

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

Pulaski Housing Authority
2006 Garden Meadow Drive
Pulaski, TN 38478

TN011v01

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Pulaski Housing Authority

PHANumber: TN011

PHAFiscalYearBeginning:(mm/yyyy) 10/01/02

PHA Plan Contact Information:

Name: Vivian Gordon, Executive Director

Phone: 931-363-6525

TDD:

Email(if available): viviango@bellsouth.net

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 02
 [24CFR Part 903.7]

i. Table of Contents

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

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	2
ii. Annual Plan Information	2
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information :	4
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	6
Attachments	
<input type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input type="checkbox"/> Attachment B : Capital Fund Program Annual Statement	
<input type="checkbox"/> Attachment C : Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body	
<input type="checkbox"/> Attachment E : Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment F – Performance and Evaluation Report – 2000 CFP	
Attachment G – Performance and Evaluation Report – 2001 CFP	
Attachment H – Voluntary Conversion - Initial Assessment	
Attachment I – Deconcentration Policy	
Attachment J – Resident Advisory Board Meeting Comments	

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

No significant changes proposed

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$319,256.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: 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 next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

Not Required

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible PHDEP Plan meetings specified requirements prior to receipt of PHDEP funds. If for PHDEP funds must provide a

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached at Attachment (Filename) **Attachment J**

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

The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included Yes No: below Yes No: at the end of the RAB Comments in Attachment _____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment **J**.

Other: (list below)

B. 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)

Tennessee Housing and Development Agency

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plans:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

B. Significant Amendment or Modification to the Annual Plan:

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plans:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	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
X	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 any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	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	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of 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
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Attachment B: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Pulaski Housing Authority	Grant Type and Number Capital Fund Program: TN43P01150102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	\$0.00			
2	1406 Operations	\$75,056.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$45,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$192,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$7,200.00			
12	1470 Non Dwelling Structures	\$0.00			
13	1475 Non Dwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$319,256.00			
21	Amount of line 20 Related to LBP Activities	\$3,000.00			
22	Amount of line 20 Related to Section 504 Compliance	\$0.00			
23	Amount of line 20 Related to Security	\$0.00			
24	Amount of line 20 Related to Energy Conservation Measures	\$27,000.00			

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

PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program#: TN43P01150102 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: FY 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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1	\$75,056.00				
	Fees and costs	1430	1	\$45,000.00				
TN011-003	Abate asbestos floor tile	1460	6	\$7,650.00				
	Patch and paint	1460	6	\$7,200.00				
	Kitchen renovations	1460	6	\$15,000.00				
	Kitchen GFIC	1460	6	\$600.00				
	Bathroom renovations	1460	6	\$15,000.00				
	Light fixtures	1460	6	\$6,000.00				
	Bath GFIC	1460	6	\$600.00				
	HVAC	1460	6	\$27,000.00				
	New water heater relocation	1460	6	\$900.00				
	Washer boxes	1460	6	\$1,800.00				
	Dryer vent and plugs	1460	6	\$1,800.00				
	Conduit for cable TV and telephone	1460	6	\$1,500.00				
	Roofs and decking	1460	6	\$12,000.00				
	Interior doors	1460	6	\$1,500.00				
	Paint porch columns	1460	6	\$1,200.00				
	Replace soffits	1460	6	\$600.00				
	Replace fascia boards and add vinyl siding	1460	6	\$3,000.00				
	Cover misc. trim with vinyl	1460	6	\$3,000.00				
	Lead paint abatement	1460	6	\$3,000.00				
	New floor tile and base	1460	6	\$7,650.00				
	Electrical upgrade	1460	6	\$15,000.00				
	Ranges	1465.1	6	\$2,100.00				
	Refrigerators	1465.1	6	\$2,700.00				
	Tenant relocation	1465.1	6	\$2,400.00				
PHA Wide	Roofs	1460	4	\$60,000.00				

Attachment C

Capital Fund Program Five -Year Action Plan

Part I: Summary

PHAName: Pulaski Housing Authority					<input checked="" type="checkbox"/> Original 5 -Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006	
	Annual Statement					
PHA Wide		\$89,281.00	\$79,281.00	\$89,281.00	\$89,281.00	
TN011-002		\$229,975.00	\$229,975.00	\$229,975.00	\$229,975.00	
CFP Funds Listed for 5-year planning		\$319,256.00	\$319,256.00	\$319,256.00	\$319,256.00	
Replacement Housing Factor Funds						

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <u>3</u> FFY Grant: 2004 PHAFY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations	\$44,281.00	PHA Wide	Operations	\$34,281.00
Annual		Fees and Costs	\$45,000.00		Fees and Costs	\$45,000.00
Statement	TN011-002	Replace sewer laterals	\$25,000.00	TN011-002	Replace sewer laterals	\$25,000.00
		Add double "Y" cleanouts	\$4,900.00		Add double "Y" cleanouts	\$4,900.00
		Replace gas meters	\$4,900.00		Replace gas meters	\$4,900.00
		Water lines	\$2,500.00		Remove gas lines	\$2,500.00
		Landscaping	\$10,000.00		Landscaping	\$10,000.00
		Rebuild porches	\$3,500.00		Rebuild porches	\$3,500.00
		Abate asbestos floor tile	\$9,000.00		Abate asbestos floor tile	\$9,000.00
		Patch and paint	\$9,000.00		Patch and paint	\$9,000.00
		Kitchen renovations	\$27,000.00		Kitchen renovations	\$27,000.00
		Kitchen GFIC	\$2,700.00		Kitchen GFIC	\$2,700.00
		Bath renovations	\$18,000.00		Bath renovations	\$18,000.00
		Light fixtures	\$1,800.00		Light fixtures	\$1,800.00
		Bath GFIC	\$900.00		Bath GFIC	\$900.00
		HVAC	\$36,000.00		HVAC	\$36,000.00
		New water heater relocation	\$3,150.00		New water heater relocation	\$3,150.00
		Washer box	\$3,150.00		Washer boxes	\$3,150.00
		Dryer vent and plugs	\$2,250.00		Dryer vent and plugs	\$2,250.00
		Conduit for cable TV & telephone	\$900.00		Conduit for cable TV and television	\$900.00
		Roofs and decking	\$27,000.00		Roofs and decking	\$27,000.00
		Interior doors	\$1,125.00		Interior doors	\$1,125.00
		Paint porch columns	\$900.00		Paint and paint columns	\$900.00
		Replace soffits	\$2,700.00		Replace soffits	\$2,700.00
		Replace fascia boards and add vinyl siding	\$5,400.00		Replace fascia boards and add vinyl siding	\$5,400.00
	TN011-002	Cover misc. exterior trim with vinyl	\$5,400.00	TN011-002	Cover misc. exterior trim with vinyl	\$5,400.00
		Lead paint abatement	\$3,000.00		Lead paint abatement	\$3,000.00

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year: <u>4</u> FFY Grant: <u>2005</u> PHAFY: <u>2005</u>			Activities for Year: <u>5</u> FFY Grant: <u>2006</u> PHAFY: <u>2006</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Operations	\$44,281.00	PHA Wide	Operations	\$44,281.00
	Fees and Costs	\$45,000.00		Fees and Costs	\$45,000.00
TN011-001	Replace sewer laterals	\$25,000.00	TN011-001	Replace sewer laterals	\$25,000.00
	Add double "Y" cleanouts	\$4,900.00		Add double "Y" cleanouts	\$4,900.00
	Replace gas meters	\$4,900.00		Replace gas meters	\$4,900.00
	Remove gas lines	\$2,500.00		Remove gas lines	\$2,500.00
	Landscaping	\$10,000.00		Landscaping	\$10,000.00
	Rebuild porches	\$3,500.00		Rebuild porches	\$3,500.00
	Abate asbestos floor tile	\$9,000.00		Abate asbestos floor tile	\$9,000.00
	Patch and paint	\$9,000.00		Patch and paint	\$9,000.00
	Kitchen renovations	\$27,000.00		Kitchen renovations	\$27,000.00
	Kitchen GFIC	\$2,700.00		Kitchen GFIC	\$2,700.00
	Bath renovations	\$18,000.00		Bath renovations	\$18,000.00
	Light fixtures	\$1,800.00		Light fixtures	\$1,800.00
	Bath GFIC	\$900.00		Bath GFIC	\$900.00
	HVAC	\$36,000.00		HVAC	\$36,000.00
	New water heater relocation	\$3,150.00		New water heater relocation	\$3,150.00
	Washer boxes	\$3,150.00		Washer boxes	\$3,150.00
	Dryer vent and plugs	\$2,250.00		Dryer vent and plugs	\$2,250.00
	Conduit for cable TV and telephone	\$900.00		Conduit for cable TV and telephone	\$900.00
	Roofs and decking	\$27,000.00		Roofs and decking	\$27,000.00
	Interior doors	\$1,125.00		Interior doors	\$1,125.00
	Paint porch columns	\$900.00		Paint porch columns	\$900.00
	Replace soffits	\$2,700.00		Replace soffits	\$2,700.00
	Replace fascia boards and add vinyl siding	\$5,400.00		Replace fascia boards and add vinyl siding	\$5,400.00
	Cover misc. exterior trim with vinyl	\$5,400.00		Cover misc. exterior trim with vinyl	\$5,400.00
	Lead paint abatement	\$3,000.00		Lead paint abatement	\$3,000.00

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year: <u>4</u> FFY Grant: 2005 PHAFY: 2005			Activities for Year: <u>5</u> FFY Grant: 2006 PHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	New floor tile and base	\$9,000.00		New floor tile and base	\$9,000.00
	Ranges	\$3,150.00		Ranges	\$3,150.00
	Refrigerators	\$4,050.00		Refrigerators	\$4,050.00
	Tenant relocation	\$3,600.00		Tenant relocation	\$3,600.00
Total CFPEstimatedCost		\$319,256.00			\$319,256.00

[Attachment F](#)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150100 Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$42,061.00		\$42,061.00	\$42,061.00
3	1408 Management Improvements	\$0.00		\$0.00	\$0.00
4	1410 Administration	\$0.00		\$0.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00		\$36,024.56	\$36,024.56
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$56,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$277,160.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$0.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 -20)	\$435,221.00		\$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: Pulaski Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$42,061.00		\$42,061.00	\$42,061.00	
PHA Wide	Fees and Costs	1430		\$60,000.00		\$36,024.56	\$36,024.56	
TN011-003 Northside Apts.	Site improvements	1450		\$56,000.00		\$0.00	\$0.00	
	Landscaping/tree removal	1450				\$0.00	\$0.00	
	Replace sewer laterals	1450				\$0.00	\$0.00	
	Add double "Y" cleanouts	1450				\$0.00	\$0.00	
TN011-003	Dwelling units	1460		\$277,160.00		\$0.00	\$0.00	
	Abate asbestos floor tile	1460				\$0.00	\$0.00	
	Patch and paint	1460				\$0.00	\$0.00	
	Kitchen renovations	1460				\$0.00	\$0.00	
	Kitchen GFIC/bath GFIC	1460				\$0.00	\$0.00	
	Security screen doors	1460				\$0.00	\$0.00	
	Bath tub faucets	1460				\$0.00	\$0.00	
	Light fixtures	1460				\$0.00	\$0.00	
	HVAC	1460				\$0.00	\$0.00	
	911 house numbers	1460				\$0.00	\$0.00	
	Washer boxes	1460				\$0.00	\$0.00	
	Dryer vents and plugs	1460				\$0.00	\$0.00	
	New water heaters	1460				\$0.00	\$0.00	
	Ranges	1460				\$0.00	\$0.00	
	Refrigerators	1460				\$0.00	\$0.00	

[Attachment G](#)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150101 Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input 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	\$42,061.00		\$42,061.00	\$42,061.00
3	1408 Management Improvements	\$0.00		\$0.00	\$0.00
4	1410 Administration	\$0.00		\$0.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$24,071.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$0.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$386,400.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$14,400.00		\$0.00	\$0.00
12	1470 Non Dwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Non Dwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$7,200.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$0.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$444,088.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00		\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$18,900.00		\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$81,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150101 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1	\$12,017		\$42,061.00	\$42,061.00	
	Fees and Costs	1430	1	\$24,071		\$0.00	\$0.00	
TN011-003	Abate asbestos floor tile	1460	18	\$22,950		\$0.00	\$0.00	
	Patch and paint	1460	18	\$21,600		\$0.00	\$0.00	
	Kitchen renovations	1460	18	\$45,000		\$0.00	\$0.00	
	Kitchen GFIC	1460	18	\$1,800		\$0.00	\$0.00	
	Security screen doors	1460	36	\$13,500		\$0.00	\$0.00	
	Bath renovations	1460	18	\$45,000		\$0.00	\$0.00	
	Light fixtures	1460	18	\$18,000		\$0.00	\$0.00	
	Bath GFIC	1460	18	\$1,800		\$0.00	\$0.00	
	HVAC	1460	18	\$81,000		\$0.00	\$0.00	
	Smoke / carbon monoxide detectors	1460	18	\$2,700		\$0.00	\$0.00	
	HVAC closets	1460	18	\$5,400		\$0.00	\$0.00	
	911 house numbers	1460	18	\$1,800		\$0.00	\$0.00	
	New water heater relocation	1460	18	\$8,100		\$0.00	\$0.00	
	Washer boxes	1460	18	\$5,400		\$0.00	\$0.00	
	Dryer vents and plugs	1460	18	\$5,400		\$0.00	\$0.00	
	Porch replacement	1460	1	\$2,500		\$0.00	\$0.00	
	Conduit for cable TV & telephone	1460	18	\$4,500		\$0.00	\$0.00	
	Roofs and decking	1460	15	\$30,000		\$0.00	\$0.00	
	Interior doors	1460	18	\$4,500		\$0.00	\$0.00	
	Paint porch columns	1460	18	\$3,600		\$0.00	\$0.00	
	Replace soffits	1460	18	\$1,800		\$0.00	\$0.00	
	Replace door locks & deadbolts	1460	18	\$2,700		\$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: Pulaski Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P01150101 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace fascia boards & add vinyl	1460	18	\$9,000		\$0.00	\$0.00	

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Elizabeth Garrett
409 W. Cotton St.
Pulaski, TN

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **Not Applicable**

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: **Not Applicable**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Dan Speer

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Faye Wright
737 Childress St.
Pulaski, TN

Mayor Dean Speer
PO Box 633
Pulaski, TN

Hester Rodgers
131 Phillips St.
Pulaski, TN

Gene Jones, Jr.
142 Victoria Pl.
Pulaski, TN

Madge Hobbs
110 Washington Circle
Pulaski, TN

Gail Parker
PO Box 369
Pulaski, TN

Emily Dickerson
238 East Dr.
Pulaski, TN

Donald Eugene Williams
2018 Garden Meadows Dr.
Pulaski, TN

Officer Dean Glossip
203 S. 1st St.
Pulaski, TN

ATTACHMENTH:

(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **Five**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **None**
- c. How many Assessments were conducted for the PHA's covered developments? **Five**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. [Not Applicable](#)

ATTACHMENT I - Admission Policy for Deconcentration

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

ATTACHMENT J – RESIDENT ADVISORY BOARD MEETING COMMENTS

The Resident Advisory Board reviewed the Agency Plan on June 17, 2002, at a meeting conducted at the Pulaski Housing Authority main office.

All components of the agency plan were discussed. The Board is in support of the agency plan, including the proposed capital fund annual budget/work items, and the 5-year budget.

Recommendations for future renovations and new development included:

- ▶ Design/develop single-story family units for accessibility, density reduction, and quality of living.
- ▶ Consider painting the existing exterior brick materials.
- ▶ Install sheetrock over interior concrete block walls.