

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPLans

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONS LOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
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FinalVersionofJune25,2002

**PHA Plan
Agency Identification**

PHAName: *Metropolitan Development and Housing Agency*

PHANumber: *TN37P005*

PHAFiscalYearBeginning: *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)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

FortheyearendedSeptember30,2001,MDHAreceivedscoresof96onboththe PublicHousingAssessmentSystem (PHAS)andtheSection8ManagementAssessment Program(SEMAP),makingitaHighPerformerinbothofthesemajorhousing programs.Forpublichousing,MDHAhascontinuouslybeenratedasaHigh PerformerbeginningwithDe -Control,thenPHMAP,andonthe currentPHAS. ForSection8,2001wasthefirstyearthatHUDactuallyissuedSEMAPscores. Giventhishistoryofstrongmanagementperformance,littlechangeisproposedinthis year'sAnnualPlanascomparedtothetwopreviousAnnualPlans.Thesignificant changesresultfromstatutorychanges,suchastheeliminationofseparatefundingfor theDrugEliminationProgramandthevirtualeliminationoftheCommunityService Requirementsfornon -workingpublichousingresidents.

MDHAhadpreviouslyadoptedthe“onestrikeandyou'reout”policiesforapplicant screeningandleaseenforcementinboththepublichousingandSection8programs; intheyearjustended,about100publichousingapplicantsweredeniedadmission andaboutanother100tenant swereevictedunderthispolicy.TheoldFederal preferencesforadmissiontobothpublichousingandSection8havebeenreplacedby localpreferenceswhichfavorhouseholdswithstableemployment.Steadyemployment hasalsobeenakeycharacteristicofSection8residentswhohaveoptedtobecome homeownersundertheSection8HomeownershipProgram;morethan30Section8 participantshavealreadybecomehomeownersunderthisprogram.

We have again updated our analysis of average incomes at each of our family developments under the new deconcentration procedures. Our Scattered Site Housing and our new Vine Hill (HOPEVI) both had significantly higher incomes, but this was the consequence of specific strategies in these programs to promote upward mobility of residents. The average income at the James A. Cayce Homes remained below 85% of the Agency average, and Tony Sudekum Homes average income dropped to a similar level; but Sam Levy's average income trended back toward the Agency average. Lower rents will continue to be offered at these developments in an effort to attract higher income residents. Two developments (Edgehill Homes and Parkway Terrace) continue to have average incomes more than 15% above the Agency average; these developments tend to have higher percentages of elderly (with Social Security income) and of employed persons whom maintain residence for longer periods of time. However, these average incomes are still barely 14% of the MSA median income and would hardly be considered "high income" developments.

Capital Fund expenditure this year will start the design process for the modernization of Parkway Terrace, commence work on Cumberland View, and complete the modernization work on Phase I of J. C. Napier. We also hope to begin construction on Replacement Housing Factor Capital Fund units by building Scattered Site duplex housing in the Preston Taylor Homes area.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- B FY2002 Capital Fund Program Annual Statements and Performance and Evaluation Report on Open Capital Fund Programs
- N/A Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- C Assessment of Site -Based Waiting List Development Demographic Changes
- D Section 8 Homeownership Capacity Statement
- E Implementation of Public Housing Resident Community Service Requirements
- F Pet Policy
- G Progress in Meeting 5 -Year Plan Mission and Goals
- H Resident Membership on the PHA Governing Board
- I Membership of the Resident Advisory Boards
- J Voluntary Conversion Initial Assessment

Optional Attachments:

- K PHA Management Organizational Chart
- L FY2002 Capital Fund Program 5 Year Action Plan
- M Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Summary of Public Hearing
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and 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
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	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
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	<i>Local Preference Determination Form</i>	
X	<i>Criminal History Records Check Request Form</i>	
X	<i>Board Resolution Adopting Public Housing Minimum Rent</i>	
X	<i>Apartment Lease for Public Housing</i>	
X	<i>Lease Addendum: Pets in Family Developments</i>	
X	<i>Housing Market Analysis for Nashville - Davidson County</i>	
X	<i>MDHA Capitalization Policy (Finance)</i>	

X	MDH Check Signing Policy (Finance)	
X	Employee Personnel Policy (January 2001)	
X	Employee Safety Manual	
X	Bloodborne Disease Plan	
X	Procurement Policy	

1. Statement of Housing Needs

[24CFR Part 903.79(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	25,780	4	3	3	2	3	5
Income > 30% but ≤ 50% of AMI	17,160	5	5	3	2	3	4
Income > 50% but < 80% of AMI	22,950	4	4	2	2	3	3
Elderly	11,615	4	4	2	3	1	2
Families with Disabilities	1,184	4	4	2	4	2	2
White	67,174	4	3	3	2	3	2
African-American	26,139	4	3	3	2	3	3
Hispanic	948	3	3	2	2	3	3
Other Ethnic	1,568	4	3	3	2	3	3

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: 1999 (Note: Overall needs in rows 1 through 3 in the above table are based on the 1999 Consolidated Plan data).

- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy (“CHAS”)dataset (Note:Overallneedsintheremainingrowsarebasedon Censusdata)
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA’swaitinglist/s **.Completeonetableforeachtype ofPHA -widewaitinglistadministeredbythePHA.** PHAsmayprovideseperatetablesforsite - basedorsub -jurisdictionalpublichousingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList (asofApril1,2002)			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1,904		720
Extremelylow income<=30%AMI	1,562	82%	
Verylowincome (>30%but<=50%AMI)	304	16%	
Lowincome (>50%but<80%AMI)	38	2%	
Familieswith children	1,693	89%	
Elderlyfamilies	11	0.5%	
Single/non-elderly	81	4%	
Familieswith Disabilities	118	6%	
White	172	9%	
African-American	1,724	91%	
OtherEthnic	1	0.1%	

Housing Need of Families on the Waiting List (as of April 1, 2002)	
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)? <i>Closed in December of 2001</i>	
Does the PHA expect to open 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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

Housing Need of Families on the Waiting List (as of April 1, 2002)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	477		1700
Extremely low income <= 30% AMI	452	95%	
Very low income (> 30% but <= 50% AMI)	22	4.5%	
Low income (> 50% but < 80% AMI)	3	0.5%	
Families with children	275	58%	
Single non-elderly	55	12%	
Elderly Families	21	4%	
Families with Disabilities	98	21%	
Near Elderly	28	5%	
White	119	25%	
Black	353	74%	
American Indian	0		
Asian-Pacific	2	0.5%	
Other ethnicity	2	0.5%	

HousingNeedsofFamiliesontheWaitingList (asofApril1,2002)			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	212	44%	
2BR	202	42%	
3BR	57	12%	
4BR	4	1%	
5BR	2	1%	
5+BR	0	0%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList (asofApril1,2002)			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction: <i>VineHillHOPEVI</i>			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	372		14
Extremelylow income<=30%AMI	293	79%	
Verylowincome (>30%but<=50% AMI)	73	20%	
Lowincome (>50%but<80% AMI)	3	1%	
Familieswith children	321	86.5%	
Singlenon -elderly	2	0.5%	
Elderlyfamilies	7	2%	
Familieswith Disabilities	42	11%	
White	10	3%	
Black	362	97%	

Housing Needs of Families on the Waiting List (as of April 1, 2002)			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	78	21%	
2BR	195	52%	
3BR	99	27%	
4BR			
5BR			
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?			
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 on the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (as of April 1, 2002)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: <i>Preston Taylor HOPEVI</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	1158		<i>(Unknown)</i>
Extremely low income <= 30% AMI	1028	88.5%	
Very low income (> 30% but <= 50% AMI)	124	11%	
Low income (> 50% but < 80% AMI)	6	0.5%	
Families with children	1042	90%	
Singles - elderly	61	5%	
Elderly Families	11	1%	

Housing Need of Families on the Waiting List (as of April 1, 2002)			
Families with Disabilities	44	4%	
White	58	5%	
Black	1100	95%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	196	17%	
2BR	489	42%	
3BR	355	31%	
4BR	93	8%	
5BR	24	2%	
5+BR	1	n/a	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed?			
Does the PHA expect to open 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 checked="" 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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. *Use of bank and/or bond financing to purchase and retain affordable rental units.*
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing *(72% of those on the waiting list were at 30% or less of AMI)*
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employment 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 voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate these 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 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	21,597,147	
b) Public Housing Capital Fund (includes Replacement Housing)	10,762,147	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant -Based Assistance	27,093,077	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Preston Taylor	2,837,000	Completion of HOPE VI
2000 & 2001 Capital Fund Replacement Housing Factor	547,898	Develop replacement housing near Preston Taylor
3. Public Housing Dwelling Rental Income	9,637,104	
4. Other income (list below)		
Investment Income	700,000	
Miscellaneous Income	627,000	
4. Non -federal sources (list below)		
Total resources	73,801,373	

Because this financial resources statement was prepared based on very preliminary funding estimates and while grant applications had not yet been submitted or

reviewed, we specifically reserve the right to change this statement based on later, more accurate information .

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

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

(1)Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) *Eligibility established at application time.*

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 *(based on previous landlord reports)*
- Other (describe): *Record check of former MDHA residents*

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)

On items d and e, such record checks are not requested on all applicants but only on those who indicate on their application that they have an out-of-state criminal record.

(2)WaitingListOrganization

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 *(For Vine Hill and Preston Taylor HOPEVI sites)*

Other(describe)

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

- PHA main administrative office
 PHA development site management office (for HOPEVI sites only)
 Other(list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 2

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 approved site-based waiting list plan)?
If yes, how many lists? *The Preston Taylor site-based list was approved previously but will initially be used this year.*

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? *Community-wide and both HOPEVI sites*

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 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: *At the HOPEVI sites, only one offer is made.*

(4) Admissions Preferences

a. Incometargeting:

- 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 transfer 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
 Household that contribute to meeting income goals (broad range of incomes)
 Household that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points 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)
- 1 Victims of domestic violence
- Substandard housing
- 3 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
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

(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)]
James A. Cayce	738	(Below 85%)	Use lower flat rents to entice more working households and elderly/disabled to accept unit here
Tony Sudek um Homes	438	(Below 85%)	Same as above
Edgehill Homes	380	(Above 115%)	Higher flat rents than the two developments above should discourage selection by working households and elderly/disabled
Parkway Terrace	125	(Above 115%)	Same as above

ScatteredSites	366	(iv)C:configuration promotesincome deconcentration	N/A
NewVineHill	136	(iv)B:specifically authorizedstrategyunder HOPEVIprogram	N/A

B. Section 8

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

(1) Eligibility

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

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

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

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

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

Record checks for and only if applicant indicates out -of-state criminal record.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

(2)WaitingListOrganization

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)SearchTime

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

If yes, state circumstances below: *Based on a request from the Voucher holder, MDHA will grant an extension if the applicant has demonstrated serious effort to find a unit that can pass HQS inspection.*

(4)AdmissionsPreferences

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 (*Cases referred by Metropolitan Codes Department*)
- 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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points 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)
- 1 Victims of domestic violence
- 1 Substandard housing
- 3 Homelessness
- N/A 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
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- 2 Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Among applicants on the waiting list with the 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) *(Not applicable)*

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 ensure that the PHA will meet income targeting requirements *This has been the case thus far; if the applicant pool does not ensure adequate targeting on its own, MDHA would apply preferences within income tiers.*

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission 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 program to the public?

Through published notices

Other (list below) *Notification to social welfare agencies and service providers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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 (\$30)

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

3. If yes to question 2, list these policies below : **Not applicable**

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

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

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

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

- For the ear ned 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 thenon -reimbursedmedicalexpensesofnon -disabledornon -elderly families
- Other(describellow)

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevlowerthan30%ofadjustedincome) (selectone)

- Yesforalldevelopments
- Yesbutonlyforsomededevelopments
- No (*MDHAhasconvertedfromceilingrentstoflatrents*)

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

Notapplicable

- Forallddevelopments
- Forallgeneraloccupancydevelopments(notelderlyordisabledorelderly only)
- Forspecifiedgeneraloccupancydevelopments
- Forcertainpartsofdevelopments;e.g.,thehigh -riseportion
- Forcertainsizeunits;e.g.,largerbedroomsizes
- Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(select allthatapply)

Notapplicable

- Marketcomparabilitystudy
- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percentofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service
- The“rentalvalue”oftheunit
- Other(listbelow)

f.Rentre -determinations:

1. Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycompositiontothePHAsuchthatthechangesresultinanadjustmentto rent?(selectallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease

- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) *When there is a change in the composition of the household.*

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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) *Not applicable*

- 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) *Not applicable*

- 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 *When the FMRs are revised by HUD*
- 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 (*\$40*)

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 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (*Attachment K*)
- 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	5,826	1,100
Section 8 Vouchers	4,725	720
Section 8 Certificates	0	0
Section 8 Mod Rehab	308	110
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care: 185	60
Public Housing Drug Elimination Program (PHDEP)	1,569	430
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)
Housing Management Manual, Comprehensive Maintenance Plan
- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(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 offices 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 offices 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 903.79(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 Form HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment "B"

-or-

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

(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 "L"

-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. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: *Vine Hill*

2. Development (project) number: *TN37P005037*

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

1. Development name: *Preston Taylor Homes -Phase I*

2. Development(project)number: TN37P005008
HOPEVI Grant Number TN43URD005

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

1. Development name: Preston Taylor Homes – Phase II

2. Development(project)number: TN37P005008
HOPEVI Grant Number TN43URD005

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans 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 HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below: Sam Levy Homes

Preliminary planning in the Fall of 2001 which identified this development as the next best prospect for HOPEVI revitalization. Planning and architectural consultants have been procured and are underway. An initial meeting was held with residents in March of 2002, and a full series of meetings have been scheduled beginning in August of 2002. The basic plan will be to demolish 480 units. The area immediately adjacent to the railroad and to Spring Street will likely not be suitable for replacement housing due to environmental considerations. MDHA recently acquired 46 townhouses adjacent to Sam Levy and will be demolishing those in the near future. The townhouse site and the balance of the Sam Levy site are expected to contain 225 to 235 new units. It is expected that about 185 of these will be public housing units and the balance market rate units. The market rate units would be financed with UDAG repayment funds and bank financing. MDHA expects to be the developer and owner of the revitalized development and does not intend to use low income housing tax credits; given the restricted amount of tax credits available for such projects in Tennessee and the significantly higher operating costs for insurance, taxes, and accounting fees necessitated by their use, the costs outweighed the up-front benefit. Many of the same social service agencies which partnered with MDHA on the Vine Hill and Preston Taylor HOPEVI developments are expected to provide a similar broad range of social services to the current Sam Levy residents as well as to other residents whom they may come to the site once rebuilding is completed; in addition, the

Salvation Army, Caldwell Early Childhood Center, and other agencies active in this community are likely to join the CSS provider network. This plan will be refined and put into more detail through the planning meetings with residents which have been scheduled for September through November of this year.

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:
Mixed-finance as part of Phases I and II at Preston Taylor HOPEVI program

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:
Development of approximately 20 Replacement Housing units in the Preston Taylor area will be undertaken with accumulated Replacement Housing Factor Capital Funds supplemented by HOPEVI funds.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHA s 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:
5. Number of units affected: 550
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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 80 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 as 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 names:	<i>Edgefield Manor, I.G. Gernert, Carleen Waller Manor</i>
1b. Development (project) number:	<i>TN5 -13, TN5 -14, TN5 -28A</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancybyfamilieswithdisabilities <input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilies withdisabilities <input type="checkbox"/>
3.Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Datethisdesignation approved ,submitted,orplannedforsubmission: <u>(12/21/2000)</u>
5.Ifapproved,willthisdesignationconstitutea(selectone) <input checked="" type="checkbox"/> NewDesignationPlan (Renewalofaplaninitiatedin1995) <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 449
7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment

DesignationofPublicHousingActivityDescription
1a.Developmentnames: <i>HadleyParkTowers,MadisonTowers,ParthenonTowers,Vine HillTowers</i>
1b.Development(project)number: <i>TN5 -19,TN5 -20,TN5 -21,TN5 -24</i>
2.Designationtype: Occupancybyonlytheelderly <input type="checkbox"/> Occupancybyfamilie swithdisabilities <input type="checkbox"/> Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input checked="" type="checkbox"/>
3.Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission: <u>(12/21/2000)</u>
5.Ifapproved,willthisdesignationconstitutea(selectone) <input checked="" type="checkbox"/> NewDesignationPlan (Renewalofaplaninitiatedin1995) <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 807
7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenorequiredtocompletethissection.

A.AssessmentofReasonableRevitalizationPursuanttosection202ofthe FY1996HUDAppropriationsAct eHUD

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 23 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(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"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III

<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26- 50 participants
 51 to 100 participants (*There were 63 active participants in Feb. 2000*)
 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: *Either active in the Family Self-sufficiency program or currently paying \$300 or more in monthly rent.*

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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 a agreement was assigned? Apr. 11, 2001

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 programsto 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 program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Economic Development - self sufficiency: training and employment program providing support services such as child care and transportation (HOPE V related)</i>	60	<i>Residents of Preston Taylor Homes</i>	<i>1. Development Office 2. West Nashville Workforce Center</i>	<i>Public Housing</i>
<i>Walgreen's Cashier Training</i>	50	<i>PH Residents</i>	<i>Central Office</i>	<i>Public Housing</i>
<i>Jobs & Skills for Health Care</i>	15	<i>Residents of Preston Taylor</i>	<i>Preston Taylor, St. Thomas Health Center</i>	<i>Public Housing</i>
<i>Job Readiness</i>	50	<i>Residents of Preston Taylor</i>	<i>Preston Taylor and variety of employers</i>	<i>Public Housing</i>
<i>Entrepreneurial Training/Business Development</i>	5 adults 2 5 youth	<i>Residents of Preston Taylor and Vine Hill</i>	<i>EGT, Inc.</i>	<i>Public Housing</i>
<i>Adult Basic Education/GED/ESL</i>	20	<i>Residents of Preston Taylor and Vine Hill</i>	<i>Metro Schools and One Room Drop In School</i>	<i>Public Housing</i>
<i>Heads High Workshops</i>	20	<i>Residents of Preston Taylor</i>	<i>St. Thomas Health Center</i>	<i>Public Housing</i>
<i>Computer training</i>	50	<i>Residents of Preston Taylor and Vine Hill</i>	<i>Nashville State Tech, Metro Schools</i>	<i>Public Housing</i>
<i>Tutoring</i>	25	<i>Residents of Preston Taylor</i>	<i>Metro Schools (One Room Drop In School)</i>	<i>Public Housing</i>
<i>Youth Mentoring</i>	35	<i>Residents of Preston Taylor</i>	<i>EGT, Inc and Metro Schools</i>	<i>Public Housing</i>
<i>Comprehensive Family Health</i>	50	<i>Residents of</i>	<i>St. Thomas, Metro</i>	<i>Public Housing</i>

Care		PrestonTaylor	Generalhospital, NashvilleHealth Corps,TSUSchoolof Dentistry	
HomeownershipCounseling	50	Residentsof PrestonTaylor andVineHill	WoodbineCommunity Organization	Publichousing
Lifeskillsworkshops	30	VineHill residents	CommunityCenter	PublicHousing
IAMCares	5	VineHill Residents	IAMCaresOffice	PublicHousing
EmploymentCounseling	50	VineHill Residents	NashvilleCareer AdvancementCenter	PublicHousing

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescr iption

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2002Estimate)	ActualNumberofParticipants (Asof:04/01/2002)
PublicHousing	0	20
Section8	88	106

- b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequiredbyHUD,doesthemostrecentFSSActionPlanaddressthestepsthePHAplantotaketoachieveatleasttheminimumprogramsiz?
Ifno,liststepsthePHAwilltakebelow:

C. WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementssection12(d)oftheU.S.HousingActof1937(relatingtothetreatmentofincomechangesresultingfromwelfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA'spublichousingrentdeterminationpoliciesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionandreexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANFagenciesregardingtheexchangeofinformationandcoordinationofservices

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

See Attachment "F"

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(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 area 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 level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use 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 anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

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

1. List the crime prevention activities the PHA has undertaken or plan 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) *Continuing contract with the Metro Police Department for a Special Task Force of officers assigned exclusively to public housing, and for undercover police operations as needed; also the enforcement of the one -strike policies for applicants and residents.*

2. Which developments are most affected? (list below) *James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes*

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)

James A. Cayce Homes, Sam Levy Homes, Parkway Terrace, Cumberland View, John Henry Hale Homes, Tony Sudekum Homes, and J. C. Napier Homes

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

(This section deleted due to discontinuation of the PHDEP Program.)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See Attachment G.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79(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
- Privatemanagement
- Development-basedaccounting
- Comprehensivestockassessment
- Other: *ReferencedelsewhereisourCapitalFundsNeedsAssessment*

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

18. Other Information

[24CFR Part 903 .79(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 "M."
- 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. *Most of the comments were questions about such matters as the frequency of the Agency's paint cycle and whether residents could paint their own apartments, the proposed schedule for specific improvements in the Capital Fund plan, and suggestions for more interaction between the Public Housing and Section 8 RABs.*
- 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: *Metropolitan Nashville and Davidson County*

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)

Note: MDHA prepared both the Consolidated Plan and the Agency Plan.

- 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)
See Act ions and programs directed to Affordable Housing Priority Needs #1, 2, and 3 as described on pages 67 through 69 of the Consolidated Plan and the Public Housing Strategy described on pages 91 through 94.
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- The Anti -Poverty Strategy and the Affordable Housing Strategy described in the Plan provide for a continuum of support for homeless persons, through TANF and subsidized housing and into homeownership and self -sufficiency; Public Housing and Section 8 form part of this continuum, and CDBG, HOME, and other Metro programs provide support for households graduating out of the subsidized housing programs. There is an unusually collaborative relationship between the goals and strategies of the PHA Plan and the jurisdiction's Consolidated Plans since they are both developed and administered by the same Agency.*

D. Other Information Required by HUD

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

Responses to Issues Identified in Resident Survey

There were three areas of concern expressed by residents in the Resident Satisfaction Survey which require a response by MDHA; these were Security, Communication, and Neighborhood Appearance. Our responses to these concerns are as follows:

Security

MDHA will continue to utilize a Special Task Force to target problem areas and to address complaints received by the Agency. MDHA also utilizes off -duty officers to target problem areas. This is being coordinated with the Office of Secondary Employment of the Metropolitan Police Department. Additional officers are hired under the Drug Elimination Grant to provide additional security after hours. A new monitoring system is being tested at Madison Tower; it appears to be a good deterrent and will be expanded to all of the other high -rises. The Agency's Chief of Security goes to all new -resident orientation to discuss security and general measures to increase residents safety; he also attends Resident Association meetings and coordinates activities of the Special Task Force and DEG officers. Residents receive safety booklets that outline crime prevention programs. Hot line numbers are routinely posted on bulletin boards. Additional safety tips are reprinted in the resident newsletter, the "Horizon."

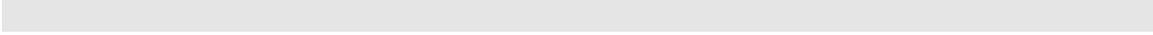
Communication

Customer service is stressed at the monthly meetings of housing managers. Sherry Seay and Associates provides semi -annual customer service training for all Housing Management staff.

Neighborhood Appearance

The Agency feels that it goes above and beyond in keeping up neighborhood appearances. Maintenance staff pick up trash on a daily basis; seven ground vacuum

machines have been purchased in the last year to reduce the approximately 30% of staff time spent picking up trash. The Agency tows abandoned vehicles from its properties and coordinates with the Codes Department to remove such vehicles from public streets which border Agency properties. The Agency pays \$100,000 annually to double the frequency of dumpster pick-ups from what is normally provided in the community. Nearly \$45,000 is spent annually to replace burned dumpsters. The Agency partners with such community organizations as the Boy Scouts, the Tree Foundation, Handson Nashville, and Vanderbilt University to do community beautification. These programs paint and repair playground equipment, build park benches, paint dumpsters, plant vegetation, and undertake other efforts to beautify public housing neighborhoods. Over 1,000 volunteers are utilized annually.



Attachment A

Deconcentration Admissions Policy

The Resolution quoted below was adopted by the MDHA Board of Commissioners on May 14, 2002, updating the policy it had adopted in April of 2001. The updated policy reflects the final HUD regulations on deconcentration which became effective January 22, 2001 and the staff's year 2002 update to the analysis of the average incomes of four family developments as required under those final regulations.

Resolution No. 67 -02

"Whereas, The Board of Commissioners adopted by means of Resolution No. 104 -99a Deconcentration Admissions Policy as required by the Quality Housing and Work Responsibility Act of 1998; and

Whereas, That policy was revised in April of 2001 to reflect final HUD regulations implementing the deconcentration requirements by Resolution No. 50 -2001; and

Whereas, An updated income analysis has been conducted by Agency staff in accordance with the rule and two developments were found to have average incomes below the range of allowance provided for in the new rule; now, therefore, be it

RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That flat rents for James A. Cayce Homes and Tony Sudekum Homes shall remain lower than those for most family developments as a strategy to entice higher income families to locate and remain at these developments; and

RESOLVED, That the Agency staff is directed to continue to monitor average incomes in the Agency's family housing developments to detect any trends toward deviation from the average family income; and

RESOLVED, That the Agency staff is directed to prepare recommendations on adjustments to flat rents or other incentives which may be appropriate to promote income deconcentration of residents."

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550102 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding: FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations	444,280			
3	1408ManagementImprovementsSoftCosts	838,100			
	ManagementImprovementsHardCosts				
4	1410Administration	500,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	500,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	706,250			
10	1460DwellingStructures	6,128,536			
11	1465.1DwellingEquipment-Nonexpendable	556,017			
12	1470NondwellingStructures	250,000			
13	1475NondwellingEquipment	385,000			
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	100,000			
18	1499DevelopmentActivities				
19	1502Contingency				
X X	AmountofAnnualGrant:	10,408,183			
	AmountoflineXXRelatedtoLBPActivities	136,250			
	AmountoflineXXRelatedtoAaction504compliance	93,750			
	AmountoflineXXRelatedtoSecurity-SoftCosts	420,000			
	AmountoflineXXRelatedtoSecurity-HardCosts	365,000			
	AmountoflineXXRelatedtoEnergyConservationMeasures	3,482,000			
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)****PartII:SupportingPages**

PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
TN037P005001 JamesCayceHomes	Administrativebuildingwindowreplacement andcoverexteriorwoodtrim.	1470	L.S.	100,000				
TN037P005004 JamesCayceHomes	DevelopmentWindowReplacement&PartialStorm DoorReplacement	1460	31Buildings	982,000				
TN037P005006John HenryHale	AdditionalFencing	1450	L.S.	75,000				
TN037P005006John HenryHale	PartialStormDoorReplacement	1460	L.S.	48,750				
TN037P005013 EdgefieldManor	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	70,000				
TN037P005014I.W. GernertHomes	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	170,000				
TN037P005019 HadleyParkTowers	Newsecuritysystemimprovementsandmonitoring &stormdoorreplacement	1460	L.S.	237,500				
TN037P005021 ParthenonTowers	Newsecuritysystemimprovementsandmonitoring	1460	L.S.	180,000				
TN037P005022 ParkwayTerrace	Exteriorrenovattions,walks,railings,fencing, clotheslinepoles,utilityworkandgrounds refurbishment	1450	L.S.	631,250				
TN037P005022 ParkwayTerrace	Leadpaint&abestosabatement	1460	L.S.	136,250				
TN037P005022 ParkwayTerrace	Interiorrenovationandminorexteriorworkincluding finishes,flooring,wallfinishes,doors,kitchens, baths,plumbing,electrical,hvac>window renovations.	1460	27Buildings	3,715,036				
TN037P005022 ParkwayTerrace	Interiorrenovationofmanagementbuilding.	1470	L.S.	150,000				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY			Grant Type and Number Capital Fund Program Grant No: TN43P00550102 Replacement Housing Factor Grant 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	
PHA-WIDE	9/04			Sep-06			
TN037P005001 James Cayce Homes	9/04			Sep-06			
TN037P005004 James Cayce Homes	9/04			Sep-06			
TN037P005006 John Henry Hale	9/04			Sep-06			
TN037P005013 Edgefield Manor	9/04			Sep-06			
TN037P005014 I.W. Gernert Homes	9/04			Sep-06			
TN037P005019 Hadley Park Towers	9/04			Sep-06			
TN037P005021 Parthenon Towers	9/04			Sep-06			
TN037P005022 Parkway Terrace	9/04			Sep-06			
TN037P005024 Knowles Towers	9/04			Sep-06			
TN037P005025 Scattered Sites	9/04			Sep-06			
TN037P005028 Carleen B. Waller	9/04			Sep-06			
TN037P005030 Scattered Sites	9/04			Sep-06			
TN037P005031 Scattered Sites	9/04			Sep-06			
TN037P005032 Scattered Sites	9/04			Sep-06			

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:TN43R00550102	FederalFYofGrant: 2002
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	5,000			
8	1440SiteAcquisition	5,000			
9	1450SiteImprovement	35,000			
10	1460DwellingStructures	308,964			
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1502Contingency				
	AmountofAnnualGrant:	353,964			
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoAaction504compliance				
	AmountoflineXXRelatedtoSecurity-SoftCosts				
	AmountoflineXXRelatedtoSecurity-HardCosts				
	AmountoflineXXRelatedtoEnergyConservationMeasures				
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

PHAName: MetropolitanDevelopmentandHousingAgency		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550101 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2001	
<input type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3-31-02		<input type="checkbox"/> FinalPerformanceandEvaluationReport			
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon-CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts	1,252,000	1,326,500	515,496	483,150
	ManagementImprovementsHardCosts				
4	1410Administration	500,000	430,000	430,000	64,589
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	350,000	350,000	301,073	10,440
8	1440SiteAcquisition				
9	1450SiteImprovement	706,000	340,000	340,000	
10	1460DwellingStructures	5,176,159	7,336,848	7,336,848	
11	1465.1DwellingEquipment-Nonexpendable	460,000	460,000	427,154	149,594
12	1470NondwellingStructures	569,000	356,000	356,000	
13	1475NondwellingEquipment	250,000	263,811	45,334	44,694
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	100,000	100,000	0	0
18	1499DevelopmentActivities	1,600,000	0	0	0
19	1502Contingency				
X X	AmountofAnnualGrant:	10,963,159	10,963,159	9,751,905	752,467
	AmountoflineXXRelatedtoLBPActivities	283,400	263,148	263,148	
	AmountoflineXXRelatedtoAaction504compliance	213,450	348,000	348,000	
	AmountoflineXXRelatedtoSecurity-SoftCosts	90,000	90,000	90,000	
	AmountoflineXXRelatedtoSecurity-HardCosts	296,000	296,000	296,000	
	AmountoflineXXRelatedtoEnergyConservationMeasures	430,000	430,000	430,000	
	CollateralizationExpensesorDebtService				

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

PHAName: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550101 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	
PHA-WIDE	Staff Maintenance Training	1408	L.S.	10,000	10,000			
PHA-WIDE	Residents Relocation Coordinator & Benefits	1408	L.S.	37,500	37,500	37,500	15,383	
PHA-WIDE	Model Housekeeping Program	1408	L.S.	12,000	12,000			
PHA-WIDE	Security Staff	1408	L.S.	90,000	90,000			
PHA-WIDE	Financial Software & Training	1408	L.S.	1,000,000	1,000,000	381,251	381,251	
PHA-WIDE	Data Processing Software & Training	1408	L.S.	102,500	177,000	96,745	86,520	
PHA-WIDE	Administrative	1410	L.S.	500,000	430,000	430,000	64,589	
PHA-WIDE	Fees & Costs	1430	L.S.	350,000	350,000	301,073	10,440	
PHA-WIDE	Replacement Ranges & Refrigerators	1465.1	L.S.	460,000	460,000	427,154	149,594	
PHA-WIDE	Data Processing & Communications Hdw.	1475	L.S.	100,000	100,000	2,640	1,837	
PHA-WIDE	Central Maintenance Equipment	1475	L.S.	150,000	163,811	42,694	42,694	
PHA-WIDE	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000	100,000			
TN037P005001 James A. Cayce	Partial Storm Door Replacement	1460	250	100,000	0	0	0	Moved to 2002
TN037P005009 James A. Cayce	Heater replacement with salvaged heaters from Preston Taylor demolition project	1460	100 D.U.	200,000	0	0	0	Moved to 1999
TN037P005006 John Henry Hale	Partial Storm Door Replacement	1460	125	48,750	0	0	0	Moved to 2002
TN43URD005 "I" 199 Preston Taylor	Construct 18 New Units	1499	18 D.U.	1,600,000	0	0	0	Moved to 1999
TN037P005012 Andrew Jackson	Phase II Renovation of Development, including site work, paving, fencing, exterior utilities, walk repairs and grounds improvements	1450	L.S.	486,000	0	0	0	Moved to 1999
TN037P005012 Andrew Jackson	Phase II Interior Renovation of Development, including replace interior finishes, floors & walls, replace interior, exterior, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs (all	1460	63 D.U.'s with 16 zero bedroom units being converted to 8 two bedroom units bringing the total to 55 units	2,024,400	0	0	0	Moved portion to 1999 & 2000

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: MetropolitanDevelopmentandHousingAgency	GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:TN43R00550101	FederalFYofGrant: 2001
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:3-31-02
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	0				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts		10,000		
8	1440SiteAcquisition		5,000		
9	1450SiteImprovement		35,000		
10	1460DwellingStructures		226,577		
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities	276,577	0		
19	1502Contingency				
	AmountofAnnualGrant:	276,577	276,577		
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoAaction504compliance				
	AmountoflineXXRelatedtoSecurity-SoftCosts				
	AmountoflineXXRelatedtoSecurity-HardCosts				
	AmountoflineXXRelatedtoEnergyConservationMeasures				
	CollateralizationExpensesorDebtService				

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo: CapitalFundProgramGrantNo:TN43P00550100			FederalFYofGrant: 2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3-31-02 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1					
2	1406Operations	664,137	464,137	356,468	303,803
3	1408ManagementImprovementsSoftCosts	868,055	858,555	835,237	444,771
	ManagementImprovementsHardCosts				
4	1410Administration	490,000	490,000	490,000	490,000
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	700,000	750,000	750,000	398,918
8	1440SiteAcquisition				
9	1450SiteImprovement	702,000	386,222	386,222	0
10	1460DwellingStructures	6,665,361	7,253,992	7,253,992	0
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures	425,000	311,647	311,647	0
13	1475NondwellingEquipment	300,000	350,000	325,055	324,903
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	100,000	50,000	50,000	15,300
18	1499DevelopmentActivities				
19	1502Contingency				
X X	AmountofAnnualGrant:	10,914,553	10,914,553	10,758,621	1,977,695
	AmountoflineXXRelatedtoLBPActivities	185,000	185,000	185,000	
	AmountoflineXXRelatedtoAaction504compliance	333,268	333,268	333,268	
	AmountoflineXXRelatedtoSecurity-SoftCosts	557,836	557,836	557,836	
	AmountoflineXXRelatedtoSecurity-HardCosts	1,106,000	1,106,000	1,106,000	
	AmountoflineXXRelatedtoEnergyConservationMeasures	1,765,000	1,765,000	1,765,000	
	CollateralizationExpensesorDebtService				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Capital Fund Program Grant No: TN43P00550100 Replacement Housing Factor Grant No:				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	
			Obligated					
PHA-Wide	Operations	1406	L.S.	664,137	464,137	356,468	303,803	
PHA-Wide	Staff Maintenance Training	1408	L.S.	21,000	21,000	21,000	12,493	
PHA-Wide	Residents Relocation Coordinator & Benefits	1408	L.S.	63,219	63,719	63,719	63,719	
PHA-Wide	Model Housekeeping Program	1408	L.S.	21,000	21,000	21,000	7,036	
PHA-Wide	Special Police Task Force	1408	L.S.	446,513	446,513	446,513	128,402	
PHA-Wide	Security Coordinators & Benefits	1408	L.S.	101,323	101,323	101,323	56,389	
PHA-Wide	NCIC Application Check	1408	L.S.	10,000	0	0	0	Deleted
PHA-Wide	Data Processing Software & Training	1408	L.S.	205,000	205,000	181,682	176,732	
PHA-Wide	Data Processing & Communications Hardware	1475	L.S.	200,000	200,000	200,000	199,848	
PHA-Wide	Central Maintenance Equipment	1475	L.S.	100,000	150,000	125,055	125,055	
PHA-Wide	Administrative	1410	L.S.	490,000	490,000	490,000	490,000	
PHA-Wide	Fees & Costs	1430	L.S.	700,000	750,000	700,000	398,918	
PHA-Wide	Resident Relocation For Dev. Renovations	1495.1	L.S.	100,000	50,000	50,000	15,300	
TN037P00502 J.C. Napier	Phase I Renovation of Development, including site work, paving, fencing, exterior utilities and grounds improvements	1450	16 Bldgs.	382,000	100,222	100,222	0	
TN037P00502 J.C. Napier	Phase I Renovation of Development, including replace interior finishes, floors & walls, replace interior doors, exterior trim, storm and access doors, renovate kitchens, baths, plumbing, heaters, windows and screens, electrical systems, exterior roofs, t	1460	16 Bldgs.	1,449,000	5,212,924	5,212,924	0	
	Renovate Management Bldg.	1470	L.S.	425,000	91,647	91,647	0	
	Lead Paint Abatement	1460	0	0	405,216	405,216	0	
TN037P00511 Cheatham Place	Replace Roofs	1460	35 Bldgs.	0	0	0	0	Moved work item to 1999
TN037P00511 Cheatham Place	Replace Management Roof	1470	L.S.	0	0	0	0	
TN037P005012 Andrew Jackson	Phase II Renovation of Development, including site work, paving, fencing, exterior utilities, walk repairs	1450	L.S.	0	186,000	186,000	0	Moved from 2001

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Metropolitan Development and Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TN43R00550100		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	60,000		
8	1440 Site Acquisition	0	5,000		
9	1450 Site Improvement	0	20,000		
10	1460 Dwelling Structures	0	186,321		
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					
18	1499 Development Activities	271,321	0		
19	1502 Contingency				
X X	Amount of Annual Grant:	271,321	271,321		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Action 504 Compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of line XX Related to Security-Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: TN43P00550899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operations				
3	1408 Management Improvements Soft Costs	844,219	854,771	854,771	854,771
	Management Improvements Hard Costs				
4	1410 Administration	507,656	507,656	507,656	507,656
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000	571,606	571,606	571,606
8	1440 Site Acquisition				
9	1450 Site Improvement	605,885	649,578	649,578	649,578
10	1460 Dwelling Structures	8,915,824	9,036,121	9,036,121	9,036,121
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non dwelling Structures	149,000	24,000	24,000	24,000
13	1475 Non dwelling Equipment	444,000	449,091	449,091	449,091
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17		140,000	13,761	13,761	13,761
18	1499 Development Activities				
19	1502 Contingency				
X X	Amount of Annual Grant:	12,106,584	12,106,584	12,106,584	12,106,584
	Amount of line XX Related to LBP Activities	320,000	231,360	231,360	231,360
	Amount of line XX Related to Section 504 compliance	438,848	320,000	320,000	320,000
	Amount of line XX Related to Security-Soft Costs	528,405	540,483	540,483	540,483
	Amount of line XX Related to Security-Hard Costs	580,000	462,800	462,800	462,800
	Amount of line XX Related to Energy Conservation Measures	1,410,300	1,256,000	1,256,000	1,256,000
	Collateralization Expenses or Debt Service				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999	
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
			Obligated				
PHA-WIDE	StaffMaintenanceTraining	1408	L.S.	5,000	19,414	19,414	19,414
PHA-WIDE	SecurityCoordinator/Specialists&Benefits	1408	L.S.	103,155	103,155	103,155	103,155
PHA-WIDE	EnhancedPoliceEnforcement	1408	L.S.	425,250	434,448	434,448	434,448
PHA-WIDE	ModelHousekeepingProgram	1408	L.S.	20,000	28,082	28,082	28,082
PHA-WIDE	ResidentRelocationCoordinator&Benefits	1408	L.S.	65,213	65,213	65,213	65,213
PHA-WIDE	NCICApplicationsChecks	1408	L.S.	0	0	0	0
PHA-WIDE	MardetingMediaAdvertising	1408	L.S.	20,601	0	0	0
PHA-WIDE	DPSoftware&RelatedTraining	1408	L.S.	205,000	204,459	204,459	204,459
PHA-WIDE	DataProcessingHardware&CopyEquipment	1475	L.S.	344,000	435,491	435,491	435,491
PHA-WIDE	AdministrationExpenses	1410	L.S.	507,656	507,656	507,656	507,656
PHA-WIDE	A&EFees&Costs	1430	L.S.	500,000	571,606	571,606	571,606
PHA-WIDE	CentralMaintenanceEquipment	1475	L.S.	100,000	13,600	13,600	13,600
PHA-WIDE	ResidentRelocationforRenovationwork	1495.1	L.S.	140000	13,761	13,761	13,761
TN037P00501James A.Cayce	ReplaceExistingWindows&Screens	1460	26Bldgs.	714,085	0	0	0
TN037P00502J.C. Napier	PhaseIRenovations(includesinteriorRenovations, Kitchen,Baths,Plumbing,PaintingFlooring,Interior Doors,Heaters,ExteriorTrimandRoofReplacement)	1460	8Bldgs.	6,835,615	2,145,846	2,145,846	2,145,846
	PhaseILeadBasePaintAbatementInterior& Exterior	1460	5Bldgs.	320,000	112,560	112,560	112,560
	PhaseIExteriorWalks,Railing,ClothesLinePoles, ReplacementandRefurbishment,Grounds RefurbishmentandGasDistributionSystem	1450	16Bldgs.	421,885	229,078	229,078	229,078
	RenovationofManagementBldg.(includesinterior Renovations,Plumbing,Heating/Air,Roofing, InteriorDoor&ExteriorDoorsReplacement,Exterior TrimReplacement	1470	0	125,000	0	0	0

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999	
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
TN037P00505Tony Sudekum	SiteCivilPackage(thetotalprojectwasfundedunder 95CGPcontractorlitigatedandlitigationnow completedwithsettlementof36,500)	1450	L.S.	0	36,500	36,500	36,500
TN037P00509 JamesA.Cayce	Heaterreplacement	1460	100D.U.'s	0	250,381	250,381	250,381
TN43URD005"1"199 PrestonTaylor	ConstructNewUnits	1460	18D.U's	0	1,600,000	1,600,00	1,600,000
TN037P005011 CheathamPlace	ReplaceRoofs	1460	35Bldgs.	290,000	287,205	287,205	287,205
	ReplaceRoofManagementBldg.	1470	1Bldg.	24,000	24,000	24,000	24,000
TN037P005012 AndrewJackson	PhaseIRenovations(includesinteriorrenovations, plumbing,kitchens,bathrooms,replaceheaters, electrical,interior&exteriordoors,coverexterior trim)	1460	28D.U.'swith16 zerobedroomunits beingconvertedto8 twobedroomunits bringingthetotalto 20whichwere movedfrom98	691,265	691,265	691,265	691,265
	PhaseIILeadBasePaintAbatementInt.&Exterior.	1460	40D.U.'s	0	118,800	118,800	118,800
	PhaseISitework,walks,rails,parking&seeding	1450	L.S.	184,000	184,000	184,000	184,000
TN037P005012 AndrewJackson	PhaseIISitework,walks,rails,parking&seeding	1450	L.S.	0	200,000	200,000	200,000
	PhaseIIRenovations(includesinteriorrenovations, plumbing,kitchens,bathrooms,replaceheaters, electrical,interior&exteriordoors,coverexterior trim)	1460	40D.U.'s	0	1,765,000	1,765,000	1,765,000
TN037P00514I.W. Gernert	InstallBuildingSprinklerSystem	1460	L.S.	50,000	149,614	149,614	149,614

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00570899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	
				Original	Revised	Funds Obligated	Funds Expended
TN037P00516 CumberlandView	PhaseIRenovations(includesinteriorRenovations, Kitchen,Baths,Plumbing,PaintingFlooring,Interior Doors,Heaters,Windows&Screens)	1460	1Bldg.	4,750	9,367	9,367	9,367
	PhaseIExteriorWalks,Railing,ClothesLinePoles, ReplacementandRefurbishmentandGrounds Refurbishment	1450	15Bldgs.	248,000	0	0	0
	PhaseILeadBasePaintAbatementInteriorand Exterior	1460	15Bldgs.	110,000	0	0	0
TN037P00517 EdgehillHomes	NewRoofs,Canopy&ColumnRepairs	1460	L.S.	180,450	239,660	239,660	239,660
TN037P00520 MadisonTowers	Replaceexistinghighroof	1460	L.S.	0	169,691	169,691	169,691
TN037P00521 ParthenonTowers	InstallBuildingSprinklerSystem	1460	L.S.	150,700	168,309	168,309	168,309
TN037P00521 ParthenonTowers	InstallNewRoofing	1460	L.S.	0	367,996	367,996	367,996
TN037P00524Vine HillTowers	InstallBuildingSprinklerSystem	1460	L.S.	0	465,819	465,819	465,819
TN037P00525 ScatteredSites	NewRoofs	1460	35Bldgs.	0	77,527	77,527	77,527
TN037P00527 ScatteredSites	NewRoofs	1460	23Bldgs.	0	64,553	64,553	64,553

Status of Work
Deleted
Deleted
Moved portion to 2000
Work Moved to 98
Moved portion to 2000
Moved this item to 2001

Statusof Work
Closeout change reduced contract
Moved portionfrom 2001

Statusof Work
Moved majorityof workitemsto 2000
Moved majoritywork from2001
Movedwork from2000
Workmoved from2000& iscomplete
Workmoved from2000& iscomplete

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)****PartIII:ImplementationSchedule**

PHAName: METROPOLITANDEVELOPMENTANDHOUSINGAGENCY		GrantTypeandNumber CapitalFundProgramGrantNo:TN43P00550899 ReplacementHousingFactorGrantNo:					FederalFYofGrant: 1999
Development Number Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	6/2001		6/2001	9/2002		6/2002	
TN037P00501James A.Cayce	6/2001		N/A	9/2002		N/A	Movedworkitemto1998&workcompleted
TN037P00502J.C. Napier	6/2001		6/2001	9/2002		6/2002	
TN037P00509 JamesA.Cayce	9/2003	6/2001	6/2001	9/2004		9/2001	Movedworkitemfrom2001
TN43URD005"1"199 PrestonTaylor	9/2003	9/2001	9/2001	9/2004		6/2002	Movedworkitemfrom2001
TN037P005011 CheathamPlace	6/2001		9/2001	9/2001		12/2001	Movedworkitemfrom2000
TN037P005012 AndrewJackson	6/2000		6/2000	12/2001		12/2001	Movedportionofworkitemfrom1998
TN037P005012 AndrewJackson	9/2003	9/2001	9/2001	9/2004	9/2002	6/2002	Movedportionofworkfrom2001
TN037P00514I.W. Gernert	3/2001		6/2000	9/2002		12/2001	Movedportionofworkitemfrom1998
TN037P00516 CumberlandView	6/2001		9/2001	9/2002		6/2002	
TN037P00517 EdgehillHomes	6/2001		6/2001	9/2001		12/2001	Movedportionofworkitemfrom2000
TN037P00520 MadisonTowers	6/2001		6/2001	9/2003		12/2001	Movedmajorityofworkitemfrom2000
TN037P00521 ParthenonTowers	6/2000		6/2000	12/2001		12/2001	Movedportionofworkitemfrom1998
TN037P00524Vine HillTowers	3/2001		3/2001	9/2003		3/2002	Movedworkitemfrom2000
TN037P00525 ScatteredSites	6/2000		12/2000	9/2001		6/2001	Movedworkitemfrom2000
TN037P00527 ScatteredSites	6/2000		12/2000	9/2001		6/2001	Movedworkitemfrom2000
TN037P00528Carleen B.Waller	6/2000		12/2000	3/2001		12/2001	Movedworkitemfrom2000
TN037P00530 ScatteredSites	9/2003	12/2000	12/2000	9/2004	9/2001	12/2001	Movedworkitemfrom2001
TN037P00531 ScatteredSites	9/2003	12/2000	12/2000	9/2004	9/2001	12/2001	Movedworkitemfrom2001

Attachment C

Assessment of Site -Based Waiting List Development Demographic Changes

The only Development at which MDHA maintained a Site -Based Waiting List during the last year was at the new Vine Hill Homes under the HOPE VI program. The demographic assessment is based on some 192 households residing therein in 1998 (before the relocation of remaining residents and the total demolition of the site) and occupancy in late 2000 (immediately after the retenanting) and again in March of 2002:

	1998	2000	March 2002
Total Households	192	133	133
Percentage White Households	30%	10%	9%
Percentage Black Households	70%	90%	91%
Percentage on SS or SSI	15%	31%	32%
Percentage Male Residents	35%	30%	32%
Percentage Female Residents	65%	70%	68%
Average Income	\$7,202	\$15,185	\$16,183
% of Households Employed	38%	81%	82%

The program objectives of achieving more working households and households geared toward achieving economic self-sufficiency is being realized without any adverse impact on the relative percentage of minority or disabled households. The data shown above reflects the achievement of those objectives both after the initial reoccupancy and after more than a year of stabilized occupancy.

Attachment D

Section 8 Homeownership Capacity Statement

The Metropolitan Development and Housing Agency asserts that it has the capacity to administer the Section 8 homeownership program by virtue of 24 CFR 982.625(d)(1):

A minimum home owner down payment of at least 3 percent of the purchase price will be required, and at least one percent of the down payment amount must come from the family's resources (including its FSS escrow account).

Notwithstanding the regulatory requirement for this capacity statement, MDHA considers itself qualified to administer this program by evidence of the February 29, 2000 approval from HUD for it to commence a Section 8 Homeownership Demonstration Program and the fact that, in the 24 months subsequent to receipt of that approval, MDHA's program had already succeeded in having 32 of its participants close their home purchases.

Attachment E

Metropolitan Development and Housing Agency Implementation of Public Housing Community Service Requirements

The requirement for the 8 hours of community service or training per month which began in October of 2000 has been eliminated for all residents except for those who live in HOPEVI developments. Most of the HOPEVI residents would qualify for exemption because of their employment and/or job training activities.

Determination of Exemption

Section 512 of the Public Reform Act specifies certain categories of exemption. MDHA will rely on documentation in the resident file to the extent possible on items such as age and disability. Documentation on receipt of welfare assistance or exemption from work requirements under the welfare program will be obtained from the Department of Human Services. Residents will need to provide documentation on other exemptions (engaged in work activities or certification by blind or disabled of inability to meet the service requirement).

General Services will provide all residents (other than all -elderly households) a written notice of the community service requirement, the basis for exemptions, how exemptions will be verified, and procedures for change in exempt status. At initial lease-up or at the annual recertification, MDHA will identify those individuals in the household who have been determined to be exempt and those who are presumed to be subject to the community service requirement. Those in the latter category who believe they should be exempt will have the opportunity to document their exemption (for example, the self -certification for disabled persons on their inability to meet the service requirements). If a resident who was subject to the community service requirements subsequently becomes exempt, it will be the responsibility of that resident to notify General Services of the change in status, and to provide such documentation as may be necessary.

Options for Satisfying the Requirement

The notification to each household will describe a Life Skill training program which MDHA's Community Services Department will provide twice a week at the housing development; Community Services staff conducting these programs will provide an attendance sheet or participation form to General Services to document the hours of participation for each resident. MDHA will also provide a listing of volunteer programs and activities provided by other agencies in which the residents can participate to fulfill this requirement, and will explain the type of verification on which those agencies would have to provide to document the required hours of participation. It will be the responsibility of the resident to obtain verification from agencies or entities other than MDHA of the required hours of participation; the individual will not be allowed to self -certify the hours or participation.

Attachment F Pet Policy

This addendum sets forth the rules and regulations for pets in the Metropolitan Development and Housing Agency Family Developments. It does not apply to high-rise or housing built especially for the elderly or disabled. Residents wishing to have pets in the family developments must make an application and bring in all requested verifications and pay any appropriate fees before the pet is registered or approved. The application becomes a part of this addendum by reference. These rules and regulations are to assist pet owning residents, non-pet owning residents, and management in establishing a safe and peaceful co-existence in the developments.

GENERAL GUIDELINES

1. When MDHA refers to pets, that means that only **dogs, cats, birds and fish are included.**
2. There can only be one dog or cat per unit.
3. There can only be two different types of pets per unit.
4. Dogs of a vicious or aggressive disposition are prohibited. (i.e. Dobermans, Boxers, Chows, Rottweilers, etc.).
5. Dogs cannot be larger than 15 inches tall or weigh more than 40 pounds when full grown. (Measured from top of shoulders.)
6. Cats cannot be larger than 10 inches tall when full grown. (Measured from top of shoulders.)
7. Dogs and cats over the age of six months must be spayed or neutered.
8. All reptiles are prohibited.
9. All birds of prey are prohibited.
10. Residents are expressly prohibited from feeding or harboring stray animals.
11. Resident must pay a \$200.00 non-refundable pet maintenance fee for dogs and cats. (Covers administrative cost, cost of processing application, cleaning, treating for fleas, ticks, lice or other insects and damages caused by pet at the end of the lease or when pet is no longer in the unit)
12. Resident must also pay a \$100.00 refundable pet deposit fee for dogs and cats. (Covers cost above and beyond pet maintenance fee.)
13. These regulations do not apply to service animals that assist persons with disabilities.

Attachment G

Progress in Meeting 5 - Year Plan Mission and Goals

While this statement of progress is being prepared barely halfway through the second year of our five year plan (April of 2002), the Agency has made significant progress towards its stated goals. With 500 incremental rental vouchers planned over the five years, we have already received 300 (200 targeted for households with disabilities and 100 for Family Reunification); we are in the process of applying for 300 more (200 Fair Share and 100 for households with disabilities). At Preston Taylor Homes, all of the 550 obsolete housing units have been demolished and the construction of both Phase I and Phase II is under contract; the first completed units (about 75 units in 21 buildings) were completed and made ready for occupancy by April of 2002. In conjunction with the Preston Taylor HOPE VI, we have received 130 Section 8 replacement units and will be applying for about 66 more. Detailed planning is underway to apply for another HOPE VI program in the Summer of 2002 for the Sam Levy Homes.

On the Public Housing Assessment System ("PHAS"), the Agency received another overall score of 96% for the year ended September 30, 2001, making it a very solid High Performer once again. On the Physical Inspection component of PHAS, we received a score of 93% (before any adjustments for neighborhood conditions); no development scored lower than 81%, and several scored at 99%. Our SEMAP score for the same period was also a 96%, which is also High Performer status.

Modernization at Andrew Jackson Homes (Phase II) is being completed this Fall. The Phase I modernization work at J.C. Napier is nearing 50% completion and work has begun at Cumberland View.

Flat rents were established in July of 2000, with lower flat rents being used as an incentive at four below-average income developments to attract and retain more working families. Partnerships with public and private entities continue which provides self-sufficiency opportunities for our residents. Walgreens has provided a training program for residents which opens the door to cashier and other entry-level positions. A similar training program is now being provided by the Marriott Corporation.

The Section 8 Homeownership Program is off to a fast start. With an annual goal of 25 new home buyers, 32 have already closed and 21 more are either shopping for a home or are in the mortgage approval stage; more than 125 more in the active participant pipeline.

To expand choices for Section 8 rental participants, we had set a goal of involving 50 new owners for the period of the 5-year plan; 100 new owners have already begun participation in the first two years. Our referral list of available properties highlights new tax credit developments in outlying areas as well as owners who have rental properties available in non-impacted areas.

AttachmentH

ResidentMembershiponthePHA GoverningBoard

Priorto the statutory requirement under the Quality Housing and Work Responsibility Act of 1998, MDHA had adopted the policy of having two public housing residents on its Board of Commissioners. These Resident Commissioners (as well as all of four Commissioners) are appointed by the Mayor of the Metropolitan Government and ratified by the Metropolitan Council. The term of office is five years.

The current Resident Commissioners and the expiration dates of their current terms are:

Mary Southall Term expiring July 1, 2002

Leslie Watkins Term expiring July 1, 2003

Attachment I

Membership of the Resident Advisory Boards

MDHA utilized two Resident Advisory Boards for the development of the Year 2002 Agency Plan. One represented residents of public housing and the other represented Section 8 participants.

Public Housing Resident Advisory Board

- Wanda Hugger, resident of James A. Cayce Homes
- Gail Fleming, resident of John Henry Hale Homes
- Lena Stewart, resident of Edgefield Manor
- Joel Tinnin (Chair), resident of I. W. Gernert Homes
- Leslie Watkins, resident of Scattered Sites

Section 8 Resident Advisory Board

- Tamia Grady, Nashville, TN 37204
- Phillis Blakely, Nashville, TN 37218
- Yolanda Pillow, Goodlettsville, TN 37072
- Hattie Long, Nashville, TN 37208
- Rosa Lyons, Nashville, TN 37207
- Yolando McClain, Nashville, TN 37216
- Catreena Berry, Nashville, TN 37207
- Tamia Grady, Nashville, TN 37204
- Elizabetha Howse, Nashville, TN 37218
- Lisa Howard, Madison, TN 37115
- Dimple Simpson, Nashville, TN 37208

Attachment J

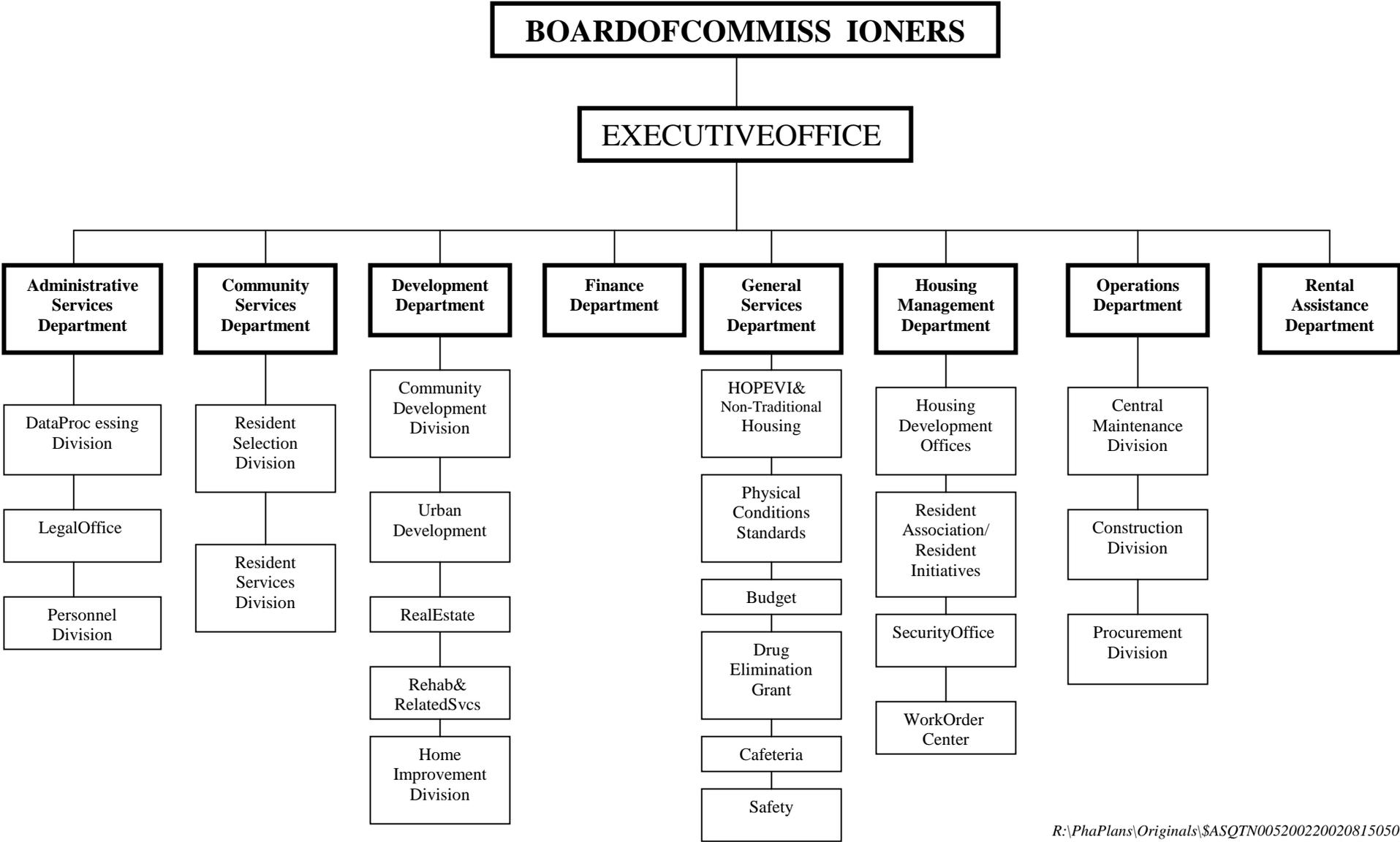
Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? *Twelve: James A. Cayce Homes, J.C. Napier Homes, Edgehill Homes, Tony Sudekum Homes, John Henry Hallale Homes, Sam Levy Homes, Cheatham Place, Andrew Jackson Courts, Cumberland View, Parkway Terrace, Scattered Sites, and Vine Hill HOPEVI.*
- 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)? *Seven: Edgefield Manor, I.W. Gernert, Hadley Park Towers, Madison Towers, Parthenon Towers, Vine Hill Towers, and Carleen Batson Waller Manor.*
- c. How many Assessments were conducted for the PHA's covered developments? *Seven*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
<i>None</i>	

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

ATTACHMENT K
 ORGANIZATIONAL CHART
 METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHAName Metropolitan DevelopmentandHousingAgency		<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006
PHA-WIDE	Annual Statement	2,140,224	2,165,833	2,192,466	2,220,165
TN037P00502J.C. Napier		6,859,776		5,315,441	
TN037P00504 JamesA.Cayce					
TN037P00507 SamLevyHomes		1,000,000	1,000,000		
TN037P00513 EdgefieldManor			4,842,074	2,492,093	
TN037P00514 I.W.GernertHomes			1,992,093		
TN037P00516 CumberlandView					
TN037P00520 MadisonTowers					2,999,801
TN037P00521 ParthenonTowers					4,780,034
TN037P00522 ParkwayTerrace					
CFPFundsListedfor 5-yearplanning		10,000,000	10,000,000	10,000,000	10,000,000
HousingFactor Funds		280,000	280,000	280,000	280,000

CapitalFundProgramFive-YearActionPlan

AttachmentL

PartII:SupportingPages-WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCosts	Development Name/Number	MajorWork Categories	EstimatedCosts
See	PHA-WIDE	ManagementImprovements	865,224	PHA-WIDE	ManagementImprovements	890,833
	PHA-WIDE	Adminiistrative	500,000	PHA-WIDE	Adminiistrative	500,000
	PHA-WIDE	DPHardware	200,000	PHA-WIDE	DPHardware	200,000
	PHA-WIDE	Fees&Costs	500,000	PHA-WIDE	Fees&Costs	500,000
	PHA-WIDE	CentralMaint.Equip.	75,000	PHA-WIDE	CentralMaint.Equip.	75,000
Annual	TN037P00502J.C.Napier	PhaseIIDev.Renovations	6,859,776	TN037P00513 EdgefieldManor	PhaseIIinterior Renovations	4,842,074
				TN037P00514 I.W.GernertHomes	PhaseIIinterior Renovations	1,992,093
	TN037P00507SamLevy Homes	Development Improvements/HOPEVI Application	1,000,000	TN037P00507SamLevy Homes	Development Improvements/HOPEVI Application	1,000,000
Statement	ScatteredSites	BuildNewDuplex	280,000	ScatteredSites	BuildTwoNewDuplex	280,000
TotalCFPEstimatedCosts			\$ 10,280,000			\$ 10,280,000

Capital Fund Program Five-Year Action Plan

Attachment L

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: 2005 PHAFY: 2005			Activities for Year: <u>5</u> FFY Grant: 2006 PHAFY: 2006		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
See	PHA-WIDE	Management Improvements	917,466	PHA-WIDE	Management Improvements	945,165
	PHA-WIDE	Administrative	500,000	PHA-WIDE	Administrative	500,000
	PHA-WIDE	DP Hardware	200,000	PHA-WIDE	DP Hardware	200,000
	PHA-WIDE	Fees & Costs	500,000	PHA-WIDE	Fees & Costs	500,000
	PHA-WIDE	Central Maint. Equip.	75,000	PHA-WIDE	Central Maint. Equip.	75,000
Annual	TN037P00502 J.C. Napier	Phase III Dev. Renovations	5,315,441	TN037P00520 Madison Towers	Phase II Interior Renovations	2,999,801
	TN037P00513 Edgefield Manor	Phase II Interior Renovations	2,492,093	TN037P00521 Parthenon Towers	Interior Renovations	4,780,034
	Scattered Sites	Build New Duplex	280,000	Scattered Sites	Build New Duplex	280,000
Statement						
Total CFPE Estimated Costs			\$ 10,280,000			10,280,000

Public Housing Resident Advisory Board

February 8, 2002

On February 8, 2002 Housing Management Director Jerry Seay met with Ms. Leslie Watkins, Ms. Gayle Fleming, and Ms. Lena Stewart. Mr. Joel Tinnin and Ms. Wanda Hugger were ill and unable to attend. Also present were Richard Dinkins and Peaches Manning. They reviewed and made several changes to the current bylaws of the Resident Associations. Mr. Seay will be meeting with them again on March 14 prior to the Council of Presidents to make changes to the Bylaws for the Council of Presidents. All of the changes will be presented to the Council for approval. They will then be presented to each Association for their approval.

They also discussed the proposal to change the MDHA paint cycle to more than 5 years. Ms. Watkins stated she had already been told that it was 10 years. Mr. Seay let her know that was not true. They voted to keep the current 5-year cycle. They understand that the agency runs a little behind but feel it should still be the goal. They also suggested that residents be allowed to paint their own units if it had been more than 5 years since it was last painted. They added the stipulation residents must use the paint and colors supplied by MDHA. There was some discussion that a different color other than the eggshell be used however; there was no formal recommendation.

Review of Agency Plan with Public Housing Council of Presidents

April 12, 2002

Members of the Council of Presidents and Directives staff met on this date to discuss the upcoming agency plan. The following is a summary of what was discussed and subsequent questions and answers. Residents present were Barbara Woolfolk of Parthenon Towers, Lena Stewart of Edgefield Manor, Ora Johnson of Carleen Waller Manor, Wanda Hugger of James Cayce Homes, Pamela Williams of Cheatham Place, Brenda Morrow of Edgehill Homes, Christine Rivers of Cumberland View and Gayle Fleming of John Henry Hale Homes. Staff members attending were Jim Thiltgen, Deputy Executive Director, Jerry Seay, Director of Housing Management, Jan Platt, Director of Operation, Randall Dunn, Director of General Services, Phil Ryan, Director of Community development, Charlene Murphy Director of Community Services and Ed Shewmaker, Modernization Coordinator. Also present were Peaches Manning, Resident Association Coordinator and Olivia McNair who was photographing the event.

Executive Department

Jim Thiltgen opened the meeting with a brief overview of the purpose for the meeting and some of the activities of the agency. He spoke of the move of Hope VI from

the Housing Management Department to the General Services Department. The Drug Elimination Grant has been discontinued although we have enough funds to run through the end of the year. There is no longer a Community Service Requirement. Mr. Thiltgen stressed the importance of resident input and how it factored into the way HUD scores MDHA.

There were no questions for Mr. Thiltgen.

Community Services Department

Charlene Murphy explained how Community Services processes applications for public housing and section 8. Her department primarily provides supportive and referral services. Direct services had to be cut back due to lack of staff. She discussed her department's efforts of working with residents to obtain a level of self-sufficiency.

Question - Wanda Hugger - Are the van and homemaker services limited to the high-rises?

Answer - Transportation is but homemaker services are not. Residents were urged to make a referral if they knew of someone in need of these services.

Question - Barbara Woolfolk - Is Parthenon Towers included in transportation services?

Answer - No, because the Towers are within walking distance of a grocery store.

Question - Brenda Morrow - Is the Walgreen training just for public housing residents?

Answer - No but those that enter training need to live close to public housing and be on section 8.

Question - Wanda Hugger - Can disabled persons participate in the Walgreen training?

Answer - Yes.

Community Development Department

Phil Ryangave an overview of the variety of programs CD is involved in. They range from Summer Youth Program to rehabilitating homes, working with Neighborhood Strategy Areas, assisting homeless persons with AIDS, providing emergency shelter and redevelopment of downtown Nashville. The Brownfield projects, which is the process of reclaiming old industrial sites for more productive purposes was explained. Ms. Hugger, Ms. Stewart and Ms. Williams are members of a resident advisory board to assist MDHA in its Brownfield efforts.

Question - Wanda Hugger - What is the criteria to be considered homeless?

Answer - Must be on the streets. Often this is the result of alcohol or drug abuse.

Question - Wanda Hugger - Is a mailing address needed in order to receive assistance?

Answer - No.

General Services Department

Randall Dunn explained the role of General Services in putting together the budget for MDHA. General Services is responsible for conducting the annual Physical Conditions inspections. Current and future plans for Hope VI construction was also discussed.

Question - Wanda Hugger – What is being done to help presidents purchase homes after their 5 years in Hope VI are up?

Answer - The 5 year requirement is no longer a part of Hope VI. Residents are encouraged to become more self-sufficient and to eventually become homeowners.

Operations Department

Jan Platt reviewed plans to change the annual painting cycle from seven years to five years. The presidents voted unanimously to reverse an earlier recommendation by the advisory board and accept the change. Ed Shewmaker shared the Capitol Plan with the residents.

Question - Wanda Hugger – Can outside lighting be a part of the plan?

Answer - Yes.

Question - Ora Johnson – When will window sbe installed at Carleen Waller Manor?

Answer - Spring of next year.

Question - Lena Stewart – What will be done to improve security at Edgefield Manor?

Answer – A new security system is being tested at Madison Towers. It appears to be successful and will be installed at all of the high-rises.

Housing Management Department

Jerry Seay shared the latest recommendations for revised Resident Associations and Council of Presidents bylaws. The Resident Advisory Board made the recommendations. The revised bylaws seem to please everyone. They voted unanimously to approve the revision for the Resident Associations. The vote on the Council of Presidents was put off until the next Council meeting because there was not a quorum. The residents were asked to consider having a special hearing officer appointed for resident grievance hearings. There has become a problem with presidents canceling out and hearings having to be rescheduled. This is to be discussed at the next Council of Presidents meeting.

The residents voted unanimously to accept the agency plan as it was presented.

SECTION 8 RESIDENT ADVISORY BOARD MEETING

March 16, 2002

Present:

Lisa Howard
 Michelle Todd
 Renee Crawford
 Phyllis Blakely
 Yolanda Berry
 Dimple Simpson
 Yolanda Pillow
 Catrenna Berry
 Hattie Long
 Rosa Lyons
 Yolanda McClain
 Pat Clark, MDHA
 Pam Holliman, MD HA

Absent:

Elizabeth Howse
 Lora Moore
 Tamia Grady
 Lawanda McKissack
 Lavonda Dodson
 Dorothy Whitsey
 Tanisha Norman
 Rosalyn McKinley
 Sherrill McGill

The meeting was opened with prayer by Pat Clark.

Topics discussed:

How do you think the Section 8 Program is working for participants?
 How are you treated by Section 8 staff
 Are Section 8 staff courteous and act in a professional manner
 Changes processed in a timely manner

Response: Section 8 workers are receptive to participants needs
 Changes are done in a timely manner if participants turn in changes on time
 Two participants stated they liked the fact that there were days
 without an appointment.

HQs Inspections

Two (2) required inspections
 One (1) nine (9) months later when recertification starts
 Other inspections may occur for complaints, quality control, or HUD visits.

Several participants mentioned that they had called for complaint inspections because the owners would not come to make repairs soon after being reported. Once the Section 8 inspector came out and sent the owner a letter, the repairs were done because the owners knew rental assistance would be stopped.

All agreed that staff was always courteous, friendly and concerned about the needs of the participants. No one could think of anything the Section 8 Program could do better; all agreed the program was working smoothly.

SECTION 8 RESIDENT ADVISORY BOARD MEETING

April 6, 2002

Present:

Michelle Todd
 Renee Crawford
 Phyllis Blakely
 Yolanda Berry
 Dimple Simpson
 Yolanda Pillow
 Hattie Long
 Rosa Lyons
 Pat Clark, MDHA
 Pam Holliman, MDHA

Absent:

Lisa Howard
 Elizabeth Howse
 Lora Moore
 Tamia Grady
 Lawanda McKissack
 Lavonda Dodson
 Dorothy Whitsey
 Tanisha Norman
 Rosalyn McKinley
 Sherrill McGill

The meeting was opened with prayer by Pat Clark.

Topics discussed:

FSS Program was discussed and several comments were made:

All were glad the program provided counseling and goal setting for some participants; it helped them determine where they wanted to be in the next five years.

The group did not know that participants don't follow through, they lose their escrow money.

Participants did not know the escrow could be used to pay off debts if the family was in the homeownership program and needed the funds to help get the mortgage approved.

A suggestion was made that HUD allow the housing agency to give the lost escrow funds to participants that met their goals.

The participation in Section 8 Homeownership Program was discussed:

The group was informed that the program is:

- ◆ A Joint Program between MDHA and Affordable Housing Resources, Inc.
- ◆ Section 8 participants have to qualify for 1st mortgage on their own income for thirty (30) years.
- ◆ Section 8 subsidy will pay off 2nd mortgage funded by Affordable Housing Resources, Inc., but if a family became ineligible for Section 8, the family would be required to pay the 2nd mortgage.

- ◆ Priority given to FSS participants or people employed at least three (3) years and paying at least \$300.00 toward rent each month.
- ◆ House must be in Davidson County.
- ◆ As of February 24, 2001, twenty-nine (29) people have closed on homes, three (3) more to close by March 31, 2001.
- ◆ Minimum income for participation is \$15,000 year unless elderly, disabled or handicap.

The members of the committee that had not enrolled in the Homeownership Program asked how they could be referred. They were told that, if they did not meet minimum requirements, they would be referred to a FSS Coordinator to start training, set goals to help them obtain requirements to qualify.

MINUTES OF MEETING – PUBLIC HEARING
FOR COMMENT ON PHA PLANS
FOR THE
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
MAY 28, 2002 - 12 NOON – MDHA BOARD ROOM
701 SOUTH SIXTH STREET

Chase Cole, MDHA Board Chair, opened the meeting at 12 Noon and welcomed everyone in attendance. He then asked Jim Thiltgen, Deputy Executive Director, to provide an overview of the PHA Plans being presented.

Mr. Thiltgen stated that today's public hearing had been advertised in local newspapers and that a draft of the plan had been available in the management office of each of the public housing developments and the Rental Assistance Office. He stated this is the third year of a five-year plan and is largely considered an update to the original plan approved in FY 2000-01. It provides a summary of the needs for the operation of the public housing and Section 8 programs for the 2002-2003 fiscal year and the means and strategies for accomplishing these needs. The process for development of these plans includes input from two Resident Advisory Boards — one representing public housing and the other Section 8. Mr. Thiltgen stated the most significant changes in this year's plan update result from the elimination of separate funding for the Drug Elimination Program and the elimination of the community service requirement for public housing residents who are not employed. The plan also serves as the application to the Department of Housing and Urban Development for the Capital Fund program and directly shows the monies will be used.

Jerry Seay, Director of Housing Management, provided background information regarding the public housing Resident Association Advisory Board and the meetings she has with this group. The Board has five members who are the presidents of the resident associations at their respective housing developments. Mr. Seay said he meets with this group routinely to discuss any changes that may be taking place in public housing as the

result of HUD handing down new regulations or revising current ones. He is very appreciative of the assistance and cooperation he receives from this Board.

Wanda Hugger, James A. Cayce Homes Resident Association President, said she considered herself a liaison between MDHA staff and the residents. She said that if she understands the regulations governing the agency then she in turn can help other residents. She is happy to be a part of the Advisory Board and feels that staff and residents working together can make public housing a better place to live.

Lisa Howard, representing the Section 8 Resident Advisory Board, spoke about the homeownership opportunities that are being made available to residents. Ms. Howard stated she had been a participant of the Section 8 rental program and had become a homeowner. She was hopeful that more funding could be made available for this program to assist both Section 8 and public housing residents become self-sufficient.

MDHA Board member Leslie Watkins spoke on behalf of the public housing Residents Advisory Board. She also felt the Advisory Board was of great value to her and other members. It provides a good source of information that they can pass on to the residents. Ms. Watkins did state that she would like to see public housing and Section 8 work more closely with each other in providing information to their residents.

Mr. Thiltgen stated the Plans will be submitted to the Board for its approval on June 25 and then forwarded to HUD by July 17. He stated that any and all comments received from the advisory boards as well as comments during the public review period would be made a part of the submittal to HUD. In turn, HUD has a day to review and offer any comments. After this period the plans are considered approved and the Agency would begin the use and expenditure of the Capital Fund Program monies.

With no other questions or comments, Mr. Cole thanked everyone for attending and the meeting was adjourned.