

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

TheClarksvilleHousingAuthority
721RichardsonStreet
Clarksville,Tenne ssee37041

TN010v02

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: TheClarksvilleHousingAuthority

PHANumber: TN010

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

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

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

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide placement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnit s)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajor initiativesand discretionarypoliciessthePHAhasincludedintheAnnualPlan.

TheClarksvilleHousingAuthorityhascompletedthisAgencyPlaninconsultationwithCHAresidentsand thelocalcommunity.TheResidentAdvisoryBoardreviewedthePlanon May16,2002.Thepublicwas affordedtheopportunitytoreviewthePlanandoffercommentatsaformalpublichearingconductedon June27,2002.TheAnnualAgencyPlanissummarizedasfollows:

1. HousingNeeds
Areviewofthecurrentwaitinglistreveals thatthedemandforpublichousingisevident. Currentlywehaveapproximately209applicantsonthewaitinglist.Ourgreatestdemandisfor smallbedroomunits(1and2bedroomunits).
2. FinancialResources
TheCHAexpectstoexpendapproximatelythree andahalfmillioninFY2002foroperations, capitalimprovementsandadministrativecosts.This totalincludesprioryearunobligatedfunds fromtheFY2001CFPGrant.
3. Eligibility,SelectionandAdmissionPolicies
TheCHAhasreviseditsstandardopera tingpolicies to complywiththerequirements ofthe QHWR throughregulationspublicizedintheFederalRegisteronMarch29,2000.These policieswillbeupdatedasHUDissuesfurtherguidance.
4. RentDetermination –DiscretionaryPolicies
Ourdiscretion aryrentpoliciesinclude:
 - ◆ \$25.00minimumrent
 - ◆ Ceilingrents
 - ◆ FlatRents
5. OperationsandManagement

The CHA has developed policies relating to public housing administration, management, maintenance, leasing and occupancy. These policies have been revised to comply with the recently mandated requirements of the QHWRRA.

6. Grievance Procedure

We have revised our Grievance Procedure to comply with the QHWRRA and we will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

Our projected funding under the CFP Grant is \$953,170. Our focus for the FY 2002 program year is as follows:

- ◆ PHA wide site improvements: playground equipment, landscaping, sidewalk repair, security lighting, fencing and parking.
- ◆ Dwelling structures: PHA wide improvements including air conditioning, gutters, downspouts, fascia boards, soffits, brick and mortar repairs, porch dividers, bathroom renovations, dry vents and kitchen renovations.

8. Demolition and/or Disposition

The CHA has no current plans for demolition or disposition.

9. Designation

The CHA has no plan to designate additional units in the future.

10. Conversion of Public Housing

The CHA has no current plan to designate any developments or buildings to tenant-based assistance.

11. Homeownership

The CHA has no current plan to develop a Homeownership Program.

12. Community Services and Self-Sufficiency Programs

The CHA has entered into a cooperative agreement with the TANF Agency. The CHA employs admission policies to enhance economic and social self-sufficiency of residents.

13. Safety and Crime Prevention

We have participated in HUD's Public Housing Drug Elimination Program for the past ten years. This program provides enhanced police patrols, increased security, and funding for drug prevention activities for all CHA developments. The Clarksville Police Department provides a drug agent for surveillance and arrests of drug dealers. Recreational activities are provided through the Parks and Recreation Department. The University of Tennessee Agriculture Extension Service provides the "Summit" Program which provides citizenship and leadership programs for adults and youth.

14. Ownership of Pets

The CHA's tenant-owned pet policy complies with the requirements of the HUD Pet Policy Final Rule.

15. Civil Rights Certification

We have included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit

Our most recent annual audit is on file at our local HUD office in Nashville, Tennessee, and is available for review at our main office during normal business hours.

17. Asset Management
It is the goal of the CHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible to meet the intent of our mission statement.

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:

Admissions Policy for Deconcentration **(See Attachment A)**

- FY2002CapitalFundProgramAnnualStatement (SeeAttachmentH)
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentfor PHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

OptionalAttachments:

- PHAManagementOrganizationalChart
- FY2002CapitalFundProgram5YearActionPlan (SeeAttachmentI)
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)
 - AttachmentB -Defini tionofSubstantialDeviation**
 - AttachmentC -PetPolicy**
 - AttachmentD -MembershipoftheResidentAdvisoryBoard**
 - AttachmentE -ResidentMembershipontheBoardofCommissioners**
 - AttachmentF -ProgressinmeetingFY2001Goals/Objectives**
 - AttachmentG -VoluntaryConversionInitialAssessments**
 - AttachmentJ -PerformanceandEvaluationReport**

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnint heappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
X	FairHousingDocument ation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedorisaddressing thoseimpedimentsinareasonablefashioninviewofthe resourcesavai lable,andworkedorisworkingwithlocal jurisdictionstoimplementanyofthejurisdictions’initiatives toaffirmativelyfurtherfairhousingthatrequirethePHA’s involvement.	5YearandAnnualPlans
X	ConsolidatedPlanforthejurisdicti on/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
X	Mostrecentboard -approvedoperatingbudgetforthepublic	AnnualPlan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing program	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
NA	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input 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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent,	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Resident Assessment Follow-Up Plan	(specify as needed) Annual Plan: RASS Follow-Up Plan

1. Statement of Housing Needs

[24 CFR 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	2792	5	5	2	2	NA	NA
Income > 30% but ≤ 50% of AMI	1109	3	3	2	2	NA	NA
Income > 50% but < 80% of AMI	2380	2	2	2	2	NA	NA
Elderly	572	2	2	2	2	NA	NA
Families with Disabilities	NA	NA	NA	2	2	NA	NA
Race/Ethnicity	3172	NA	NA	2	2	NA	NA
Race/Ethnicity	1668	NA	NA	2	2	NA	NA
Race/Ethnicity	189	NA	NA	2	2	NA	NA
Race/Ethnicity							

*Source: Comprehensive Housing Affordability Strategy (CHAS), Clarksville Jurisdiction Area, 1990 census data.

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: **2001**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

HousingNeeds of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	209		131
Extremely low income <= 30% AMI	201	96.2%	
Very low income (>30% but <=50% AMI)	8	3.4%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	122	58.4%	
Elderly families	4	1.9%	
Families with Disabilities	22	10.5%	
Race/ethnicity (w)	89	42.6%	
Race/ethnicity (b)	120	57.4%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	87	41.6%	13
2BR	107	51.2%	55
3BR	13	6.2%	47
4BR	2	1%	14
5BR	0	0%	2
5+BR	NA	NA	NA

Housing Need of Families on the Waiting List	
Isthe waiting list closed (select one)?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
If yes:	
How long has it been closed (# of months)?	NA
Does the PHA expect to reopen the list in the PHA Plan year?	<input type="checkbox"/> No <input type="checkbox"/> Yes NA
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	<input type="checkbox"/> No <input type="checkbox"/> Yes NA

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 rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- 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 those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other:(list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR 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 2000 grants)		
a) Public Housing Operating Fund	\$1,106,095.	
b) Public Housing Capital Fund	953,170.	
c) HOPEVI Revitalization	0.	
d) HOPEVI Demolition	0.	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.	
g) Resident Opportunity and Self-Sufficiency Grants	0.	
h) Community Development Block Grant	0.	
i) HOME	0.	
Other Federal Grants (list below)	0.	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2001 CFP Grant	874,969.	Operations
3. Public Housing Dwelling Rental Income		
	529,620.	Operations
4. Other income (list below)		
Utilities	12,240.	Operations
Interest	31,760.	Operations
Other Income	29,136.	Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$3,536,990.	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other (listbelow)

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear, answereachofthefollowingquestions;ifnot,skiptosubsection **(3)Assignment**

NotApplicable

1. Howmanysite -basedwaitinglistswillthePHAoperateinthecomingyear?
2. Yes No: AreanyorallofthePHA'ssite -basedwaitinglistsnewforthe upcomingyear(thatis,theyarenotpartofapreviously -HUD-approvedsitebasedwaitinglistplan) ? Ifyes,howmanylists?
3. Yes No: Mayfamiliesbeonmorethanonelistsimultaneously Ifyes,howmanylists?
4. Wherecaninterestedpersonsobtainmoreinformationabout andsignuptobeon thesite -basedwaitinglists(selectallthatapply)?
 - PHAmainadministrativeoffice
 - AllPHAdevelopmentmanagementoffices
 - Managementofficesatdevelopmentswithsite -basedwaiti nglis
 - Atthedevelopmenttowhichtheywouldliketoapply
 - Other(listbelow)

(3)Assignment

a. Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyfalltothe bottomoforareremovedfrom thewaitinglist?(selectone)

- One
- Two
- ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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)
- 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
(Residence of Montgomery County for at least 6 consecutive months)
- Those enrolled currently in educational, training, or upward mobility programs
(Applicant must have completed at least 50% of educational or training program)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensure 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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

Other(list policies and development targeted below)

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

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

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

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

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

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

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

B. Section 8 Not Applicable

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

(1) Eligibility

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

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

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Incometargeting

Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan75%ofallnewadmissionstothesection8 programtofamiliesatorbelow30%ofmedianare aincome?

b. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontosection8tenant basedassistance?(otherthandateandtimeofapplication)(ifno, skiptosubcomponent **(5)Specialpurposesect ion8assistance programs**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster, GovernmentAction, ActionofHousing Owner, Inaccessibility, PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans' families
- Residentsholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational, training, orupwardmobilityprograms
- Householdsthatcontributeomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributeomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational, training, orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpr eference(s)(listbelow)

3. IfthePHAwillemployadmissionspreferences, pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority, a“2”intheboxrepresentingyour second priority, andsoon. Ifyougiveequalweightto oneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem), placethesamenumbernextto each. Thatmeansyoucanuse“1”morethanonce, “2”morethanonce, etc.

DateandTime

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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 reprisal 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)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and 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 program to the public? -purpose section 8

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR 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

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

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

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

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

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

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

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

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

Yes for all developments

- Yes but only for some developments
- No

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
Ceiling Rents are set at the same amount as the Flat Rents.

f. Rent re-determinations:

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

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

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.)

- These 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)

Section 8 Tenant -Based Assistance Not Applicable

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)

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR 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.

A brief description of the management structure and organization of the PHA follows:

The Clarksville Housing Authority, which has a five member Board of Commissioners, is managed by a full -time executive director.

The Organization of the agency is divided as reflected below:

Administration – This division is responsible for all management, accounting, personnel, payroll, procurement and general services.

Occupancy – This division is responsible for intake of application, leasing, recertification, rent collection, work order intake and resident program.

Maintenance - This division is responsible for routine and preventative maintenance, annual unit inspection, check -ins, etc.

Modernization - This division is responsible for the management of the authority's capital program, from planning to oversight of the general contractors.

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	509	140
Section 8 Vouchers	NA	NA
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	509	NA
Other Federal Programs (list	NA	NA

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)

Public Housing Maintenance and Management Policies

ACOP

Alcohol and Drugs

Grievance Procedure

Capitalization

Disposition

Investment

Minority Business Enterprise

Personnel

Pest Control Policy

Pet Policy

Statement of Procurement

Reimbursement of Travel Expenses

Safety Rules

Vehicle

Water System Cross Connection

(2) Section 8 Management: (list below)

Not Applicable

6. PHA Grievance Procedures

[24CFR 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 24CFR 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 Not Applicable

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment H**

-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 (state name) **Attachment I**

-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 there)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization 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 HOPE VI Revitalization grant in the Plan year? tin
If yes, list development name/s below:

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:

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

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[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 As set 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 Not Applicable

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 streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(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 supportives services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12/03/97

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 programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip

tosub -component2,FamilySelfSufficiencyPrograms.The positionofthetablemaybealteredorfacilitateitsuse.)

ServicesandPrograms				
ProgramName&Description (includinglocation, ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)

(2)FamilySelfSufficiencyprogram/s NotApplicable

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing		
Section8		

b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequired byHUD,doesthemostrecentFSSActionPlanaddressthesteps thePHAplantoachieveatleast heminimumprogram size? Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementssection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesr esultingfrom welfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA’spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- Informingresidents ofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.

- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprocolforexchangeofinformationwithallappropriateTANF agencies
- Other:(listbelow)

D.ReservedforCommunityServiceRe quirementpursuanttosection12(c)ofthe U.S.HousingActof1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPH Asmayskiptocomponent15.HighPerformingandsmallPHAsthatareparticipatingin PHDEPandaesubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub -componentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Des cribetheneedformeasurestoensurethesafetyofpublichousingresidents(select allthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolent and/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintoneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterm inetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestaticsovertimeforcrimescommitted“inandaround” publichousingauth ority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports

- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
TN010-001, -003, -005 and -007

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-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)
TN010-001, -002, -003, -004, -005, -007 and -008

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)
TN010-001, -002, -003, -004, -005, -007 and -008

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2002 PHDEP funds must provide a PHDEP plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? **NA**
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan? **NA**
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___) **NA**

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

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 financial 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? ___ **Not Applicable**
5. Yes No: Have responses to any unresolved findings been submitted to HUD? **Not Applicable**
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 many activities that will contribute to the long-term asset management of its public housing stock, including how

the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

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

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

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

18. Other Information

[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 as Attachment (Filename)
- Provided below:

The Resident Advisory Board comments were in support of the PHA Plans as proposed. Major priorities expressed by the RAB were air conditioning, which was already included in each of the 5 years, and Parking, which was included in the 2nd & 4th yrs of the 5 Yr Plan, but has now been added to the 1st & 3rd yrs. No negative comments were received.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
Additional parking was added to Years 1 & 3.
- 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 in 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 assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
Consolidated Plan: Housing and Community Development (City of Clarksville)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for its jurisdiction: (select all that apply)

- ThePHAhasbaseditsstatementofneeds offamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocesso rganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- Activitiestobeundertak enbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)

- Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actions andcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

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

Attachments

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

Attachment A— DECONCENTRATION POLICY FOR THE CLARKSVILLE HOUSING AUTHORITY

1. DECONCENTRATION POLICY

- a. The objective of the Deconcentration Policy for The Clarksville Housing Authority (CHA) is to achieve the goal that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development or census tract. The CHA will take actions as necessary to achieve the goal that no individual development has a concentration of higher income or lower income families. To ensure that the CHA does not concentrate families with higher or lower income levels in any one development, the CHA will track the status of family income, by development, on a monthly basis utilizing income reports generated by the CHA's computer system.
- b. The CHA will periodically compare the relative incomes of its developments to the relative incomes of the census tracts in which they are located. Where significant differences are identified, income targeting will be applied.

2. INCOME TARGETING

- a. In an effort to accomplish the deconcentration goals, The Clarksville Housing Authority will take the following actions:
 1. At the beginning of each fiscal year, The Clarksville Housing Authority will establish a numerical goal for a mission of families whose incomes are at or below 30 percent of the area median income. The target annual goal will be calculated by taking 40 percent of the total number of move-ins from the previous CHA fiscal year.
 2. The CHA will limit the number of admissions to ensure that not less than 40 percent of admissions are families with incomes at or below 30 percent of the area median income.
 3. The CHA will skip families on the waiting list or skip developments to accomplish these goals.
- b. The Clarksville Housing Authority will not hold units vacant to accomplish these goals.

AttachmentB –DefinitionofSubstantialDeviation

PHA’sdefinitionof“SignificantAmendmentorSubstantialDeviation”fromits5 -YearandAnnualPlans:

- 1. Changestoren toradmissionspoliciesororganizationofthewaitinglist.
- 2. Additionofnon -emergencyworkitems(itemsnotincludedintheAnnualStatementor5 -Year ActionPlan)orachangeintheuseofreplacementreservefundundertheCapitalFund.
- 3. Anychangew ithregardtodemolitionordisposition,designation,orhomeownershipprogramsor conversionactivities.

AnexceptiontothisdefinitionwillbemadeforanyoftheabovethatareadoptedtoreflectchangesinHUD regulatoryrequirements.

AttachmentC —PetPolicy

ResidentsofTheClarksvilleHousingAuthoritymayownandkeepcommonhouseholdpets.However,priortohousinganypeton thepremises,theresidentmusthavewrittenpermissionfromTheClarksvilleHousingAuthorityExecutiveDirectororA ssistant Director/ProjectManager.Inordertoreceivepermissionforapet,thefollowingruleswillapply:

- 1. Evidencethatthepethasreceivedcurrentrabiesanddistemperinoculationsorboostersasapplicable.
- 2. Evidencethatthepethasbeenspayedor neuteredasapplicable.
- 3. Petdepositintheamountof\$100.00isrequired,whichisrefundablewhentheresidentmovesoutorupon removalofthepetfromthepremisesaslongastherearenodamagesotheunitcausedbythepet.

Allresidentswithperm issiontohavepetsshallcomplywiththefollowingrules:

- 1. Permittedpetsaredomesticateddogs,cats,birds,andfishaquariums.Snakesarenotpermitted.Thesizeof thedogorcatmaynotexceedthefollowingadultsize:

Dog –15inchestallwhenfu llgrown
Cat –10inchestallwhenfullgrown

Thefollowingdogsarenotallowed:Rotweilers,PitBulls,Dobermans,Boxers,orChows.
- 2. Onlyonepetperhouseholdispermitted.
- 3. Dogsandcatsmustbelicensedyearlyandresidentsmustshowproofofannual rabiesanddistemper boosterinoculations.
- 4. Viciousand/orintimidatinganimalswillnotbeallowed.
- 5. Alldogsandcatsmustbespayedorneutered,asapplicable,andevidenceshownfromalicensed Veterinarian.
- 6. Dogsandcatsmustremaininside resident’sunit,orifoutsideunit,bewithinresident’syardarea andonasecuredchain.
- 7. Dogsandcatsmustnotbeallowedtoroamorbeloosewithinthedevelopment.
- 8. Whentakenfromtheunitoryardarea,dogsandcatsmustbeonaleash, andcontrolledbyanadult.
- 9. Birdsmustbeconfinedtoacageatalltimes.
- 10. ResidentsareresponsibleforalllocalpetordinancesestablishedbytheCityofClarksville.
- 11. Residentsshallnotpermittheirpettodisturb,interfere,ordiminish hthepeacefulenjoymentofother residents.Theterms“disturb,interfere,anddiminish”shallinclude,butnotbelimitedtobarking, charging,biting,scratching,andotherlikeactivities.

12. Residents are solely responsible for cleaning up pet droppings, inside and outside the unit and on property grounds. Droppings must be disposed of by being placed in a plastic sack and then placed in the resident's trash can provided outside the unit.
13. Residents shall take adequate precautions and measures necessary to eliminate pet odors within and/or around the unit and shall maintain the unit and ground area in a sanitary condition at all times.
14. If pets are found to be left unattended for a period of 24 hours or more, The Clarksville Housing Authority reserves the right to enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Tennessee State law and pertinent local pet ordinances. The Clarksville Housing Authority accepts no responsibility for the animal under such circumstances.
15. Residents shall not alter their units, porch, or yard in any manner in order to create an enclosure for the pet.
16. Residents are responsible for all damages caused by their pets, including the cost of cleaning and spraying of the unit for fleas and/or ticks.
17. Residents are prohibited from feeding or harboring stray animals.
18. Should any pet give birth to a litter, all animals must be removed from the premises.
19. Residents shall not be allowed to keep any pet on a temporary basis.
20. Residents must identify an alternate custodian for their pet in case of resident's illness or other absence from the dwelling unit. This identification of an alternate custodian must occur prior to the resident's absence.

The privilege of maintaining a pet in a facility owned and operated by The Clarksville Housing Authority shall be subject to the rules above. This privilege may be revoked at any time subject to the Housing Authority grievance procedures.

If the animal should become destructive, create a nuisance, represent a threat to the health and security of other residents, or create a cleanliness or sanitation problem, The Housing Authority shall revoke all pet privileges including removal of the pet and/or eviction from the unit.

Attachment D – Membership of the Resident Advisory Board

Yvonne Chambers
27-B Summit Heights
Clarksville, TN 37040

Rosa Davis
353 Market Street
Clarksville, TN 37040`

Mary F. Elliott
4-A Summit Heights
Clarksville, TN 37040

Rosella Griffin
64-A Van Leer Street
Clarksville, TN 37040

Margie Quarles
13-D Howard Street
Clarksville, TN 37040

Tamio Shi Smith
37-B Summit Heights
Clarksville, TN 37040

Lucille Sweatt
25-D Summit Heights
Clarksville, TN 37040

Attachment E – Resident Membership on the Board of Commissioners

Mary F. Elliott
4-A Summit Heights
Clarksville, TN 37040

Attachment F – Progress in Meeting FY 2001 Goals/Objectives

1. **Goal –Expandthesupplyoffassistedhousing:** TheCHAhasreducedpublichousing vacanciesfrom62in1999to11in2002.
2. **Goal –Improvethqualityoffassistedhousing:**
 1. OuroverallPHASscoreincreasedfrom77.9in2000to89in2001.
 2. Wearecontinuallyupgradingandmodernizingourpublichousingunits.
 3. InFY2001,weinstall edairconditioning,sidewalks,dryerventsandexteriorimprovements.
3. **Goal –Provideanimprovedlivingenvironment:** TheCHAcontinuestoimplementthe ongoingafetyandsecurityactivitiesincludedinourDrugEliminationProgram.
4. **Goal –Promoteself -sufficiencyandassetdevelopmentoffassistedhouseholds:** Wehave revisedourACOPtogivepreferencetoworkingfamilies.TheCHAleadershipprogramalsopromotesself -sufficiency.
5. **Goal –Ensureequalopportunityandaffirmativelyfurther fairhousing:** TheCHAcontinues tooperateitspublichousingprogramtoensureequalaccesstoallregardlessoffrace,color, religion,nationalorigin,sex,familialstatus,anddisability.Ourinspections,maintenanceand modernizationprogramsare spreadequallyamongallofourdevelopments.

AttachmentG –VoluntaryConversionInitialAssessments

(B)VoluntaryConversionInitialAssessments

- a. HowmanyofthePHA’sdevelopmentsaresubjecttotherequiredInitialAssessments? **7**
- b. Howmanyofthe PHA’sdevelopmentsaresentsubjecttotheRequiredInitialAssessmentsbasesonexemptions(e.g., elderlyand/ordisableddevelopmentsnotgeneraloccupancyprojects)? **0**
- c. HowmanyAssessmentswereconductedforthePHA’scovereddevelopments? **7**
- d. Identify PHAdevelopmentsthatmaybeappropriateforconversionbasedontheRequiredInitialAssessments:

DevelopmentName	NumberofUnits
NONE	

IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethestatusoftheseassessments: **NotApplicable**

Annual Statement/Performance and Evaluation Report					Part I: Summary	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
PHAName: The Clarksville Housing Authority				Grant Type and Number Capital Fund Program Grant Number: TN43P01050102 Replacement Housing Factor Grant No:		Federal FY of Grant 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disaster/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations	\$190,634.00			
3	1408	Management Improvements	\$42,000.00			
4	1410	Administration	\$95,317.00			
5	1411	Audit	\$0.00			
6	1415	Liquidated Damages	\$0.00			
7	1430	Fees and Costs	\$40,000.00			
8	1440	Site Acquisition	\$0.00			
9	1450	Site Improvement	\$107,000.00			
10	1460	Dwelling Structures	\$317,000.00			
11	1465.1	Dwelling Equipment-Nonexpendable	\$0.00			
12	1470	Non-dwelling Structures	\$70,000.00			
13	1475	Non-dwelling Equipment	\$10,000.00			
14	1485	Demolition	\$0.00			
15	1490	Replacement Reserve	\$0.00			
16	1492	Moving to Work Demonstration	\$0.00			
17	1495.1	Relocation Cost	\$4,965.00			
18	1499	Development Activities	\$0.00			
19	1501	Collateralization or Debt Service	\$0.00			
20	1502	Contingency (may not exceed 8% of 19)	\$76,254.00			
21	Amount of Annual Grant (Sum of lines 2-20)		\$953,170.00			
22	Amount of line 19 Related to LBP Activities		\$0.00			
23	Amount of line 19 Related to Section 504 Compliance		\$0.00			
24	Amount of line 19 Related to Security-Soft Costs		\$0.00			
25	Amount of line 19 Related to Security-Hard Costs		\$13,500.00			
26	Amount of line 21 Related to Energy Conservation Measures		\$0.00			

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

PHAN Name:		Grant Type and Number		Federal FY of Grant:			
The Clarksville Housing Authority		TN43P01050102		2002			
Development Number/ Name/HA-/Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised		
				Funds Obligated	Funds Expended		
	Operations	1406	Total 1406	\$190,634.00			
HA-Wide	Resident Initiatives Coordinator	1408		\$35,000.00			
Mgmt. Imp.	Administrative/Maintenance Training	"		\$2,000.00			
	Computer Software	"		\$5,000.00			
			Total 1408	\$42,000.00			
HA-Wide	Modernization Coordinator	1410		\$45,000.00			
Admin	Administrative Salaries	"		\$47,317.00			
	Sundry-Capital Fund			\$3,000.00			
			Total 1410	\$95,317.00			
HA-Wide	A&E Fees & Costs/Design & Insp.	1430	Total 1430	\$40,000.00			
"	Contingency	1502	Total 1502	\$76,254.00			
HA-Wide	Site:						
"	Playground Equipment	1450		\$25,000.00			
"	Landscaping	"		\$10,000.00			
"	Sidewalk Repairs	"		\$10,000.00			
"	Force Account Labor	"		\$40,000.00			
"	Security Lighting	"		\$2,000.00			
"	Security Fencing	"		\$10,000.00			
"	Parking	"		\$10,000.00			
			Total Site:	\$107,000.00			
HA-Wide	Building Exterior:						
	Exterior Building Renovations	1460		\$20,000.00			
	Force Account Labor	1460		\$7,500.00			
			Total B.E.:	\$27,500.00			
TN010-001	Dwelling Units:						
	Sanitary Sewer- Laterals	1460	1950 L.F.	\$50,000.00			
TN010-001	Furnace Replacement/AC	1460		\$113,500.00			
TN010-002	Furnace Replacement/AC	1460		\$113,500.00			
PHA-Wide	Interior Renovations	1460		\$10,000.00			
	Force Account Labor	1460		\$2,500.00			
			Total DUs:	\$289,500.00			
TN010-002	Non-Dwelling Structures						
	Office Renovation	1470		\$10,000.00			
TN010-007	Maintenance Exterior Building Renovations	1470		\$10,000.00			
TN010-007	Community Center Renovations	1470		\$20,000.00			
	Force Account Labor	1470		\$30,000.00			
				\$70,000.00			
PHA-Wide	Non-Dwelling Equipment						
	Computer Hardware	1475		\$10,000.00			
			Total NDE:	\$10,000.00			
PHA-Wide	Relocation	1495		\$4,965.00			
			Project Total:	\$953,170.00			

CapitalFundProgramFive-YearActionPlan PartI:Summary					
HAName: TheClarksvilleHousingAuthority					Original <input checked="" type="checkbox"/>
					RevisionNo. <input type="checkbox"/>
DevelopmentNumber Number/Name/HA- Wide	forYear1 FFY:'02	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006
PHA-Wide		\$551,554.00	\$528,500.00	\$528,170.00	\$499,414.00
TN010-001-LincolnHomes		\$257,808.00	\$197,000.00	\$203,000.00	\$20,000.00
TN010-002-SummitHeights		\$135,808.00	\$197,670.00	\$212,000.00	\$35,875.00
TN010-003-LincolnHomes	See			\$0.00	\$137,375.00
TN010-004-SummitHeights				\$10,000.00	\$137,375.00
TN010-005-LincolnHomes	Annual				\$87,256.00
TN010-007-EdmondsonFerry		\$8,000.00			\$25,875.00
Tn010-008-Chapel&MarketStreets	Statement		\$30,000.00		\$10,000.00
TotalCFPFunds(Est.)		\$953,170.00	\$953,170.00	\$953,170.00	\$953,170.00
TotalReplacementHousingFactorFunds					

AnnualStatement/PerformanceandEvaluationReport						PartI:Summary	
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)							
PHAName: TheClarksvilleHousingAuthority				GrantTypeandNumber CapitalFundProgramGrantNumber: TN43P01050100 ReplacementHousingFactorGrantNo:		FederalFYofGrant 2000	
<input type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisaster/Emergencies		<input type="checkbox"/> RevisedAnnualStatementr(revisionno:)			
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding:2002				<input type="checkbox"/> FinalPerformanceandEvaluationReport			
LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost			
		Original	Revised	Obligated	Expended		
1	TotalNon-CFPFunds						
2	1406 Operations	\$201,133.00	\$201,133.00	\$201,133.00	\$201,103.00		
3	1408 ManagementImprovements	\$36,000.00	\$36,000.00	\$36,000.00	\$1,420.80		
4	1410 Administration	\$87,202.00	\$90,536.96	\$90,536.96	\$64,504.70		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 LiquidatedDamages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 FeesandCosts	\$20,000.00	\$64,323.10	\$64,323.10	\$48,913.15		
8	1440 SiteAcquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 SiteImprovement	\$87,542.00	\$82,974.89	\$82,974.89	\$37,717.52		
10	1460 DwellingStructures	\$402,114.00	\$208,858.00	\$208,858.00	\$128,426.14		
11	1465.1 DwellingEquipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00		
12	1470 NondwellingStructures	\$106,910.00	\$301,837.05	\$301,837.05	\$0.00		
13	1475 NondwellingEquipment	\$0.00	\$0.00	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 ReplacementReserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 MovingtoWorkDemonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 RelocationCost	\$0.00	\$20,000.00	\$20,000.00	\$914.50		
18	1499 DevelopmentActivities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 CollaterizationorDebtService	\$0.00	\$0.00	\$0.00	\$0.00		
20	1502 Contingency(maynotexceed8%of19)	\$64,762.00	\$0.00	\$0.00	\$0.00		
21	AmountofAnnualGrant(Sumoflines2-20)	\$1,005,663.00	\$1,005,663.00	\$1,005,663.00	\$482,999.81		
22	Amountofline19RelatedtoLBPActivities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amountofline19RelatedtoSection504Compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amountofline19RelatedtoSecurity-SoftCosts	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amountofline19RelatedtoSecurity-HardCosts	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amountofline21RelatedtoEnergyConservationMeasures	\$0.00	\$0.00	\$0.00	\$0.00		

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
The Clarksville Housing Authority		Capital Fund Program Grant No: TN43P01050100			2000			
Replacement Housing Factor Grant No:								
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	
	Operations	1406	Total 1406	\$201,133.00	\$201,133.00	\$201,133.00	\$201,103.00	Complete
HA-Wide	Resident Initiatives Coordinator	1408		\$35,000.00	\$35,000.00	\$35,000.00	\$430.80	
Mgmt. Imp.	Administrative/Maintenance Training	"		\$1,000.00	\$1,000.00	\$1,000.00	\$990.00	
			Total 1408	\$36,000.00	\$36,000.00	\$36,000.00	\$1,420.80	
HA-Wide	Modernization Coordinator	1410		\$40,000.00	\$40,000.00	\$40,000.00	\$13,967.74	
Admin	Administrative Salaries	"		\$47,202.00	\$47,202.00	\$47,202.00	\$47,202.00	
	Sundry-Capital Fund			\$0.00	\$3,334.96	\$3,334.96	\$3,334.96	
			Total 1410	\$87,202.00	\$90,536.96	\$90,536.96	\$64,504.70	
HA-Wide	A&E Fees & Costs/Design & Insp.	1430	Total 1430	\$20,000.00	\$64,323.10	\$64,323.10	\$48,913.15	
"	Contingency	1502	Total 1502	\$64,762.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Site:							
HA-Wide	Playground Equipment	1450		\$25,000.00	\$25,000.00	\$25,000.00	\$4,438.39	
HA-Wide	Landscaping	"		\$25,000.00	\$25,000.00	\$25,000.00	\$304.24	
HA-Wide	Install New Handrails	"		\$7,542.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Sidewalk Repairs	"		\$10,000.00	\$32,974.89	\$32,974.89	\$32,974.89	
HA-Wide	Security Fencing	"		\$10,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Remove Parking Area Ponding	"		\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$87,542.00	\$82,974.89	\$82,974.89	\$37,717.52	
	Building Exterior:							
HA-Wide	Gutters, Downspouts, Facia, Soffit,							
	Brick & Mortar Repairs	1460		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Install New Porch Rails	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
TN010-007	Storage Units	1460	80	\$372,964.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Address Numbers	1460	90	\$4,150.00	\$4,049.99	\$4,049.99	\$0.00	
	Roofing	1460		\$0.00	\$80,100.01	\$80,100.01	\$80,100.01	
			Total B.E.:	\$402,114.00	\$84,150.00	\$84,150.00	\$80,100.01	
	Dwelling Units:							
PHA-WIDE	*General Building Repairs							
		1460		\$0.00	\$124,708.00	\$124,708.00	\$48,326.13	
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$124,708.00	\$124,708.00	\$48,326.13	
	Relocation	1495		\$0.00	\$20,000.00	\$20,000.00	\$914.50	
	Site-Wide Facilities-Non-Dwelling Structures							
	Office Expansion & Renovation	1470	Total SWFs:	\$106,910.00	\$301,837.05	\$301,837.05	\$0.00	
			Project Total:	\$1,005,663.00	\$1,005,663.00	\$1,005,663.00	\$482,999.81	

*Brought from 5-Year Plan

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHAName: The Clarksville Housing Authority	Grant Type and Number Capital Fund Program Grant Number: TN43P01050101 Replacement Housing Factor Grant No:	Federal FY of Grant 2001
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- Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Program Year Ending: 2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations	\$205,226.00	\$205,226.00	\$75,000.00	\$75,000.00
3	1408	Management Improvements	\$41,000.00	\$41,000.00	\$1,000.00	\$660.00
4	1410	Administration	\$102,613.00	\$102,613.00	\$0.00	\$0.00
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Fees and Costs	\$40,000.00	\$40,000.00	\$0.00	\$0.00
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$222,656.00	\$64,000.00	\$0.00	\$0.00
10	1460	Dwelling Structures	\$242,284.00	\$400,940.00	\$0.00	\$0.00
11	1465.1	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Non-dwelling Structures	\$56,762.00	\$81,762.00	\$75,162.95	\$0.00
13	1475	Non-dwelling Equipment	\$33,500.00	\$33,500.00	\$0.00	\$0.00
14	1485	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1	Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499	Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501	Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502	Contingency (may not exceed 8% of 19)	\$82,091.00	\$57,091.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)		\$1,026,132.00	\$1,026,132.00	\$151,162.95	\$75,660.00
22	Amount of line 19 Related to LBP Activities		\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Section 504 Compliance		\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 19 Related to Security-Soft Costs		\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 19 Related to Security-Hard Costs		\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures		\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number			Federal FY of Grant:		Status of Work
The Clarksville Housing Authority		Capital Fund Program Grant No: TN43P01050101 Replacement Housing Factor Grant No:			2001		
Development Number/ Name/HA-/Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	Operations	1406	Total 1406	\$205,226.00	\$205,226.00	\$75,000.00	\$75,000.00
HA-Wide	Resident Initiatives Coordinator	1408		\$35,000.00	\$35,000.00	\$0.00	\$0.00
Mgmt. Imp.	Administrative/Maintenance Training	"		\$1,000.00	\$1,000.00	\$1,000.00	\$660.00
	Computer Software	"		\$5,000.00	\$5,000.00	\$0.00	\$0.00
			Total 1408	\$41,000.00	\$41,000.00	\$1,000.00	\$660.00
HA-Wide	Modernization Coordinator	1410		\$48,000.00	\$48,000.00	\$0.00	\$0.00
Admin	Administrative Salaries	"		\$52,613.00	\$52,613.00	\$0.00	\$0.00
	Sundry-Capital Fund			\$2,000.00	\$2,000.00	\$0.00	\$0.00
			Total 1410	\$102,613.00	\$102,613.00	\$0.00	\$0.00
HA-Wide	A&E Fees & Costs/Design & Insp.	1430	Total 1430	\$40,000.00	\$40,000.00	\$0.00	\$0.00
"	Contingency	1502	Total 1502	\$82,091.00	\$57,091.00	\$0.00	\$0.00
HA-Wide	Site:						
"	Playground Equipment	1450		\$20,000.00	\$20,000.00	\$0.00	\$0.00
"	Landscaping	"		\$10,000.00	\$10,000.00	\$0.00	\$0.00
"	Sidewalk Repairs	"		\$4,000.00	\$4,000.00	\$0.00	\$0.00
"	Force Account Labor	"		\$10,000.00	\$10,000.00	\$0.00	\$0.00
"	Security Lighting	"		\$5,000.00	\$5,000.00	\$0.00	\$0.00
"	Security Fencing	"		\$15,000.00	\$15,000.00	\$0.00	\$0.00
TN010-003	Sanitary Sewer	"	1950 L.F.	\$58,656.00	\$0.00	\$0.00	\$0.00
TN010-005	Sanitary Sewer	"	6714 L.F.	\$100,000.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$222,656.00	\$64,000.00	\$0.00	\$0.00
	Mechanical & Electrical:						
HA-Wide	Dryvent & Electrical	1460	100	\$25,000.00	\$25,000.00	\$0.00	\$0.00
TN010-001	*Furnace Replacement/AC	1460		\$0.00	\$100,000.00	\$0.00	\$0.00
TN010-002	*Furnace Replacement/AC	1460		\$0.00	\$100,000.00	\$0.00	\$0.00
	Force Account Labor			\$0.00	\$12,656.00	\$0.00	\$0.00
			Total M&E:	\$25,000.00	\$237,656.00	\$0.00	\$0.00
	Building Exterior:						
HA-Wide	Exterior Building Renovations	1460		\$22,500.00	\$22,500.00	\$0.00	\$0.00
"	Address Numbers/Mailboxes	1460	90	\$4,500.00	\$4,500.00	\$0.00	\$0.00
	Porch Dividers	1460		\$20,000.00	\$20,000.00	\$0.00	\$0.00
			Total B.E.:	\$47,000.00	\$47,000.00	\$0.00	\$0.00
	Dwelling Units:						
PHA-WIDE							
	Bathroom Renovations	1460		\$67,000.00	\$40,000.00	\$0.00	\$0.00
	Kitchen Renovations	1460		\$67,284.00	\$40,284.00	\$0.00	\$0.00
	Force Account Labor	1460		\$36,000.00	\$36,000.00	\$0.00	\$0.00
		1460					
			Total DUs:	\$170,284.00	\$116,284.00	\$0.00	\$0.00
	Non-Dwelling Structures						
	Office Renovation	1470		\$50,762.00	\$75,762.00	\$75,162.95	\$0.00
	Exterior Building Renovations	1470		\$2,000.00	\$2,000.00	\$0.00	\$0.00
	Force Account Labor	1470		\$4,000.00	\$4,000.00	\$0.00	\$0.00
				\$56,762.00	\$81,762.00	\$75,162.95	\$0.00
	Non-Dwelling Equipment						
	Modernization Truck	1475		\$20,000.00	\$20,000.00	\$0.00	\$0.00
	Computer Hardware	1475		\$10,000.00	\$10,000.00	\$0.00	\$0.00
	Concrete Grinder	1475		\$3,500.00	\$3,500.00	\$0.00	\$0.00
			Total NDE:	\$33,500.00	\$33,500.00	\$0.00	\$0.00
			Project Total:	\$1,026,132.00	\$1,026,132.00	\$151,162.95	\$75,660.00

*Taken from 5 year plan

