

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

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**Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002**

**Brownsville Housing Authority**

**Brownsville, Tennessee**

**Carolyn Flagg**

**Executive Director**

**PHA Plan  
Agency Identification**

**PHAName:BrownsvilleHousingAuthority**

**PHANUMBER: TN013**

**PHAFiscalYearBeginning:07/2002**

**PHAPlanContactInformation:**

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**PublicAccessToInformation**

**Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedby contacting:(selectallthatapply)**

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices

**DisplayLocationsForPHAPlansandSupportingDocuments**

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectall thatapply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- Mainadministrativeofficeofthelocal,countyorStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

**PHAProgramsAdministered :**

- PublicHousingandSection8
- Section8Only
- PublicHousing

# Annual PHA Plan Fiscal Year 2002

[24CFR Part 903.7]

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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.

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## 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.

1. The revised Admissions and Continued Occupancy Policy (ACOP) and Lease have been implemented to comply with the de-concentration and income mix. The revised ACOP also permits police officers to reside in Public Housing Developments to provide additional security. Although the Housing Authority has provided incentives for working families, based on the projections of extremely low income and very low income families in Haywood County, the emphasis will continue to house families in these income levels. The BHA has also implemented the revised Section 8 Administrative Plan.
2. The evaluation of the income mix revealed that the PHA is exceeding the requirement that at least 40 percent of the residents have incomes less than 30 percent of the Median Income for Haywood County. Four of the sites fail to meet the de-concentration criteria thresholds established by HUD for a high-income site/development or a low-income site/development. These developments are TN013-002 (low-income) and TN013-003, TN013-004 and TN013-008 (high-income).
3. The Housing Authority has established Ceiling Rents and analyzed comparable market rents in the community to determine the Flat Rents. The current Ceiling/Flat Rents based on "rental value of the units" for the area are more beneficial to the residents.
4. The Housing Authority is involved in activities to provide greater economic self-sufficiency through the State of Tennessee "Families First" welfare to work reform.
5. The Housing Authority has a Resident on the Board of Commissioners at this time. The Mayor of the City of Brownsville appoints all Board members and they will continue to be appointed by the Mayor. The Board members will not be elected. In addition, the Housing Authority has a Resident Advisory Board that is involved in the development of the Agency Plans. The Advisory Board includes representatives from Public Housing and the Section 8 Tenant Based Program.
6. The Housing Authority is providing decent, safe, and sanitary housing through the effective and efficient utilization of the operating funds and the continued utilization of a pest control contractor to reduce and eliminate pests within the Public Housing Developments, including cockroaches.
7. The PHA will allocate operating funds for drug elimination activities, in the amount of \$40,048 which represents the needs of the Authority including security officers, security devices, personnel and equipment to assist in the reduction/elimination of drug-related crime in the developments.
8. The Housing Authority will receive approximately \$187,795 in operating subsidy from HUD that will supplement the rental income of \$289,170 for conducting the day-to-day management and maintenance operations of the Public Housing Authority. The administrative fee for the Section 8 Tenant Based Program is \$78,423 annually; the estimated Housing Assistance Payments will be \$462,756.
9. The Housing Authority will also receive approximately \$332,388 in Capital Funds from HUD to assist in the operations of the six Public Housing Developments. Operating funds will be used for extraordinary maintenance activities at various developments.
10. The benefits provided to the residents from these funds include a decent, safe, sanitary and affordable housing; encourage residents to work; and encourage residents to participate in the operation of the Public Housing Authority. There are 160 residents in the public housing developments and 185 active certificate and voucher holders in the Section 8 Program.
11. The Housing Authority has implemented the adopted PHA Wide Pet Policy.

- 12 The PHA's activities are consistent with the following initiatives of the State's Consolidated Plan.
- Preserve existing affordable housing stock.
  - Promote economic self-sufficiency/welfare to work.
  - Promote crime prevention, security, and safety.
  - Insure equal housing and employment opportunities.
  - Provide housing for special needs persons.
  - Promote and conserve energy resources.

The Resident Advisory Board consists of nineteen members. Seventeen members represent the public housing developments and two members are Section 8 Tenant Based Voucher participants. These residents represent the various developments throughout the community.

## **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? \$332,388.

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 tn013a07.

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as attachment tn013a07.

## **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.)

## **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 24CFR 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.)

### **5. Safety and Crime Prevention: PHDEP Plan –N/A**

[24CFR Part 903.7(m)]

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

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.

C.  Yes  No: The PHDEP Plan is attached at Attachment ttn013a05

### **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)

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
- Other: (list below)

#### **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: **State of Tennessee**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - Preserve existing affordable housing stock.
  - Promote economic self-sufficiency/welfare to work.
  - Promote crime prevention, security and safety.
  - Insure equal housing and employment opportunities.
  - Provide housing for special needs persons.
  - Promote and conserve energy resources.
- 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)

Not applicable. Consolidated Plan certification not required in accordance with Notice PIH 2000-43(HA).

**B. Criteria for Substantial Deviation and Significant Amendments:**

Substantial Deviation and Significant Amendments was addressed in the 2000 Agency Plan.

**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: None**

**B. Significant Amendment or Modification to the Annual Plan: None**

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Description</b>	<b>Related Plan Component</b>
	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5-Year and Annual Plans
	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: Review has examined its programs or proposed programs, identified any impediments to those programs, addressed or is addressing those impediments in a reasonable manner given the resources available, and worked or is working with local jurisdictions to implement their fair housing initiatives to affirmatively further fair housing that require the PHA's assistance.	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 checked="" 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 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	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

<b>List of Supporting Documents Available for Review</b>			
<b>Applicable &amp; On Display</b>	<b>Document</b>	<b>Related Plan Component</b>	
	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	<b>Section 8 informal review and hearing procedures</b> <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures	
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs	
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs	
	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	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition	
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing	
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing	
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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	
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership	
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership	
	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	
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency	
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency	
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency	
X	<b>The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report</b>	Annual Plan: Safety and Crime Prevention	

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Document</b>	<b>Related Plan Component</b>
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· 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.</li> </ul>	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**BROWNSVILLE HOUSING AUTHORITY'S**

**RESIDENT SERVICES AND SATISFACTION**

**FOLLOW-UP PLAN**

**Attachment 013a01**

**July 1, 2002 - June 30, 2003**

In Fiscal Year 2001, the HUD Real Estate Assessment Center (REAC) conducted a Resident Services and Satisfaction Survey of the residents of the Brownsville Housing Authority. As a result of the Survey of the residents, the Housing Authority is required to prepare a Resident Satisfaction Follow-up Plan for three (3) of the five (5) Sections/Factors reflected in the Survey. The three Sections/Factors that the Housing Authority received the lowest scores were Communications with a score of 68, Safety with 69 percent and Neighborhood Appearance with a score of 64 percent. These scores were based on the survey being sent to 149 of the 163 residents or 88.2 percent of the total residents with a response of only 59 residents of the 149 surveyed or 39.6 percent. These 59 residents represent 34.9 percent of the total population of the Housing Authority.

The following is an evaluation of the various scores of the survey for Communications, Safety and Neighborhood Appearance:

**COMMUNICATIONS:**

Based on the residents survey results, all of the factors were rated below 80 percent by the residents within four developments. Two developments rated this factor above 80 percent.

**SAFETY:**

Five of the six developments rated the Safety at their units and buildings below 80 percent and believe bad lighting to be a contributing factor to crime. Other safety factors received scores above 80 percent.

**NEIGHBORHOOD APPEARANCE:**

Based on the residents survey, the major concerns of the residents under the Neighborhood Appearance Section/Factor were as follows:

1. The residents reported that they believe the Housing Authority could provide better upkeep to the common areas (Score of 72.8 percent), exterior of buildings (68.8 percent), the parking areas (Score of 70.5 percent), and recreation areas (score 43.5 percent)
2. The residents identified broken glass as a concern in their developments with a score of 64.1 percent.
3. The residents also identified a problem with rodents/insects inside the units with a score of 70.3 percent and trash and litter with a score of 63.8.

### **PLAN ACTIONS :**

In an attempt to improve the Resident Services and Satisfaction concerns of the residents, the following actions will be implemented before and during the coming Fiscal Year as the Housing Authority's Resident Services and Satisfaction Follow-up Plan:

### **COMMUNICATIONS:**

1. The Housing Authority will hold meetings and discuss the concerns of the residents with the Resident Advisory Board before submission of the FY2002 Public Housing Agency Plans.
2. Since the residents were concerned about receiving information concerning maintenance, repairs and modernization activities, the Housing Authority will discuss this perceived problem at the next resident meeting in order to obtain more detailed information regarding resident concerns. Newsletters and resident meetings are scheduled at least quarterly and more frequently if required or requested. Resident meetings are held when modernization activities occur and/or relocation is required.
3. The Housing Authority staff will continue to make concerted efforts to be more courteous and professional to the residents.

**SAFETY:**

1. The Housing Authority will hold meetings and discuss the concerns of the residents with the Resident Advisory Board before submission of the FY2002 Public Housing Agency Plans.
2. In order to improve the concerns of residents safety in their unit/home and buildings, the Housing Authority will evaluate the lighting around parking areas to determine whether additional lighting is needed and incorporate the needed improvement into the Capital Fund program.

**NEIGHBORHOOD APPEARANCE:**

1. The Housing Authority will hold meetings and discuss the concerns of the residents with the Resident Advisory Board before submission of the FY2002 Public Housing Agency Plans. A more detailed description of the scores involving common areas, exterior of buildings, parking areas and recreation areas will be requested from the residents in order to determine specific problems and additional solutions.
2. The Housing Authority may implement the stipend program for any resident that wishes to participate in the upkeep of the developments, including removing trash, litter and glass from the sites.
3. The Housing Authority will evaluate the implementation of the current pest control contract to determine its effectiveness. If improvements are not seen, the contract will be terminated and another pest control contract will be solicited.
4. Noise was identified as a concern but the Housing Authority is not aware of what type of noise the residents are concerned with. The noise could be automobiles, other residents, and/or the general public. Without knowing the specifics of the concerns and the developments, it is difficult to determine what actions can be undertaken to resolve the concerns.

## **Mission and Goal Progress :**

The PHA has responded to the Resident Services and Satisfaction Survey (attachment tn013a01) identifying efforts to increase customer satisfaction within the developments.

Efforts to improve management functions have been initiated through implementation of the revised ACOP and Lease as well as the Community Service Program and Pet Policy.

All capital funds have been obligated and expended in accordance with the FY2001 Agency Plan. Extraordinary maintenance activities have been undertaken with operating budget funds.

De-concentration efforts will be implemented at TN013-002, 003, 004 and TN013-008; however, the PHA is meeting the requirement of 40 percent income mix in all developments.

Security activities through the PHDEP program have been successful. The Housing Authority also installed an additional security fence at Tn013-008 to reduce trespassing, funded by operating funds.

Increasing the number and percentage of employed persons in the developments is being accomplished by a preference for working families included in the revised ACOP.

Based on the PHA's waiting list, the goal to ensure equal opportunity in Housing for all Americans are being met.

**Required Attachment tn013a03: 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.)

Sandra Douglas  
Rosland Sangster  
Jerri Harris  
Minnie Byrum  
Latonya Savage  
Yvonne Shaw

Brenda Swanagan  
Susan Anthony  
William Yants  
Addie Mae Owens  
Linda Burnett

Demetrius Coble  
Vanessa Currie  
Warlene Turner  
Tandra Florence  
Alberdia Sanders

**Required Attachment: tn013a04 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: Addie Owens

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 8/18/99 - 10/14/03

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a fulltime 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 :

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

**BROWNSVILLE HOUSING AUTHORITY**

**Attachment tn013a05**

**Component 3,(6) Deconcentration and Income Mixing**

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

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name :</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
Jefferson Courts TN013-02	48		Increase number of high-income residents
Cherokee Courts TN013-03	18		Increase number of low-income residents
Jefferson Ct. Ext. TN013-04	8		Increase number of low-income residents
Kirby Place TN013-08	35		Increase number of low-income residents

**Brownsville n013a06 Conversion**

**PHA Agency Plan  
Required Attachment (Component 10(B))**

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 6
- 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? 6
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

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



**CapitalFundProgramFive -YearActionPlan**  
**PartI:Summarytn013a08**

PHAName BrownsvilleHousingAuthority		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006
	Annual Statement				
PHA-Wide		\$80,600	\$292,600	\$194,700	\$87,800
TN013-01-Haywood		\$88,000			\$24,000
TN013-02-Jeff.Ct.			\$28,800	\$100,000	\$10,000
TN013-03-Cherokee					\$36,000
TN013-04-Jeff.Ext.		\$57,000		\$25,000	
TN013-06-Summer					\$86,000
TN013-08-Kirby		\$35,500	\$32,000		\$65,000
CFPFundsListedfor 5-yearplanning		\$261,100	\$353,400	\$319,700	\$308,800
ReplacementHousing FactorFunds					



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

Activities for Year: 4 FFY Grant: 2005 PHAFY: 2005			Activities for Year: 5 FFY Grant: 2006 PHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Range/Refrigerator(16)	\$10,800	PHA-Wide	Range/Refrigerator(16)	\$11,200
PHA-Wide	TA/Coordination	\$21,600	PHA-Wide	TA/Coordination	\$22,500
PHA-Wide	2006 Agency Plan	\$8,000	PHA-Wide	2007 Agency Plan	\$8,000
PHA-Wide	Maintenance Equip	\$20,000	PHA-Wide	Drug Elimination	\$46,100
PHA-Wide	Computer Hardware & Software	\$20,000			
			SUB-TOTAL		\$87,800
PHA-Wide	Renovate Old Office – Maintenance/Community Room	\$70,000			
PHA-Wide	Drug Elimination	\$44,300	TN013-01	Dwelling Units, Roofing	\$24,000
SUB-TOTAL		\$194,700	TN013-02	Site Improvements, Sidewalks, Playground	\$10,000
			TN013-03	Dwelling Units, Roofing	\$36,000
TN013-02	Access & Parking	\$100,000	TN013-06	Dwelling Units, Roofing	\$86,000
TN013-04	Access & Parking	\$25,000	TN013-08	Site Improvements, Sidewalks, Fence	\$65,000

**TotalCFPEstimatedCost** |

\$319,700



\$308,800



CAPITAL FUND PROGRAM TABLE Stn013a07

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

<b>Name:</b> Knoxville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TN43P01350102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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
	Total Non -CFP Funds				
	1406 Operations	\$332,388			
	1408 Management Improvements				
	1410 Administration				
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs				
	1440 Site Acquisition				
	1450 Site Improvement				
	1460 Dwelling Structures				
	1465.1 Dwelling Equipment — Nonexpendable				
	1470 Nondwelling Structures				
	1475 Nondwelling Equipment				
	1485 Demolition				
	1490 Replacement Reserve				
	1492 Moving to Work Demonstration				
	1495.1 Relocation Costs				
	1499 Development Activities				

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

<b>Agency Name:</b> Knoxville Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TN43P01350102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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
	1501 Collateralization or Debt Service				
	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2 – 20)	\$332,388			
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance				
	Amount of line 21 Related to Security – Soft Costs				
	Amount of Line 21 Related to Security – Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				





