficient underground	\$191,743.00
	HVAC System	\$362,000.00		sanitary sewer lines (phase 1)	
TN-2007 Pincrest	HVAC System	\$300,000.00	TN-2003 Dunbar	Replacement of deficient	\$26,000.00
	Renovate site drainage system	\$50,000.00		underground water lines	
	Bathroom Electrical Renovation	\$18,000.00		Replace deficient underground	\$34,000.00
TN-2010 Lake Terrace	Repair site drainage problems	\$30,000.00		sanitary sewer lines	
	HVAC System	\$275,000.00		Window Replacement	\$37,000.00
			TN-2005 Parkway	Replacement of deficient	\$45,000.00
				underground water lines	
				Replace deficient underground	\$35,000.00
				sanitary sewer lines	
			HA – Wide	Children First Dev. Center	\$106,620.00
				Youth Sports Program	\$20,000.00
				Mill & Paving	\$75,000.00
				Storm Sewer repair	\$90,000.00
				Renovation to Comm. Safety &	\$10,000.00
				Resident Services Offices	
				Renovation to Comm. Rec. Center	\$25,000.00
				Renovation to Central Admin. Bldg.	\$25,000.00
				Renovation to Physical Service Bldg.	\$50,000.00
				Direct wiring for computer	\$40,000.00
				networking between Admin. Bldgs.	
				Debt service payments and financing	\$243,777.00
				costs (loans/bonds) for modernization:	
				correction of deferred maintenance	
				needs and replacement / repair of	
				deficient infrastructures.	
Total CFP Estimated Cost		\$1,334,615.00			\$1,334,615.00

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA’s developments are subject to the Required Initial Assessments? **7**

b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **1**

c. How many Assessments were conducted for the PHA’s covered developments? **1**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Carver	74
Keystone	226
Dunbar	30
Fairview	70
Memorial Park	125
Pinecrest	100
Lake Terrace	81

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: